

Hickory Hill Community Homeowners' Association

June 2019

Hickory Hill Community Homeowners Association Meeting
Tuesday, June 11, 2019
Lifepoint Church (formerly Ekklesia Ministries Church)

Board Members Present

Alex Jeffery
Cheryl Bodden
Mike Bolen
Jay Belcher
Lisa Cooper
Marjie Boyd

Board Members Absent

Vacant

Vacant

Vacant

1. Call to Order:

The meeting was called to order on June 11, 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 May 14, 2019 were read and approved.

3. Treasurer's Report:

Treasurer's report for June 2019 filed.

4. Old Business:

- a. **By-Laws and Articles of Incorporation-** Name change still pending.
- b. **410 Laurel Park-** Issue resolved. Payment from settlement received.
- c. **Neighborhood Watch-** Josh Boyer will be asked to present program at the August HOA Board Meeting.
- d. **HOA Training on May 9, 2019-** Marjie Boyd reported highlights from informational meeting first stating the purpose of the HOA which is to enforce the statutes, collect assessments, set policies and goals, use code enforcement when possible, and provide financial stability. It was emphasized that "All rules-All the time" were to be enforced. Also, minutes of the HOA meetings are not transcripts but only list items discussed, motions and approvals, and action items.
- e. **HOA Meeting Signs-** Completed

- f. **Cost of Replacement Sign for Neighborhood Watch-** Completed. Cost was under \$50.00
- g. **Suncoast FCU-** Jay Belcher and Marjie Boyd will set up new account.
- h. **Permanent HOA informational sign-** Item tabled.
- i. **Clarification on voting in of board members-** Only board members can appoint interim board members, not members at large. Steve Grewell, Tal Almand, and Winfield Boggs were appointed interim board members until the general election in November.
- j. **HOA complaints-** Must be submitted in writing or in person at a scheduled HOA monthly meeting. Emails to the HOA or Newsletter email address would be accepted, however posts on Facebook neighborhood page would not.
- k. **608 Grand National –** Please see attachment 1 for apology letter sent to 608 Grand National in January of 2018. The HOA failed to document the retraction of having picture documentation of the unleashed dogs in the February 2018 minutes and is doing so at this time.
- l. Complaints

601	Gay	Car parked in grass, Painting of house, maintenance of yard, trash bins	A follow up letter will be sent
602	Gay	Car parked in grass	Resolved
612	Gay	Yard maintenance	A follow up letter will be sent
611	Penn N.	Truck and car parked on grass	Resolved
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
527	Sportsman	Lawn needs edging	Resolved
528	Sportsman	Widened driveway made of gravel	A follow up letter will be sent

* Complaints received from homeowners that are not violations of the deed restrictions, will no longer have letters sent to the homeowners. For county code violations, complaints should be placed with the county.

5. New Business:

- a. **Meeting sign at front entrance missing (Pool resurfacing sign put in its place)**
- b. **Appointment of Treasurer-** Alex Jeffery appointed treasurer.
- c. **Hiring of the management company to do financial portion only-** Item tabled. Need costs before discussion.
- d. **Discuss Hiring New Attorney-** Item tabled. Need costs before discussion.
- e. **Agendas, Attendance Notification by Directors-** If a director will not be in attendance at a HOA meeting, please let HOA president know in advance.
- f. **Divide community into Districts for enforcement of deed restrictions-** Cheryl Bodden will divide the neighborhood into 6 districts to present at the next HOA meeting.

- g. **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. For example, during an HOA monthly meeting. Also, a fidelity bond for members who have access to the HOA checkbook is needed. With the meeting running late, the item was tabled for next month's meeting.

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 **9:12 PM.**

7. Next Meeting:

The next meeting is scheduled for July 9, 2019, 7:30 PM at Lifepoint Church.

8. Action Items:

- Jay Belcher and Marjie Boyd to set up Suncoast account
- Marjie Boyd to contact Josh Boyer for August meeting
- Name change of the articles of incorporation
- Determine the cost of HOA hiring the management company to handle the financial portion only
- Compare the services provided by new proposed attorney vs current
- Cheryl Boddin- Divide neighborhood up into six districts.
- Clarify the need for HOA Liability Insurance
- Send follow up letters to

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612	Gay	Yard maintenance	A follow up letter will be sent
634	Penn N.	Yard maintenance	A follow up letter will be sent
528	Sportsman	Widened driveway made of gravel	A follow up letter will be sent

Attachment 1

609 Grand National

Dear Mr. & Mrs. Rosemurgy,

In response to your request, photos of your unleashed dogs are not available.

There were two complaints filed at the same time for unleashed dogs at two separate addresses. There were multiple photos of multiple dogs and I was under the impression your dogs were included in the photos. In reviewing the complaint with the homeowner who provided the pictures, I was informed the photos were for the other address.

The HOA attempts to verify all complaints before sending a letter. However, due to the nature of some concerns, it is not always possible to have photographic evidence (i.e., speeding cars, roaming/defecating dogs, etc.). Sometimes we have to rely on information provided.

In my follow-up with the homeowner, they maintain your dogs were roaming unleashed at the time the complaint was made. If this information is inaccurate, please accept our apologies. I will bring the matter up at the next HOA meeting for the minutes to reflect the correction.

Thank you,

Hickory Hill Community HOA