

Hickory Hill Community Homeowners' Association  
September 2019

---

Hickory Hill Community Homeowners Association Meeting  
Tuesday, September 10, 2019  
Lifepoint Church

Board Members Present

Alex Jeffery  
Cheryl Bodden  
Jay Belcher  
Lisa Cooper  
Marjie Boyd  
Tal Almand

Board Members Absent

Steve Grewell  
Mike Bolen  
Winfield Boggs

**1. Call to Order:**

The meeting was called to order on September 10, 2019 by Marjie Boyd at 7:45 PM at Lifepoint Church (formerly, Ekklesia Ministries Church), 501 S. Kingsway Road, Seffner, FL 33584.  
All homeowners present were asked to sign the attendance sheet.

**2. Minutes:**

Approval of August 13, 2019 minutes was postponed.

**3. Treasurer's Report:**

Treasurer's report for September 2019 filed.







**4. Old Business:**




- a. Procedures for Issuing Violation Letters - Winfield Boggs- In the absence of Winfield, those in attendance discussed some suggestions to provide in order to finalize the procedure. They included:
  - i. No delay in notification for repeat offenders.
  - ii. No delay in notification to mobile violations.
  - iii. Attempts will be made to talk to homeowners before notifications are sent out.
- b. Divide community into Districts for enforcement of deed restrictions- The green area is still undesignated. The 21 homes in this area will be divided among those already monitoring other areas.

HOA Color Division		Number	Street
Green	Marjie	601	Gay Road
Green	Marjie	605	Gay Road
Green	Marjie	607	Gay Road
Green	Stephanie	611	Gay Road
Green	Stephanie	401	Laurel Park Place
Green	Stephanie	402	Laurel Park Place
Green	Mike	404	Laurel Park Place
Green	Mike	405	Laurel Park Place
Green	Mike	406	Laurel Park Place
Green	Winfield	407	Laurel Park Place
Green	Winfield	408	Laurel Park Place
Green	Winfield	410	Laurel Park Place
Green	Tal	602	Penn National Road
Green	Tal	604	Penn National Road
Green	Tal	606	Penn National Road
Green	Crystal	607	Penn National Road
Green	Crystal	608	Penn National Road
Green	Crystal	609	Penn National Road
Green	Steve	611	Penn National Road
Green	Steve	613	Penn National Road
Green	Steve	615	Penn National Road

- b. Liability Insurance/Fidelity Bond Quote, Crystal Foltz- Quote presented was \$815.00 per year. Because the quote included references to the retention ponds (which are not maintained by the HOA but instead the county), the members asked for Marjie Boyd to contact the insurance company and clarify why retention ponds were included. In addition, Tina Hamilton, Tal Almand, and Melissa Grewell will contact other insurance companies for comparison.
- c. By-Laws and Articles of Incorporation- Name change still pending. Melissa Grewell offered to scan the PDF files to a Word document and send to Marjie Boyd to edit.
- d. Deed Restriction Approval of House Paint Colors- Discussion tabled.
- e. Suncoast Credit Union Account- Final signatures obtained. Pending finalization.
- f. Neighborhood Watch Program- Volunteers would be needed for the program to function. There was not enough interest to start the program.
- g. General Notice for Pressure Washing Driveway and Sidewalks- Marjie will prepare a notice to homeowners with a timeline to have the areas cleaned before notices go out.

h. Previously Reported Violations







	Address	Violation	Photo Documentation	Determination on 9/10/19
508	Finger Lakes	Commercial Vehicle parking in driveway-	 <p>July 14</p>  <p>July 27</p>	508 Finger Lakes – Final Notice sent
601	Gay	Car parked in grass, maintenance of yard, trash bins continue to be left out. House is half painted.	 <p>601 Gay Road Sunday June 16, 2019</p>	601 Gay – Final Notice <b>not</b> sent, Painting has resumed, further review for notice of yard/other issues. Notification concerning garbage cans <u>will</u> be sent.
612	Gay	Yard maintenance		612 Gay – Waiting to send follow up after General Notice is sent for Pressure Washing
203	Running Horse	Yard maintenance-Edging, weeds/grass growing up walls and on tree stumps, general overall look of yard	 <p>203 Running Horse Edging??, shrubbery pruned and painted, weeds and grass growing up on walls and tree stumps, general overall look of yard. July 7, 2019</p>	203 Running Horse – General yard maintenance
303	Running Horse	Parking on Grass	 <p>303 Running Horse Car parked in grass. Has been parked there on several occasions. July 7, 2019</p>	303 Running Horse – Final Notice sent
503	Sportsman	Truck parking partially on grass (owner was going to extend driveway, but hasn't)	 <p>503 Sportsman - Truck parking partially on grass (owner was going to extend driveway, but hasn't) June 30, 2019</p>	503 Sportsman – Truck partially parked on grass. Homeowner is working on a solution.

