

Hickory Hill Community Homeowners' Association
December 2019

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

Board Members Present

Cheryl Bodden
Jay Belcher
Lisa Cooper
Marjie Boyd
Tal Almand
Steve Grewell

Board Members Absent

Alex Jeffery
Mike Bolen
Winfield Boggs

1. Call to Order:

The meeting was called to order on December 10, 2019 by Marjie Boyd at 7:30 PM at Lifepoint Church, 501 S. Kingsway Road, Seffner, FL 33584.
All homeowners present were asked to sign the attendance sheet.

2. Minutes:

October 8, 2019 minutes were approved.
November 12, 2019 were approved.





3. Treasurer's Report:




Treasurer's report for December 2019 was filed.

4. Old Business:

- a. Procedures for Issuing Violation Letters – Winfield Boggs not present. Discussion postponed until January 2020.
- b. Liability Insurance/Fidelity Bond Quote- Marjie will contact the church to verify if liability insurance is required. Tal will check again with insurance company for quotes. Budget will need to be reviewed once the costs of the insurance, if needed, are determined. Florida Statutes allow for homeowners to annually waive the requirement for obtaining a fidelity bond. This issue will need to be addressed at the next annual meeting.
- c. By-Laws and Articles of Incorporation- Documents are completed and need to be notarized. Marjie will obtain signatures and submit request for name change.

- d. Suncoast Credit Union Account- Account is set up and HOA funds have been transferred to the new account.
- e. Previously Reported Violations

	Address	Violation	Photo Documentation	9/10/19	Determination on 10/07/19	Determination on 12/10/19
601	Gay	Car parked in grass, maintenance of yard, trash bins continue to be left out. House is half painted.		601 Gay – Final Notice not sent, Painting has resumed, further review for notice of yard/other issues. Notification concerning garbage cans <u>will</u> be sent.	Homeowners are working on correcting the problems.	Resolved
612	Gay	Yard maintenance		612 Gay – Waiting to send follow up after General Notice is sent for Pressure Washing	Ask Steve Grewell to speak to homeowner	Resolved
203	Running Horse	Yard maintenance- Edging, weeds/grass growing up walls and on tree stumps, general overall look of yard		203 Running Horse – General yard maintenance	Tal Almand to speak to homeowner	Resolved
503	Sportsman Park	Truck parking partially on grass (owner was going to extend driveway, but hasn't)		503 Sportsman – Truck partially parked on grass. Homeowner is working on a solution.	Tal Almand to speak to homeowner	Homeowner working on solution. Will review next month.
513	Sportsman Park	Yard needs maintenance		513 Sportsman – General yard maintenance, grass growing up in plants, weeds growing up house, gates removed (after they fell)	Letter to be sent	Homeowner working on solution. Will review next month.

602	Sportsman Park	Questionable barrier for trash cans		602 Sportsman – questionable barrier for trashcans. Assigned to Winfield to address.	Ask Steve Grewell to speak to homeowner	Resolved
605	Thistle	Fence in need of repair		Homeowners will be returning soon. Assigned to Tal Almand to address.	Homeowners are working on correcting the problems.	Resolved
702	Thistle	Fence gate falling down, gutter overgrown		Assigned to Winfield Boggs to address	Winfield Boggs to speak to homeowner again.	Resolved

5. New Business:

a. Attorney's Opinion on Pressure Washing Driveways/Sidewalks:

Mr. Weiner,

There is a disagreement among our HOA Board members as to whether pressure washing driveways and sidewalks is covered in our deed restrictions (Lot Upkeep language was included with the question.)

 It clearly requires upkeep re mold and mildew but it does not specify any method; so pressure washing could be one way but not a mandated way. I hope that helps.

Sincerely,
 Rory B. Weiner, Esq. Ph.D.
 Board Certified Expert in Business Litigation Law

b. Term Limits for Board Members

Term limits referred to in Florida statutes apply to condominiums only.

c. Complaint for 602 Penn National

House was in probate. Tal will draft a letter asking the homeowner to maintain the back yard. Marjie will provide Tal with the address of owner on record.

d. Recording of HOA Board Meetings-

The statute says: *The board of directors of the association may adopt reasonable rules governing the taping of meetings of the board and the membership.* Discussion was postponed until the January 2020 meeting.

e. Post Office Box Key-

Marjie asked Tricia Merritt to return the post office box key Nadine Wallace, the previous treasurer, said she gave Tricia when she took over the treasurer's responsibilities. Tricia said she was not given a key.

6. Adjournment:

With there being no further new business to discuss, motion was made to adjourn the meeting. Motion seconded. The meeting was adjourned 8:50 PM.

7. Next Meeting:

The next meeting is scheduled for January 14, 2020, 7:30 PM at Lifepoint Church.

8. Action items:

Marjie-

- Give Tal the owner's mailing address for 602 Penn National.
- Check with church concerning liability insurance.
- Get signatures notarized for name change and file form.

Tal-

- Draft letter to 602 Penn National.
- Follow-up with insurance company quotes

Winfield Boggs-

- Finalize procedures for issuing violation letters.

Section Leaders-

- Review assigned areas before next HOA meeting.
- 503 Sportsman and 513 Sportsman section leaders review progress.