Hickory Hill Community Homeowners Association Meeting
Tuesday, March 10, 2020
Lifepoint Church

Board Members Present: Cheryl Bodden, Rhonda Mitchell, Crystal Speer, Jay Belcher, Mike Bolen, Alex Jeffery, Eddie Aikins, Tal Alman

Board Members Absent: Lisa Cooper

All homeowners present were asked to sign the attendance sheet.

1. Call to Order:
The meeting was called to order on March 10, 2020 by the president at 7:33 PM at Lifepoint Church, 501 S. Kingsway Road, Seffner, FL 33584.
The following statement was read for the record:
This meeting may be personally recorded and live streamed on a social media site. The Hickory Hill HOA does not have ownership of the recording, endorse the recording, nor take responsibility for the recording and any comments posted on the streaming / social media site. This announcement is to advise all members present that your comments may be audio or video recorded.

3. Minutes:
February 11, 2020 minutes were read and unanimously approved.

4. Treasurer’s Report:
Treasurer’s report for March 10, 2020 was not filed.
Corrections to December 2019, January 2020, and February 2020 Treasurer’s reports were requested.
Reminder to treasurer that Sun Biz report must be sent by May 1, 2020.

5. Old Business:

a. Post Office Box Key-
The tax board and HOA share the same PO Box. The post office issued a new key to Tal Almand, which he will in turn, issue to tax board member Marjie Boyd.

b. **410 Laurel Park Place / Whites’ Lawsuit Appeal-**
The Judge’s decision is still pending. Tal contacted law firm last week to confirm no decision has been rendered.

c. **Suncoast Credit Union Account-**
Name changes for newly elected officers on account is completed.

d. **Procedures for Issuing Violation Letters-**
- Guidelines were attached as part of February minutes.
- Request Motion from Board to continue with standing practice of sending 3 letters prior to any decision being made on legal actions. First letter will now include a 90 day compliance notice, subject to extension if the homeowners are actively advising the HOA on status of actions to address the issue. This 90-day compliance notice is in response to feedback from homeowners asking how much time a homeowner has to comply. The second letter will state the same information as the first and the third and last letter will include notice that failure to address issue or address HOA may result in legal action. Motion carried.

e. **Previously Reported Violations-**

<table>
<thead>
<tr>
<th>Address</th>
<th>Violation</th>
<th>Photo Documentation</th>
<th>Determination on 2/11/2020</th>
<th>Determination on 3/10/2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>503 Sportsman Park</td>
<td>Truck parking partially on grass (owner was going to extend driveway, but hasn't)</td>
<td><img src="image.png" alt="Photo" /></td>
<td>Homeowner working on solution. Will review next month.</td>
<td>Tal to speak with homeowner to get an update</td>
</tr>
<tr>
<td>605 Thistle Drive</td>
<td>Shed dimensions, placement, and materials are not compliant with deed restrictions.</td>
<td></td>
<td>Second notice pending until March meeting to see if the shed has been moved or sold.</td>
<td>Homeowner has advised the board through a board member that they are trying to sell shed. Recommended the board hold off on letter based on homeowner providing update prior to next meeting, they are trying to resolve.</td>
</tr>
<tr>
<td>602 Penn National</td>
<td>Backyard Maintenance</td>
<td></td>
<td>Tal will draft a letter asking the homeowner to maintain the back yard. Marjie will provide Tal with the address of owner on record.</td>
<td>Second letter was sent 2 weeks ago, recommend we send 3rd notice if no response by April HOA meeting.</td>
</tr>
</tbody>
</table>

g. Confirmation of Zone Monitors-
- Crystal Foltz- Not a member in good standing of the HOA, Crystal Speer volunteered to monitor this zone.
- Steve Grewell - Not a member in good standing of the HOA, Rhonda Mitchell volunteered to monitor this zone.
- Marjie Boyd- Agreed to continue as zone monitor.
- Mike Bolen- Agreed to continue as zone monitor.
- Tal Almand- Agreed to continue as zone monitor.
- Winfield Boggs- Agreed to continue as zone monitor.
- Stephanie Keller- Agreed to continue as zone monitor.

The secretary was asked to post zones and zone monitors on the website.

h. Including contact information with Estoppel letters-
   The following information will be included in estoppel letters:

   Hickory Hill Community Information

   Website:
   http://www.hickoryhillowners.com

   Tal Almand, HOA President Email:
   hickoryhillcommunityhoa@gmail.com

   Deed restrictions link:

   School District: High School / Strawberry Crest
   Middle School / Burnett
   Elementary School / Lopez

6. New Business:

   a. HOA Committee or Assigned Task Requirements-
      An HOA board member must be a member in good standing of the HOA, therefore any committees, sub committees, or other assigned tasks by the board fall under same guidelines. The board states we respect the rights of those who disagree currently about dues payments being mandatory; it is still
the belief that we are a valid HOA and that from the HOA perspective, dues are required for a homeowner to be considered a member in good standing.

b. **Community Feedback and Questions** - It was suggested to have a standing agenda item under new business each month to allow for feedback from non-board members. It was emphasized that it's important to get feedback from all homeowners who are not board members that might want to speak at a meeting. This standing agenda item would provide the opportunity to do so.

c. **Statement from HOA Attorney** - It was requested by a homeowner to get a statement from the HOA’s current attorney clarifying the validity of the HOA Board to enforce deed restrictions. It was agreed amongst the board members that incurring any additional costs at this time would not be advisable. Until the judge has made his final decision concerning ongoing litigation, the board will not request a statement at this time.

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 8:44 PM.

8. **Next Meeting:**
The next meeting is scheduled for April 14, 2020, 7:30 PM at Lifepoint Church.

9. **Action items:**

**Alex**-
- [ ] Need Treasurer's report for March 10, 2020.
- [ ] Need corrected Treasurer's report for December 2019.
- [ ] Need Treasurer's report for February 2020.
- [ ] File Sun Biz report by May 1, 2020.

**Cheryl** –
- [ ] Post zones and zone monitors on the website.

**Tal**-
- [ ] Follow up with 503 Sportsman Park.
- [ ] Follow up with 605 Thistle Drive.
- [ ] Follow up with 602 Penn National.
The HOA Bylaws amendment committee consists of:

1. Eddie Aikins
2. Rhonda Mitchell
3. Crystal Speer
4. Mike Bolen
5. Jay Belcher

All members have paid their HOA dues and are in good standing.

I have secured the use of the Seffner/Mango library for a meeting space and will have our first in person meeting as soon as possible.

We currently have **Seven** items that are under consideration:

- Board member seats chosen from at-large vs zones
- Amendment to term limits for Board members
- Proxy voting
- Mail in ballots
- Electronic Voting
- Quorum for voting
- Having more than one voting option
- No change to current voting practice

The committee will meet and make recommendations to the Board

The Board will have proposals reviewed by Attorney

The General Body will vote on proposed amendments at the November meeting.