

Hickory Hill Community Homeowners' Association

July 2019

Hickory Hill Community Homeowners Association Meeting
Tuesday, July 9, 2019
Lifepoint Church (formerly Ekklesia Ministries Church)

Board Members Present

Steve Grewell
Alex Jeffery
Cheryl Bodden
Mike Bolen
Jay Belcher
Lisa Cooper
Marjie Boyd
Tal Almand
Winfield Boggs

Board Members Absent

1. Call to Order:

The meeting was called to order on July 9, 2019 by Marjie Boyd at 7:30 PM at Lifepoint Church (formerly, Ekklesia Ministries Church), 501 Kingsway Road, Seffner, FL 33584.
All homeowners present were asked to sign the attendance sheet.

2. Minutes:

Minutes of June 11, 2019 were read and approved.

3. Treasurer's Report:

Treasurer's report for July 2019 filed.


4. Old Business:

- a. **Divide community into Districts for enforcement of deed restrictions-** The neighborhood was divided into 8 color zones for monitoring (see attachment 1).
Assignments are as follows:
Steve Grewell- Black
Mike Bolen – Purple
Crystal Foltz- Brown
Tal Almand- Blue
Winfield Boggs – Red

Stephanie Keller – Orange
 Undesignated- Green
 Undesignated – Yellow

Winfield Boggs will draft an SOP for board approval on the procedure for documenting violations, sending notification letters, and verification steps.

- b. **Discuss Hiring New Attorney-** The HOA’s current attorney charges \$50.00 more per hour than the proposed professional association. Because of the established relationship and quality of service of the current attorney, no changes will be made at this time. Alex Jeffery will however review the invoices and cost of services received in the past to see if the savings would be significant by switching.
- c. **Hiring of the management company to do financial portion only-** The newly appointed treasurer, Alex Jeffery is confident he will be able to manage the financial obligations of the HOA, including mailing out dues notices, collecting and depositing dues, and recording of the annual dues paid. Therefore, the HOA will not be hiring the management company at this time. Marjie will provide a detailed job description of the treasurers’ position to Alex for clarification.
- d. **Liability Insurance for HOA-** Although the HOA does not own common areas, liability insurance would cover any incidents that may occur during the business of the HOA. Crystal Foltz will contact an insurance agent to help determine what those costs might be.
- e. **Fidelity Bond Insurance** -Members who have access to the HOA checkbook must have fidelity bond insurance. The quote Crystal Foltz is getting will include this.
- f. **Neighborhood Watch-** Josh Boyer will present the program at the August HOA Board Meeting. Steve Grewell will try and get feedback from homeowners interested in attending so that if needed, the HOA meeting can be held in a larger room at the church. Marjie will ask Lifepoint representative if a larger room will be available if needed.
- g. **Suncoast CU-** Jay Belcher, Alex Jeffery, and Marjie Boyd to coordinate and set up new account.
- h. **Former Complaints**




601	Gay	Car parked in grass, maintenance of yard, Trash bins continue to be left out. House is half painted.		A follow up letter will be sent about painting of the house.
612	Gay	Yard maintenance		No letter sent. Will hold until after the pressure washing









				information has been distributed.
634	Penn N.	Yard maintenance.		A follow up letter will be sent
505	Sportsman	Parking on driveway and unapproved driveway extension		Homeowner working on a solution
528	Sportsman	Widened driveway made of gravel		A follow up letter was sent 7/2/19 explaining grass or shrubs must be planted if pavers/cement aren't used.



- i. By-Laws and Articles of Incorporation- Name change still pending.

5. New Business:

a. New complaints:

602	Penn N.	Trash bins continue to be left out.		
634	Penn N.	Trash cans		Letter sent
104	Running Horse	Not edging		First letter sent. Follow up letter not sent because the homeowner corrected edging of street curb.
202	Running Horse	Jet ski in driveway on several days		Letter sent
203	Running Horse	Yard maintenance- Edging, weeds/grass growing up walls and on		No letter sent. Pending other HOA Board members input.

		tree stumps, general overall look of yard		
303	Running Horse	Parking on Grass		Second Notice Sent June 26, 2017. Third notice will be sent by certified mail.
506	Running Horse	Not edging		Letter sent
502	Sportsman	Truck parking on driveway/grass - need to widen drive		
503	Sportsman	Truck parking partially on grass (owner was going to extend driveway, but hasn't)		Letter sent
509	Sportsman	Sidewalks and curbs not being edged		
513	Sportsman	Yard needs maintenance		
527	Sportsman	Grass needs to be cut)		
532	Sportsman	Not edging		Letter already sent

