

# Hickory Hill Community Homeowners' Association

## August 2019

---

Hickory Hill Community Homeowners Association Meeting  
Tuesday, August 13, 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 August 12, 2019 by Marjie Boyd at 8:09 PM at Lifepoint Church (formerly, Ekklesia Ministries Church), 501 Kingsway Road, Seffner, FL 33584.

All homeowners present were asked to sign the attendance sheet. Start of the meeting delayed due to discussion of neighborhood watch program, led by HCSO Deputy, Jamie Knott.

## 2. Minutes:

Minutes of July 9, 2019 were approved.

## 3. Treasurer's Report:





Treasurer's report for August 2019 filed.

## 4. Old Business:

- a. **Procedures for Issuing Violation Letters- Winfield Boggs-** After much discussion, details of the SOP were not finalized. Winfield will have a written procedure to distribute to board members by September HOA meeting.
- b. **Divide community into Districts for enforcement of deed restrictions-** Concerns were raised about having multiple people send out violation notices. Winfield Boggs volunteered to send out all violation letters. Marjie Boyd volunteered to take the Yellow. The green area is still undesignated.

- c. **Liability Insurance/Fidelity Bond Quote, Crystal Foltz-** Crystal was not present at the meeting to report.
- d. **Suncoast Credit Union Account-** Jay Belcher had all the paperwork available to set up the account. Cheryl Bodden, Marjie Boyd, and Alex Jeffery signed necessary documents. Jay Belcher will finalize with the bank to have account ready by September 2019.
- e. **General Notice to Homeowners for Pressure Washing-** A general notice will be issued to all homeowners reminding them to keep the driveway and sidewalks in front of their houses, clean and mold free.
- f. **By-Laws and Articles of Incorporation-** Name change still pending.

g. **Previously Reported Violations**

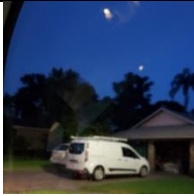


	Address	Violation	Photo Documentation	Determination on 8/13/19
508	Finger Lakes	Commercial Vehicle parking in driveway-	 <p>July 14</p>  <p>July 27</p>	Third and final notice will be given. Next step is to turn over to the lawyers
601	Gay	Car parked in grass, maintenance of yard, trash bins continue to be left out. House is half painted.		Third and final notice will be given. Next step is to turn over to the lawyers. Stephanie Keller will also transcribe the letter in Spanish
612	Gay	Yard maintenance		Waiting to send follow up; send out general notice to all homeowners for pressure washing info
602	Penn N.	Trash bins continue to be left out.		A neighbor moved the e trash bins behind fence for homeowner.  <b>Resolved</b>
634	Penn N.	Yard maintenance. corrected, yard was cut		<b>Resolved</b>

634	Penn N.	Trash cans		634 Penn National Trash cans June 30, 2019	Trash cans have been moved. <b>Resolved</b>
104	Running Horse	Curb was edged		104 Running Horse Not edging June 30, 2019	<b>Resolved</b>
202	Running Horse	Jet ski in driveway on several days. Letter sent		202 Running Horse Jet ski in driveway on several days June 30, 2019	<b>Resolved</b>
203	Running Horse	Yard maintenance- Edging, weeds/grass growing up walls and on tree stumps, general overall look of yard		203 Running Horse Edging??, shrubs, parked not permitted, weeds and grass growing up on walls and tree stumps, general overall look of yard July 7, 2019	Winfield Boggs will talk to Homeowners
303	Running Horse	Parking on Grass		303 Running Horse Car parked in grass. Bike been parked there on several occasions July 7, 2019	Third and final notice will be given. Next step is to turn over to the lawyers
506	Running Horse	Not edging Letter sent		506 Running Horse Not edging June 30, 2019	<b>Resolved</b>
502	Sportsman	Truck parking on driveway/grass - need to widen drive		502 Sportsman Truck parking on grass July 7, 2019	Truck moved <b>Resolved</b>
503	Sportsman	Truck parking partially on grass (owner was going to extend driveway, but hasn't)		503 Sportsman Truck parking partially on grass Owner was going to extend driveway, but hasn't June 30, 2019	Winfield Boggs will talk to homeowner for possible solutions before third letter is sent and turned over to lawyers.
505	Sportsman	Parking on driveway and unapproved driveway extension			<b>Resolved</b>