513	Sportsman	Yard needs maintenance		513 Sportsman – General yard maintenance, grass growing up in plants, weeds growing up house, gates removed (after they fell)
602	Sportsman	Questionable barrier for trash cans		602 Sportsman – questionable barrier for trashcans. Assigned to Winfield to address.
504	Running Horse	Trailer with Motorcycle in driveway more than a week		First notice of violation was sent

## 5. New Business:

- a. **Dues Notice for November Mailing and Budget for Dues Notice-** Marjie Boyd will prepare the letter, submit the budget, Cheryl Bodden will mail merge the addresses, and Alex Jeffery will mail the dues notifications.
- b. **November Elections –**The HOA will hold elections in November without having an elections committee nominating persons for the board. As in the past, the election will be announced prior to the November meeting notifying all homeowners to attend to place their votes.
- c. **Crime Prevention Through Environmental Design (CPTED – HCSO)-** There was no interest from those present to have this program presented.

**d. New Violations Reported**

	<b>Address</b>	<b>Violation</b>	<b>Photo Documentation</b>	<b>Determination on 9/10/19</b>
407	Penn National	Grass and weeds overgrown, garbage can behind mailbox, complaint rec'd		Letter will be sent.
202	Running Horse	202 Running Horse – Jet Skis (second notice will be sent)		Letter was sent. Habitual offender.
502	Running Horse	Truck parked on Penn National side of house, partially in grass, complaints received		Assigned to Winfield Boggs to address
502	Sportsman Park	Car with a brick behind the tire		Assigned to Tal Almand to address
605	Thistle	Fence in need of repair		Homeowners will be returning soon. Assigned to Tal Almand to address.
702	Thistle	Fence gate falling down, gutter overgrown		Assigned to Winfield Boggs to address

**6. Adjournment:**

With there being no further new business to discuss, motion was made to adjourn the meeting. Motion seconded. The meeting was adjourned at 9:18 PM.

**7. Next Meeting:**

The next meeting is scheduled for October 8, 2019, 7:30 PM at Lifepoint Church.

**8. Action Items:**

**Winfield Boggs-**

- Read over August 2019 HOA minutes and approve or edit
- Finalize Procedures for Issuing Violation Letters-
- Monitor the additional 3 homes listed below

Green	Winfield	407	Laurel Park Place
Green	Winfield	408	Laurel Park Place
Green	Winfield	410	Laurel Park Place

- Address issues at  
602 Sportsman  
502 Running Horse  
702 Thistle

**Tal Almand-**

- Liability Insurance Quote
- Monitor the additional 3 homes listed below

Green	Tal	602	Penn National Road
Green	Tal	604	Penn National Road
Green	Tal	606	Penn National Road

- Address issues at  
502 Sportsman  
605 Thistle

**Marjie Boyd-**

- **Address issue at 407 Penn National**
- **Monitor the additional 3 homes listed below**

Green	Marjie	601	Gay Road
Green	Marjie	605	Gay Road
Green	Marjie	607	Gay Road

- **Prepare Dues notification and budget, give to Cheryl to mail merge**

**Stephanie Keller-**

- **Monitor the additional 3 homes listed below**

Green	Stephanie	611	Gay Road
Green	Stephanie	401	Laurel Park Place
Green	Stephanie	402	Laurel Park Place

**Steve Grewell**

- **Monitor the additional 3 homes listed below**

Green	Steve	611	Penn National Road
Green	Steve	613	Penn National Road
Green	Steve	615	Penn National Road

**Melissa Grewell**

- **Type Articles of Incorporation and By Laws and send to Marjie**
- **Liability Insurance Quote**

**Cheryl Bodden**

- **Send Type Articles of Incorporation and By Laws to Melissa.**
- **Get dues notification from Marjie, mail merge and give to Alex**

**Crystal Foltz**

- **Monitor the additional 3 homes listed below**

Green	Crystal	607	Penn National Road
Green	Crystal	608	Penn National Road
Green	Crystal	609	Penn National Road

**Mike Bolen**

- **Monitor the additional 3 homes listed below**

Green	Mike	404	Laurel Park Place
Green	Mike	405	Laurel Park Place
Green	Mike	406	Laurel Park Place

**Tina Hamilton-**

- **Liability Insurance quote**

**Alex Jeffery**

- **Prepare dues notifications to send out by November , 2019.**



## Attachment 1

HOA Color Division		Number	Street
Green	Marjie	601	Gay Road
Green	Marjie	605	Gay Road
Green	Marjie	607	Gay Road
Green	Stephanie	611	Gay Road
Green	Stephanie	401	Laurel Park Place
Green	Stephanie	402	Laurel Park Place
Green	Mike	404	Laurel Park Place
Green	Mike	405	Laurel Park Place
Green	Mike	406	Laurel Park Place
Green	Winfield	407	Laurel Park Place
Green	Winfield	408	Laurel Park Place
Green	Winfield	410	Laurel Park Place
Green	Tal	602	Penn National Road
Green	Tal	604	Penn National Road
Green	Tal	606	Penn National Road
Green	Crystal	607	Penn National Road
Green	Crystal	608	Penn National Road
Green	Crystal	609	Penn National Road
Green	Steve	611	Penn National Road
Green	Steve	613	Penn National Road
Green	Steve	615	Penn National Road

**Steve Grewell- Black**  
**Mike Bolen – Purple**  
**Crystal Foltz- Brown**  
**Tal Almand- Blue**  
**Winfield Boggs – Red**  
**Stephanie Keller – Orange**  
**Marjie Boyd – Yellow**

# Hickory Hill Community Homeowners' Association

## September 2019