602	Sportsman	Trash bins continue to be left out.		
602	Sportsman	Questionable barrier for trash cans		

b. Pressure Washing- Discussed pressure washing driveways and sidewalks since there was a complaint and a letter sent to 612 Gay (we have to notify everyone). Propose getting a quote from a company and let homeowners know the price. Send a general notice telling homeowners to please maintain the cleanliness of the sidewalks in front of their homes.

c. Discussion on members attending HOA meetings remotely- If there are no rules specifically stating remote attendance is not allowed, board members can attend and vote remotely.

d. Discussion on HOA Board Education- The requirement for education applies only to the director. Hickory Hill HOA refers to the director as the “president” of the HOA. Marjie Boyd has met the educational requirements.

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 **9:07 PM**.

7. Next Meeting:

The next meeting is scheduled for August 13, 2019, 7:30 PM at Lifepoint Church.

8. Action Items:

- Marjie Boyd-
 - Write a job description for HOA treasurer and give to Alex Jeffery
 - Give Alex Jeffery breakdown of past lawyer fees for comparison
 - Set up new bank account with Jay and Alex
 - Ask Lifepoint Church if a larger room will be available for August Meeting if needed.
 - Get a quote for pressure washing sidewalks
- Cheryl Boddan-
 - Send Winfield excel spread sheet of zones and addresses
 - Send zone monitors a list of their zone’s addresses
- Steve Grewell-

- Work on setting up Google drive for HOA documents
- Determine interests of neighbors wanting to attend neighborhood watch meeting and relay any increase in possible attendance to Marjie in order to reserve a larger room.

Winfield Boggs-

- Write SOP for monitoring zones and have ready to present at next HOA meeting
- Jay Belcher- Set up new bank account with Alex and Marjie

Alex Jeffery-

- Set up new bank account with Jay and Marjie
- Have financial report ready for August meeting

Crystal Foltz- Get insurance quotes

Attachment 1

HOA Color Division	Number	Street
Black	502	Caulder Park Road
Black	504	Caulder Park Road
Black	506	Caulder Park Road
Black	508	Caulder Park Road
Black	509	Caulder Park Road
Black	510	Caulder Park Road
Black	511	Caulder Park Road
Black	512	Caulder Park Road
Black	513	Caulder Park Road
Black	602	Gay Road
Black	604	Gay Road
Black	606	Gay Road
Black	608	Gay Road
Black	610	Gay Road
Black	612	Gay Road
Black	601	Grand National Place
Black	602	Grand National Place
Black	603	Grand National Place
Black	604	Grand National Place
Black	605	Grand National Place
Black	606	Grand National Place
Black	607	Grand National Place
Black	608	Grand National Place
Black	609	Grand National Place
Black	605	Sportsman Park Drive
Black	609	Sportsman Park Drive
Blue	101	Running Horse Road
Blue	102	Running Horse Road
Blue	103	Running Horse Road
Blue	104	Running Horse Road
Blue	105	Running Horse Road
Blue	106	Running Horse Road
Blue	107	Running Horse Road
Blue	108	Running Horse Road
Blue	109	Running Horse Road
Blue	110	Running Horse Road
Blue	111	Running Horse Road
Blue	112	Running Horse Road
Blue	201	Running Horse Road

Blue	202	Running Horse Road
Blue	203	Running Horse Road
Blue	204	Running Horse Road
Blue	205	Running Horse Road
Blue	206	Running Horse Road
Blue	207	Running Horse Road
Blue	601	Thistle Drive
Blue	602	Thistle Drive
Blue	603	Thistle Drive
Blue	604	Thistle Drive
Blue	605	Thistle Drive
Blue	606	Thistle Drive
Brown	617	Penn National Road
Brown	618	Penn National Road
Brown	619	Penn National Road
Brown	621	Penn National Road
Brown	622	Penn National Road
Brown	623	Penn National Road
Brown	625	Penn National Road
Brown	626	Penn National Road
Brown	627	Penn National Road
Brown	628	Penn National Road
Brown	629	Penn National Road
Brown	630	Penn National Road
Brown	631	Penn National Road
Brown	632	Penn National Road
Brown	633	Penn National Road
Brown	634	Penn National Road
Brown	635	Penn National Road
Green	601	Gay Road
Green	605	Gay Road
Green	607	Gay Road
Green	611	Gay Road
Green	401	Laurel Park Place
Green	402	Laurel Park Place
Green	404	Laurel Park Place
Green	405	Laurel Park Place
Green	406	Laurel Park Place
Green	407	Laurel Park Place
Green	408	Laurel Park Place
Green	410	Laurel Park Place
Green	602	Penn National Road

