

Hickory Creek HOA Board Meeting

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

Tuesday July 14, 2026

Meeting Minutes

Meeting called to order by Vice President Lennette Hauver at: 6:32 pm

In Person/P, Virtual/V, Absent/A 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	A	Term ends 2/2027
Member at Large	Jill Smith (Js)	A	Term ends 2/2027
Member at Large	Joel Johns	P	Term ends 2/2028
Member at Large	Jesse Pruett	P	Term ends 2/2028
Member at Large	Lawyer Lewis	P	Term ends 2/2028

Committee Chair and Co-Chair's

Lakes Committee	Joel Johns	P
ACC Chair	Tom Frost	V
Web Master & C-Pac Rep	Vacant	
Welcoming Committee	Vacant	
Neighborhood Watch Committee	Vacant	
Social Committee	Vacant	

Guests: Diane Lewis, Herbert Layne Wilson

Online 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 @ 6:32 pm

Violations: None

Variances Requests: Verbal report submitted, no hardcopy submitted

1. Lot [REDACTED] – Extend fence towards street, variance passed around. **Approved/0 Nays**
2. Lot [REDACTED] – Wanting to build shed in backyard. **Approved/0 Nays**
3. Lot [REDACTED] – verbal request to build a new shed. **Denied** - Needs Variance Request paperwork submitted.
4. Lot [REDACTED] – wants to install 2 wood panels and a gate. – **Approved/0 Nays**
5. Lot [REDACTED] – installation complete, needs final inspection and sign off.

Complaints Received during meeting: NONE

General Meeting Minutes, continued

Committee Reports start 6:49 pm

Secretary Report: Vacant, Report submitted

1. Review of the June 9, 2026 Board Meeting minutes.
2. LL, motions that the board accepts the minutes as presented, JP, seconds the motion
3. Motion to accept the Secretary's report as presented – **Approved/6, Nay/1, NR/2**

Treasurer's Report: LL, Report submitted

1. Review of the Treasurers Budget report dated June, 2026
2. LH motions that the board accepts the July, 2026 Treasurers report as presented, JJ, seconds the motion
3. Motion to accept the Treasurer's Budget report as presented – **Approved/unanimous**
4. Monthly fee increases - Tru Blue Lawn, \$25 increase/gas prices, Quick Books \$19 increase, 3 mth introductory fees expired.
5. LH, asked if we needed the Statement of Activity, Wells Fargo Mthly Statement and Synchrony mthly statement reports printed for each meeting, since all the info is printed on the Treasurers report. JS says no everyone can access the meeting packet thru the email.

Lakes Committee: JJ, Report submitted

Website: Vacant

HOA Monthly Business Schedule

August: *Only necessary if meetings are held in a public school*

- Need to get certificate of liability from insurance company to provide school to have meetings there.
- Contact school POC to reserve school for meetings

September:

- *As of July, 2023 the BD has discontinued the annual October community yard sale due to lack of participation.* Prep for October community yard sale, usually 2nd weekend of the month. Advertise 2 weeks in advance, on entrance boards, signs, social media and newsletter.

Old Business:

1. 6/9/26, HOA Bd Certifications rec'd: BH, TF, JJ, JP, JS, LH. Waiting for: KM & Js
2. 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 approximately \$2800 + tax to repair. JS, LW, JJ, JP & LL, to go out and figure out how to salvage both entrances.
3. The flag on the south entrance has been replaced. It was donated by a homeowner.

New Business:

1. We need someone to change/update lettering on both boards. JS ask for volunteer, LH volunteers.

Open Forum:

■ – Asks for help with a neighbor that seems to not care about the aesthetics of the neighborhood with objects that are in their front yard, parkway and street. Discussion

Meeting Adjourned by President Justin Smith at 7:27 pm

Respectfully submitted

Lennette Hauver, VP