

Hickory Hill Community Homeowners' Association

May 2019

Hickory Hill Community Homeowners Association Meeting
Tuesday, May 14, 2019
Lifepoint Church (formerly Ekklesia Ministries Church)

Board Members Present

Cheryl Mendez
Alex Jeffery
Cheryl Bodden
Mike Bolen
Jay Belcher
Lisa Cooper

Board Members Absent

Marjie Boyd
Vacant
Vacant

1. Call to Order:

The meeting was called to order on May 14, 2019 by Cheryl Mendez 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 April 9, 2019 were read and approved.

3. Treasurer's Report:

Treasurer's report for May 2019 filed.

4. Old Business:

- a. **By-Laws and Articles of Incorporation-** Name change still pending. **Agenda item not discussed at meeting. Will rollover to June 2019 agenda.**
- b. **410 Laurel Park-** **A check for the entire amount of the judgment was paid to attorney Rory Weiner's office. Once the check clears, his office will send the HOA a check.**
- c. **Neighborhood Watch-** Josh Boyer can present at August HOA Board Meeting. Confirmation from the board is needed for this date. **Agenda item not discussed at meeting. Will rollover to June 2019 agenda.**
- d. **HOA Training on May 9, 2019-** **Marjie attended and will give a report on what she learned at the June HOA meeting.**
- e. **Management Company's Address to HOA-** **Agenda item not discussed at meeting. Will rollover to June 2019 agenda.**
- f. **HOA Meeting Signs-** **Monte has placed the order for the name change stickers, but hasn't received them yet.**

- g. **Cost of Replacement Sign for Neighborhood Watch-** To prevent the signs from being delivered while Marjie was out of town, the order will be placed when she returns. **Agenda item not discussed at meeting. Will rollover to June 2019 agenda.**
- h. **Suncoast Schools FCU-** Jay has set up the account and is waiting on signatures from Marjie to finalize.
- i. **Follow-up with complaints received last month -** Agenda item (complaints) not discussed at meeting. Will rollover to June 2019 agenda.

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| 601 | Gay | Car parked in grass | Board member spoke directly to homeowner | Homeowner stated title company and realtor said there were no deed restrictions and that a company truck and trailer could be parked at the house. In addition, cars could be parked on grass and a fence could go up anywhere on the property. Will need to follow up if there are violations. |
| 602 | Gay | Car parked in grass | 2 nd letter sent | House Sold |
| 612 | Gay | Yard maintenance | Follow-up letter sent. | Some improvements were made. A follow-up letter was sent. Still not compliant. |
| 611 | Penn N. | Truck and car parked on grass. | Letter sent | Received notice truck will be moved when repairs are made and driveway will be widened. Resolved. |
| 634 | Penn N. | Yard maintenance | Letter sent | Estoppel request has been sent for sale. Resolved. |
| 505 | Sportsman | Parking on driveway and unapproved driveway extension | Letter sent for clarification | Facebook response from homeowner indicates a misunderstanding of compliance. Gravel vs. pavers or concrete. |
| 527 | Sportsman | Lawn needs edging | Letter sent | Resolved |
| 528 | Sportsman | Widened driveway made of gravel | Letter sent | Still not compliant. Will send follow up explaining gravel needs to be removed and replaced with grass, pavers or cement. |

*** 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. 112 Running Horse has been sold again. It will probably be a rental property. **Agenda item not discussed at meeting. Will rollover to June 2019 agenda.**
- b. Cheryl Mendez announced that she will be resigning her HOA Board position as of June 1, 2019.
- c. Alex Jeffery would like to have a permanent HOA informational sign located at the entrance of the subdivision; something with repositionable letters and a Plexiglas covering. Because the HOA does not own the property at the front entrance, the HOA would have to get permission from the property owners to put the sign up. In addition, sign ordinances with Hillsborough County would also have to be considered. Alex will research and report his findings at the June HOA meeting. See attachment 1. Pictured is an example of signage with repositionable letters and a Plexiglas covering.
- d. Steve Grewell, Tal Almand, Crystal Foltz, and Karen Boggs for Winfield Boggs, said they were interested in helping out with the HOA and would be willing to serve on the HOA Board. Jay Belcher made motion to elect Steve Grewell and Tal Almand interim board members until the November 2019 general board meeting. All households in good standing were asked to vote on the motion. Motion carried with the majority of votes.
- e. A question was asked concerning the procedure for filing HOA complaints, specifically by word of mouth. The HOA By-laws will have to be reviewed before the next HOA meeting to determine the answer to the question. It was agreed by most in attendance that all complaints should be documented in writing or in an email. If a board member receives a verbal complaint from a homeowner, the board member should direct the homeowner to follow up with written formal complaint on the HOA website or in an email to the HOA email address.
- f. Homeowner at 608 Grand National asked what the procedure was for verifying complaints. Homeowner stated she received a letter from the HOA informing her there were multiple complaints about her dog roaming the streets and that there was picture documentation. When she asked for the picture documentation, she was told it could not be provided. Therefore, the homeowner wanted to know which board member verified the complaint since there were no pictures. In addition, the homeowner asked why if there was no evidence of her dogs roaming, why there was not a retraction printed in the newsletter. Homeowner stated the letter and mention of the complaint in the newsletter, occurred a few months back around the holidays.

Since Marjie was not present at the meeting, answers to the homeowner's questions were not readily available. It was suggested that the loss of the picture documentation may be due to a reported computer crash. It was explained that any and all complaints discussed at an HOA meeting are recorded in the minutes whether or not the complaints have been verified or not. In addition, the results of the complaint investigation will also be recorded in the minutes of following HOA meeting independent of the outcome.

It was also suggested that the handling of complaints was a little cliquish and that mention of complaints should not be recorded in the minutes until after the complaint is verified. It was explained that if a complaint is discussed at an HOA board meeting, with a board member being assigned to investigate the complaint, then it is a part of the official

record and will be documented. To omit certain items discussed at the board meeting would make the minutes incomplete and not a true written record.

It was suggested for the board member verifying the original complaint, to contact the person who made the complaint to see if they might still have copies of the pictures they submitted.

In addition, Cheryl B. will review all minutes that included the complaint against 608 Grand National and provide copies at the next HOA meeting. Cheryl will also contact board members, past and present, to see if they remember who lodged the original complaint in order to possibly retrieve the picture documentation for the June 2019 HOA meeting.

- g. Crystal Foltz at 611 Penn National Road wanted to make neighbors aware that they will be expanding their front patio/entryway concrete and are having tree and waterline issues which will have their yard torn up for some time until the repairs are completed.
- h. A homeowner mentioned possibly excluding the house number from the minute's record until it was verified since that would prevent those feelings of being bullied or having a neighbor feel their name is being smeared.
- i. Tina Hamilton mentioned there used to be several fun "get-to-know-the neighbors" types of activities (block parties, game nights, etc...) in our Hickory Hill neighborhood and would like to see more functions like these again.

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 **8:38 PM**.

7. Next Meeting:

The next meeting is scheduled for June 11, 2019, 7:30 PM at Lifepoint Church.

8. Action Items:

Alex Jeffery- Research neighborhood sign

Marjie Boyd - Report on items from HOA Training on May 9, 2019

Marjie Boyd- Order Neighborhood Watch sign

Marjie Boyd- Clarify procedure for filing complaints and by-laws

Cheryl Boddin- Provide Copies of minutes addressing 608 Grand National and any retrieved picture documentation

Attachment 1