Green	604	Penn National Road
Green	606	Penn National Road
Green	607	Penn National Road
Green	608	Penn National Road
Green	609	Penn National Road
Green	611	Penn National Road
Green	613	Penn National Road
Green	615	Penn National Road
Orange	501	Finger Lakes Place
Orange	502	Finger Lakes Place
Orange	503	Finger Lakes Place
Orange	504	Finger Lakes Place
Orange	505	Finger Lakes Place
Orange	506	Finger Lakes Place
Orange	507	Finger Lakes Place
Orange	508	Finger Lakes Place
Orange	509	Finger Lakes Place
Orange	602	Sportsman Park Drive
Orange	604	Sportsman Park Drive
Orange	606	Sportsman Park Drive
Orange	608	Sportsman Park Drive
Orange	610	Sportsman Park Drive
Orange	613	Sportsman Park Drive
Orange	614	Sportsman Park Drive
Orange	616	Sportsman Park Drive
Orange	618	Sportsman Park Drive
Orange	620	Sportsman Park Drive
Orange	622	Sportsman Park Drive
Purple	521	Gay Road
Purple	523	Gay Road
Purple	509	Running Horse Road
Purple	507	Sportsman Park Drive
Purple	509	Sportsman Park Drive
Purple	511	Sportsman Park Drive
Purple	512	Sportsman Park Drive
Purple	513	Sportsman Park Drive
Purple	514	Sportsman Park Drive
Purple	516	Sportsman Park Drive
Purple	518	Sportsman Park Drive
Purple	520	Sportsman Park Drive
Purple	522	Sportsman Park Drive
Purple	524	Sportsman Park Drive

Purple	526	Sportsman Park Drive
Purple	527	Sportsman Park Drive
Purple	528	Sportsman Park Drive
Purple	529	Sportsman Park Drive
Purple	530	Sportsman Park Drive
Purple	531	Sportsman Park Drive
Purple	532	Sportsman Park Drive
Purple	533	Sportsman Park Drive
Purple	534	Sportsman Park Drive
Purple	535	Sportsman Park Drive
Red	303	Running Horse Road
Red	305	Running Horse Road
Red	401	Running Horse Road
Red	403	Running Horse Road
Red	405	Running Horse Road
Red	501	Running Horse Road
Red	502	Running Horse Road
Red	503	Running Horse Road
Red	504	Running Horse Road
Red	505	Running Horse Road
Red	506	Running Horse Road
Red	507	Running Horse Road
Red	508	Running Horse Road
Red	510	Running Horse Road
Red	701	Thistle Drive
Red	702	Thistle Drive
Red	703	Thistle Drive
Red	704	Thistle Drive
Red	705	Thistle Drive
Red	706	Thistle Drive
Red	501	Triple Crown Court
Red	502	Triple Crown Court
Red	503	Triple Crown Court
Red	504	Triple Crown Court
Red	506	Triple Crown Court
Yellow	401	Penn National Road
Yellow	403	Penn National Road
Yellow	405	Penn National Road
Yellow	406	Penn National Road
Yellow	407	Penn National Road
Yellow	409	Penn National Road
Yellow	411	Penn National Road

Yellow	501	Penn National Road
Yellow	503	Penn National Road
Yellow	505	Penn National Road
Yellow	501	Preakness Place
Yellow	502	Preakness Place
Yellow	503	Preakness Place
Yellow	504	Preakness Place
Yellow	505	Preakness Place
Yellow	506	Preakness Place
Yellow	501	Sportsman Park Drive
Yellow	502	Sportsman Park Drive
Yellow	503	Sportsman Park Drive
Yellow	504	Sportsman Park Drive
Yellow	505	Sportsman Park Drive
Yellow	506	Sportsman Park Drive
Yellow	508	Sportsman Park Drive
Yellow	510	Sportsman Park Drive

