

Hickory Hill Community Homeowners' Association  
January 2020

---

Hickory Hill Community Homeowners Association Meeting  
Tuesday, January 14, 2020  
Lifepoint Church

**Board Members Present**

Cheryl Bodden  
Jay Belcher  
Lisa Cooper  
Crystal Speer  
Alex Jeffery  
Eddie Aikins  
Tal Almand

**Board Members Absent**

Rhonda Mitchell  
Mike Bolen

**1. Call to Order:**

The meeting was called to order on January 14, 2020 by Jay Belcher at 7:40 PM at Lifepoint Church, 501 S. Kingsway Road, Seffner, FL 33584.  
All homeowners present were asked to sign the attendance sheet.

**2. Appointment / Voting of Officer Positions:**

Board Members elected in November 2019 adjourned to vote on officer positions.  
All votes were unanimous, results were as follows:  
President- Tal Almand  
Vice President- Crystal Speer  
Secretary- Cheryl Bodden  
Treasurer- Alex Jeffery

**3. Minutes:**

December 10, 2019 minutes were read and approved.

**4. Treasurer's Report:**



Treasurer's report for January 14, 2020 was filed.

**5. Old Business:**

- a. Procedures for Issuing Violation Letters- Details for the process of how violation letters should be issued were not presented, item tabled.

- b. Liability Insurance/Fidelity Bond Quote - It has not been determined if Lifepoint Church requires the HOA to have liability insurance or not, in order to meet on the church property. Depending on the church's requirement, a decision will need to be made if liability insurance and a fidelity bond are warranted. Past insurance quotes have expired. Tal will get new quotes for next month's meeting. Marjie Boyd will give Tal a copy of the current directors and officers insurance policy to see if there can be any add ons.
  
- c. Name Change: By-Laws and Articles of Incorporation - The documents to change the name from Hickory Hill to Hickory Hill Community are ready to submit. Filing was held off in the event the By-laws were going to be amended and if so, the filing of both could be submitted at the same time and possibly avoid the cost of two separate filings. Tal made a recommendation to not wait for the By-Laws to be amended before submitting the name change. Alex Jeffery suggested reviewing the by-laws for amendments first to save money. Discussion of amending the by-laws will be added to the February agenda.
  
- d. Recording of HOA Board Meetings- Discussions about recording the HOA board meetings included: live streaming on Facebook, providing a CD recording upon request, and posting on the website. A motion was made to allow HOA Board meetings to be recorded with no restrictions. The Board voted 4 to 3 to decline the motion. Tal Almand, Alex Jeffery, Crystal Speer voted for; Cheryl Bodden, Jay Belcher, Eddie Aikins and Lisa Cooper voted against. Board members that voted against were asked to present which restrictions they would like to see imposed on recordings. Although the board voted against non-restricted recordings, an attendee live streamed the meeting on Facebook despite the objections of the board. This item will be discussed again next month.
  
- e. Post Office Box Key- The location of the second post office box has not been determined. The tax board and HOA share the PO Box. Marjie Boyd, a member of the tax board, will request another key to replace it.

f. Previously Reported Violations

	Address	Violation	Photo Documentation	Determination on 12/10/19	Determination on 1/14/2020
503	Sportsman Park	Truck parking partially on grass (owner was going to extend driveway, but hasn't)		Homeowner working on solution. Will review next month.	Still pending
513	Sportsman Park	Yard needs maintenance		Homeowner working on solution. Will review next month.	Resolved
602	Penn National	Backyard Maintenance		Tal will draft a letter asking the homeowner to maintain the back yard. Marjie will provide Tal with the address of owner on record.	Tal will send letter

6. New Business:

- a. Whites' Lawsuit Appeal- The Whites have requested an appeal of the judgment against them. Court date is February 13, 2020.
- b. Changing By-Laws- A request was made to add to the February agenda, discussions about changing the By-Laws.
- c. Publishing Pictures- A request was made by a homeowner not to publish violations and accompanying pictures in the newsletter. The violations are recorded in the minutes, and then the minutes are published in the newsletters. It was suggested to redact the addresses and pictures from the minutes prior to publishing; however, some homeowners present thought this action would present an incomplete record of all that was discussed at the meeting. It was also suggested to simply omit the minutes from the newsletter altogether and just have the minutes posted on the website. No final decision was reached.

- d. Suncoast Credit Union Account- Alex Jeffery requested Jay Belcher make corrections to the account concerning the beneficiaries and authorities on the account.
- e. 605 Thistle Drive- Shed dimensions, placing, and materials are not compliant with deed restrictions. Tal will send letter to homeowner.

**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 9:42 PM.

**8. Next Meeting:**

The next meeting is scheduled for February 11, 2020, 7:30 PM at Lifepoint Church.

**9. Action items:**

**Tal Almand-**

- Get Insurance quotes
- Procedures for issuing Violation letters
- Mail letter to Thistle
- Mail Letter to Spooners
- Court date Feb 13

**Marjie Boyd-**

- PO Box key
- Copy of Directors Insurance to Tal
- Court Date Feb 13