

Hickory Hill Community Homeowners' Association  
November 2019

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Hickory Hill Community Homeowners Association Meeting  
Tuesday, November 12, 2019  
Lifepoint Church

Board Members Present

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

Board Members Absent

Tal Almand

**1. Call to Order:**

The meeting was called to order on October 8, 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. Election of Board Directors**

40 households were represented.

All homeowners in 2019 were in good standing; none were excluded from voting.

A sign in sheet was provided. Homeowners signed the registration and received one ballot.

Ballots consisted of 6 spaces/lines for voters to write in their choices for the 6 available director positions.

The floor was opened to nominations from all homeowners in attendance. Instead of having a nominating committee formed prior to the election, where only a select group of people nominate candidates, all homeowners present had the chance to nominate their choice.

Tal Almand, Marjie Boyd, Jay Belcher, Steve Grewell, Winfield Boggs, and Mike Bolen, being current elected and appointed directors, were self-nominated.

From the floor, there were two nominations given. One for Rhonda Mitchell and the other for Eddie Aikins. Both accepted the nomination.

Crystal Speer self-nominated.

Homeowners cast their ballot. All ballots were collected and counted. There were 40 ballots distributed and 40 ballots collected.

Bonnie Newett was asked to read the individual ballots aloud so that all in attendance could hear. Three homeowners--Tricia Merritt, Lisa Cooper, and Cheryl Bodden, individually tallied up the votes as Bonnie read them aloud.

On first count, individual counts did not match. A second count confirmed the accurate number of votes.

The discrepancy was caused by one ballot having Jay Belcher's name written twice.

Attached are the tallied ballot results for each nominee.

Final counts were-

Eddie Aikins	Rhonda Mitchell	Tal Almand	Mike Bolen	Crystal Speer	Jay Belcher	Marjie Boyd	Winfield Boggs	Steve Grewell	No Vote
37	36	34	25	23	21	21	20	19	4

All ballots were saved for documentation.

The sign in sheet was saved for documentation.

With the election process running late, all items on the November 12, 2019 agenda were postponed until December 10, 2019

### 3. Minutes:

October 8, 2019 minutes were not approved.

### 4. Treasurer's Report:

Treasurer's report for November 2019 was not filed

### 5. Old Business: Tabled until December

- a. Procedures for Issuing Violation Letters – Discussion of proposed guidelines presented by Winfield Boggs discussed. Edits will be made and presented at next HOA meeting in November.
- b. Liability Insurance/Fidelity Bond Quote- Quote seemed high. Tal Almand will make further inquiries with his insurance contacts to clarify the amount of coverage needed and the cost.
- c. By-Laws and Articles of Incorporation- Name change still pending. Discussion to go ahead with the name change now regardless of any updates to be made in the future of the documents.

- d. Suncoast Credit Union Account- Signature discrepancy delayed the setup of the account. Jay Belcher will get correct signatures and finalize the opening of the new account.
- e. Dues Notice for November Mailing and Budget for Dues Notice
- f. Previously Reported Violations

	Address	Violation	Photo Documentation	9/10/19	Determination on 10/07/19	Determination on 11/09/19
601	Gay	Car parked in grass, maintenance of yard, trash bins continue to be left out. House is half painted.	 601 Gay Road Sunday June 16, 2019	601 Gay – Final Notice <b>not</b> 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.	
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	
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 pressed not pruned, weeds and grass growing up on walls and tree stumps, general overall look of yard July 7, 2019	203 Running Horse – General yard maintenance	Tal Almand to speak to homeowner	
503	Sportsman Park	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	503 Sportsman – Truck partially parked on grass. Homeowner is working on a solution.	Tal Almand to speak to homeowner	
513	Sportsman Park	Yard needs maintenance	 513 Sportsman Yard needs maintenance July 7, 2019	513 Sportsman – General yard maintenance, grass growing up in plants, weeds growing up house, gates removed (after they fell)	Letter to be sent	
602	Sportsman Park	Questionable barrier for trash cans	 602 Sportsman Questionable barrier for trash cans July 7, 2019	602 Sportsman – questionable barrier for trashcans. Assigned to Winfield to address.	Ask Steve Grewell to speak to homeowner	

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.	
702	Thistle	Fence gate falling down, gutter overgrown		Assigned to Winfield Boggs to address	Winfield Boggs to speak to homeowner again.	

**6. New Business:** Tabled until December

**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.)*

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 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

**7. Adjournment:**

With there being no further new business to discuss, motion was made to adjourn the meeting. Motion seconded. The meeting was adjourned at 9:38 PM.

**8. Next Meeting:**

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

