

Hickory Creek HOA Board Meeting
Meeting location: Watson Reality 13001 Atlantic Blvd, Jacksonville, FL 32225
Tuesday September 9, 2025
Meeting Minutes

Meeting called to order by President Justin Smith at: 6:48 pm
 Roll Call: Quorum **Yes** NO
 Per By-laws quorum consists of 5 of 8 Board Members in attendance

President	Justin Smith	Term ends 2/2026
Vice President	Lennette Hauver	Term ends 2/2026
Treasurer	Laura Lea	Term ends 2/2026
Secretary	VACANT	
Member at Large/ACC Chair	Jesse Pruett	Term ends 2/2027
Member at Large/Newsletter Chair	Jill Smith (Js) absent	Term ends 2/2026
Member at Large	Joel Johns	Term ends 2/2027
Member at Large	Robert Hopkins	Term ends 2/2026
Member at Large	Kevin Muire absent	Term ends 2/2026

Committee Chair and Co-Chair's

Lakes Committee	Joel Johns
Web Master & C-Pac Rep	Nell DeCoursey absent
Welcoming Committee	Vacant
Neighborhood Watch Committee	Vacant
Social Committee	

Guests: Lawyer and Diane Lewis

Purpose of Meeting: Report activity of previous month and planning for upcoming months.
Notice Board Meetings are Recorded

ACC Reports

Committee: Chairman, verbal report – JP, Start @ 6:32 pm

Violations:

Old:

- Lot [redacted] strings in yard – 2nd Letter sent
- Lot [redacted] Continued – Letter to be sent
 1. Excessive weeds in yard
 2. Lawn is mowed only when weeds are 10+ inches high
 3. Vehicles parked over sidewalk daily
 4. Tools daily left on front porch
- Lot [redacted] Investigate play thing in front yard

New:

A. Variances Requests:

- B.** Lot [redacted], shed request vote taken - passed
- C.** Lot [redacted], ACC reviewed new screen room and concrete for compliance

Complaints Received during meeting:

1. Fence panel on Hickory Creek Blvd is pushing out from frame on probably lot 154 to 155. JS to investigate

General Meeting Minutes, continued

Committee Reports start 6:48 pm

Secretary Report: JS, Report submitted

1. Review of the August, 2025 Board Meeting minutes.
2. LL motions that the board accepts the June minutes as presented, JJ, seconds the motion
3. Motion to accept the Secretary's report as presented – **Approved**

Treasurer's Report: LL, Report submitted

1. Review of the Treasurers Budget report dated August, 2025
2. LH motions that the board accepts the August, 2025 Treasurers report as presented, JP seconds the motion
3. Motion to accept the Treasurer's Budget reports as presented – **Approved**
4. Non-Budget issues – briefly talked about outstanding dues homes and if need to send to attorney for collections.

Lakes Committee: JJ

1. Reviewed proposals for new lake management companies again and voted for new lake company, Florida Lake Management and The Lake Doctors, Inc
2. Votes are in with 4 Votes for Lake Doctors, 1 Vote for Florida Lake and 1 vote abstained
3. JJ will reach out to Lake Doctors for start date and finalize paper work
4. JS will reach out to Solitude to cancel service as of September

Website: ND, no report

HOA Monthly Business Schedule

October:

- Need to consider what next year's assessment will be. Why so early? Because treasurer will start prepping invoices in November and he/she will need that information. Need to prep proxy form for general meeting so it can be included with the assessment mail out.

November:

- Assessments go out end of the month which should include general meeting proxy and return envelope with Hickory Creek address label on it.
- Budget for next year needs to be prepped for presentation at December meeting.
- Nominating committee chairperson needs to be names for the prep of February general meeting slate. Chairperson has to be a director and then should have two other members that may be from the community (By Laws art III.F).

Old Business:

1. Secretary position - JS to post on FB page about Secretary role still open and board updates...
2. ND/JS, suggests that we do meetings online

New Business:

Meeting Adjourned by President Justin Smith at 7:27 pm

Respectfully submitted

Justin Smith, President