509	Sportsman	Sidewalks and curbs not being edged		509 Sportsman Sidewalks and curbs not being edged July 7, 2019	<b>Resolved</b>
513	Sportsman	Yard needs maintenance		513 Sportsman Yard not being maintained July 7, 2019	Winfield Boggs will talk to homeowner.
527	Sportsman	Grass needs to be cut		527 Sportsman Grass needs to be cut July 7, 2019	<b>Resolved</b>
528	Sportsman	Gravel driveway extension:			Corrected with cement driveway <b>Resolved</b>
532	Sportsman	Not edging		532 Sportsman Not edging June 30, 2019	<b>Resolved</b>
602	Sportsman	Trash bins continue to be left out.		602 Sportsman Sunday June 16, 2019	<b>Resolved</b>
602	Sportsman	Questionable barrier for trash cans		602 Sportsman Questionable barrier for trash cans July 7, 2019	<b>NOT DISCUSSED</b> Will follow up at next meeting

## 5. New Business:

### a. New Violations Reported

	Address	Violation	Photo Documentation	Determination on 8/13/19
405	Laurel Park	Commercial vehicle parking in driveway		Board members voted not to send a violation notice at this time. HOA President Marjie Boyd, wanted to go on record stating that the racks on the van determine this vehicle is a commercial vehicle and therefore cannot be classified as passenger vehicle and in compliance.
504	Running Horse	Trailer with Motorcycle in driveway more than a week		First notice of violation will be sent
613	Sportsman Park	Boat parked in road overnight		Because the boat was moved the next day, no letter will be sent.

- a. **Appointment of Vice-President-** Board members voted to appoint Jay Belcher as acting Vice President until November 2019 elections.
- b. **Deed Restriction Approval of House Paint Colors (in response to previous question)-** Under Article 1, Section 16 of the deed restrictions it states, “<sup>1</sup> Architectural Control Prior to the commencement of the work described herein, all building plans (including plot plan, grading plan and material lists) for the original construction, alteration or addition of Structures, or for the erection of walls, hedges or fences, all plans for the landscaping of Side Yards and Rear Yards that abut public streets, and all plans or agreements relating to the color to be used on the exterior of a Structure, shall be approved in writing by Developer, its successors or designated assigns. Developer shall have the absolute right to approve or disapprove said plans for any reason including aesthetic considerations. The rights granted to Developer under this Paragraph shall terminate on March 31, 1987, unless prior thereto Developer has indicated its intention to abandon such rights by recording a written instrument among the Public Records of Hillsborough County, Florida. At no time will

Recreational Vehicles or Mobile Homes be permitted in the said subdivision as dwellings or otherwise.”

Item tabled for further discussion.

**c. Weeds growing in street gutters an leaving grass clippings in the street-**

Homeowners are cutting the lawn and leaving the grass in the streets which eventually ends up in the street gutters and in the storm water drains. This is a deed restriction violation and letters will be sent to homeowners. There is also a problem with grass and weeds growing in the storm gutters. The County Storm water Department will be called to see if this is a code violation.



**d. Treasurer’s Report** - Alex Jeffery, acting treasurer, reported his findings on the comparison of the HOA’s current attorney and proposed new attorney. The differences in fees do not warrant switching at this time given the good working relationship established with current attorney.

**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 **9:49 PM**.

**7. Next Meeting:**

The next meeting is scheduled for September 10, 2019, 7:30 PM at Lifepoint Church.

**8. Action Items:**

- Marjie Boyd-
  - o Write third and final notices to 508 Finger Lakes, 601 Gay, and 303 Running Horse
  - o Get with Stephanie Keller to translate letter into Spanish.
  - o Other letters to send out????
- Steve Grewell-
  - o Work on setting up Google drive for HOA documents
- Winfield Boggs-
  - o Write SOP for monitoring zones and have ready to present at next HOA meeting
  - o Meet with Billy Riggs to determine a solution to truck parking in the grass
- Alex Jeffery-
  - o Have financial report ready for September meeting
- Cheryl Bodden- Send Alex Jeffery copy of treasurer’s report Excel file

- Crystal Foltz- Get insurance quotes
- Stephanie Keller- Transcribe letter in Spanish

Attachment 1

HOA Color Division	Number	Street
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
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

