

**Hickory Creek HOA Board Meeting**  
**Meeting location: Watson Realty 13001 Atlantic Blvd, Jacksonville, FL 32225**  
**Wednesday, December 10, 2025**  
**Meeting Minutes**

Meeting called to order by President Justin Smith at: 7:04 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	<b>VACANT</b>		
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.	absent	Term ends 2/2027
Member at Large	<b>VACANT</b>		
Member at Large	Robert Hopkins	absent	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 & Social Media	Nell DeCoursey
Welcoming Committee	Vacant
Neighborhood Watch Committee	Vacant
Social Committee	

Guests:

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

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**ACC Reports**

**Committee:** Chairman, verbal report – JP, Start @ 7:04 pm

**Violations:**

Old: Lot [redacted] – 2nd letter about twine on front lawn was sent. Next step is to send 3<sup>rd</sup> letter via certified mail and if no response, the HOA will fine the homeowner

New:

**Variations Requests:**

1. Lot [redacted] "L" fence on side yard – voted on - approved

**General Meeting Minutes, continued**

**Committee Reports** start 7:20 pm

**Secretary Report: Vacant**, Report submitted

1. Not able to review the November reports due to no one transcribing the meeting
2. LR attended the meeting to assist with the secretary position until the February annual meeting

**Treasurer's Report:** LL, Report submitted

1. Review of the 2026 Treasurers Budget report
  - a. Changes to be made to the Entrance Maintenance budget, Lake Maintenance, and Welcome Committee.

**Lakes Committee: JJ**

1. Preparing to stock the lakes with carpe

**Website:** ND, no report

**HOA Monthly Business Schedule**

December:

- Review and approve next year's budget.
- Canvass current board for future intentions on board. Review who on current board has their two-year term running out, who would like to go on slate for re-election, who only wants to be on board for one year and will resign for their second year of term.
- Need to start reviewing what current board has accomplished during past year so president can present at general meeting, i.e., sponsored spring and fall yard sales, delivered xxx number of newsletters to keep neighborhood informed, etc.

January:

- Slate of candidates ready for general meeting
- Location reserved for general meeting
- Remember, must have an organizational meeting within in days after general meeting if new people elected to board. Board positions run 1 and 2 years, according to Article VI, of the bylaws.
- Remember to advertise general meeting on entrance announcement boards, mail, newsletter and social media no less than 14 days before meeting date.

**Old Business:**

Crystal attended her first CPAC meeting on 12/9 to relieve ND from that position  
Currently the HOA has 6 names on the slot for the 2026 Board

**New Business:**

1. Holiday lights decoration contest
2. Cleaning up of Facebook page and removing non-HC homeowners from the page

Meeting Adjourned by President Justin Smith at 7:51 pm

*Respectfully submitted*

***Leeann Reilly***