

Hickory Creek HOA Board Meeting

Meeting location: Virtual & Watson Reality 13001 Atlantic Blvd, Jacksonville, FL 32225

Tuesday August 11, 2026

Meeting Minutes

Meeting called to order by President Justin Smith

Roll Call: Quorum **Yes** NO

Per By-laws quorum consists of 5 of 8 Board Members in attendance

President	Justin Smith	P	Term ends 2/2027
Vice President	Lennette Hauver	P	Term ends 2/2027
Secretary	VACANT		LH (Interim)
Treasurer	Bev Hitchcock	V	Term ends 2/2028
Member at Large	Kevin Muire	V	Term ends 2/2027
Member at Large	Jill Smith (Js)	V	Term ends 2/2027
Member at Large	Joel Johns	A	Term ends 2/2028
Member at Large	Jesse Pruett	V	Term ends 2/2028
Member at Large	Lawyer Lewis	P	Term ends 2/2028

Committee Chair and Co-Chair's

Lakes Committee	Joel Johns	A
ACC Chair	Tom Frost	V
Web Master	Vacant	
Welcoming Committee	Vacant	
Neighborhood Watch Committee	Vacant	
Social Committee		

Guests: Diane Lewis, Bridgette & Tyler Ottinger

Virtual Guests: Nell DeCoursey

Purpose of Meeting: Report activity of previous month and planning for upcoming months.

Notice Board Meetings are Recorded

ACC Reports

Committee: Chairman, – TF, Start @ 6:37 pm

Violations:

Old:

New:

Variances Requests:

1. [REDACTED] – presents a variance to build fence and requests to increase to, 8 ft fence on the back. Covenants says 6 ft limit but HO ask for an exception because neighbor's property sits higher and has a direct unobstructed visual line into their home. JS, will review exceptions that already exist in the neighborhood. Js, asks the fence be placed with regards to the easements. KM, says fence will need to be permitted and the contractor will create a survey that will show where the easements are and the placement of the fence. TF, says we will need approval from the neighbor. *Vote held until neighbor's approval is received, permit, plot plan and survey are available.*

Pending

1. [REDACTED] – verbal request to build a new shed. **Denied** - Needs Variance Request, no paperwork submitted.
2. [REDACTED] – installation complete, needs final inspection and sign off.

Complaints Received during meeting:

██████ – Per JS homeowner with a neighbor that does not seem to not care about the aesthetics of the neighborhood with objects that are in their front yard, parkway and street. *Discussion*, HO has a lot of trash and other things in front yard and driveway, when cleaned up it is quickly replaced with more. JS, talked with HO and he says he is doing a lot of upgrades and will work on improving it. JS, talked with HO and he says he is doing a lot of upgrades and will work on improving it.

In general, there are a lot of fences in the neighborhood that need repair. The board needs to bring these to the attention of the ACC committee.

General Meeting Minutes

Committee Reports start 6:49 pm

Secretary Report: Vacant, Interim/LH Report submitted

1. Review of the Aug 11, 2026 Board Meeting minutes.
2. JP, motions that the board accepts the minutes as presented, LL, seconds the motion
3. Motion to accept the Secretary's report as presented - **Approved**

Treasurer's Report: BH, Report submitted

1. Review of the Treasurers Budget report dated Aug, 2026
2. LH motions that the board accepts the Aug, 2026 Treasurers report as presented, LL seconds the motion
3. Motion to accept the Treasurer's Budget report as presented - **Approved**
4. Non-Budget issues – There had been a banking issue with Tru-Blue Lawn services, and owner has not been responding to attempts to resolve issue. At this time account is current.

Lakes Committee: JJ absent, no report submitted

Website: Vacant

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 month which should include a 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 named for 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-law's art III.F)
- Need a *FB post and entrance sign posting*, to go out early December to advertise February 16, 2027 general meeting.

Old Business:

1. **8/11/26**, JS will send out the links to both KM & Js again. **6/9/26**, HOA Bd Certifications rec'd: BH, TF, JJ, JP, JS, LH. Waiting for: KM & Js,
2. **8/11/26**, JS, LW, JJ, JP & LL, to go out and figure out how to salvage both entrances. KM has a friend that will come look at it and see if he can help. **6/9/26**, cosmetic fix on entrance signs, discovered that they are in need of major repair – wood is rotted on North entrance both sides, can't be fixed but approximately \$2800 + tax to repair/replace. JS, LW, JJ, JP & LL, to go out and figure out how to salvage both entrances.
3. **8/11/26** – On the north entrance, south side of sign the light needs to be replaced.
4. **8/11/26** – On the south entrance, by the "letter sign" the light needs repair.

New Business:

JS - An anonymous letter without return address was received by board of directors. Letter was reviewed and discussed by board.

LH – says that virtual meetings put a severe time restriction on the HOA meetings and asks if we can buy more time. Discussion ensued, **ND** checked and it would cost \$10/mth to upgrade to the "Premium Meet" package. **JP** suggested we "start another session" it was agreed that is what we will "start another session" if extra time is needed.

Meeting Adjourned by President Justin Smith at 7:31 pm

Respectfully submitted

Lennette Hauver, VP