

Hickory Hill Community Homeowners' Association  
July 2020

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

**Board Members Present**

Cheryl Bodden  
Rhonda Mitchell  
Crystal Speer  
Jay Belcher  
Mike Bolen  
Alex Jeffery  
Eddie Aikins  
Tal Almand  
Lisa Cooper

**Board Members Absent**

**1. Call to Order:**

The meeting was called to order on July 14, 2020 by the president at 7:46 PM at Lifepoint Church Parking lot, 501 S. Kingsway Road, Seffner, FL 33584.

The President turned the meeting over to the Vice President for opening statements regarding the new meeting forum. See attachment 1 for meeting forum details.

When completed, the Vice President turned the meeting back over to the President.

**2. Minutes:**

March 10, 2020 minutes were approved  
April 14, 2020 minutes were approved  
May 12, 2020 minutes were approved  
June 9, minutes were approved

**3. Treasurer's Report:**

Treasurer's report for July, 2020 digitally sent to President and Secretary. The physical report was not available at the meeting for board approval, item tabled until August meeting.  
President filed and paid Sun Biz report- Incorporation fee.

4. President's Report: Tal Almand

The HOA board was unable to meet due to Covid -19. The President, Tal, handled exemptions for RV parking that went past allowed time frame. The request was made due to the effects of the Pandemic.

There was a complaint filed regarding fencing that was addressed by the President while the HOA board meetings were on Covid-19 hiatus.

5. Secretary's Report: Cheryl Bodden

Zones and zone monitors are now posted on the website.

152 homes have paid dues

30 homes have not paid dues.

9 addresses are in question with treasurer's report.

See Attachment 7 for dues discrepancy report.

6. Committee Report: Eddie Aikins

The By law committee has not held a meeting due to Covid-19.

The committee chair requested approval to hold the meetings via an electronic meeting platform.

The Board agreed, citing that this committee, assigned by the President, would be within guidelines to meet virtually.

7. Old Business:

a. Post Office Box Key- Marjie Boyd was issued the new key.

b. Outcome and Future Proceedings due to 410 Laurel Park Place / White's Lawsuit Appeal-

- Verdict was filed in favor of HOA.
- The HOA has the authority to enforce deed restrictions, as well as homeowners have the authority to enforce deed restrictions.
- The HOA is a collection of homeowners.
- HOA will continue business as usual as a result of the judgment.
- Homeowners are not mandated to join the HOA therefore they are not mandated to pay dues. HOA membership is voluntary.
- If a homeowner does not pay dues, they will not be considered a member of the HOA and may be asked to leave the HOA meetings.
- Bylaw changes are made by HOA members.
- Deed restriction changes are made by all homeowners, regardless of their HOA standing.

c. Previously Reported Violations-

	Address	Violation	Photo Documentation	Determination on 2/11/2020	Determination on 3/10/2020	Determination on 7/7/20
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.	Tal to speak with homeowner to get an update	Still Pending Tal to talk to homeowner <b>Ongoing since 9/10/19</b>
605	Thistle Drive	Shed dimensions, placement, and materials are not compliant with deed restrictions.		Second notice pending until March meeting to see if the shed has been moved or sold.	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.	Still Pending Tal to talk to homeowner <b>Ongoing since 1/14/2020</b>
602	Penn National	Backyard Maintenance		Tal will draft a letter asking the homeowner to maintain the backyard. Marjie will provide Tal with the address of owner on record.	Second letter was sent 2 weeks ago, recommend we send 3rd notice if no response by April HOA meeting.	<b>Resolved</b>

6. New Business:

a. Email from Homeowner concerning a tree-

*I am having tree work done at my home. I would like to have a tree taken out that is not actually on my property. I do not feel with all of the tree work I am having done I should be having to worry about a tree that is not on my property. Please let me know how you may be able to help.*

The President spoke to the homeowner and explained to him the HOA is not a responsible party in this matter.

b. Political signs-

There was a concern regarding the display of political signs.

Signs are addressed in the deed restrictions - #15. See attachment 6.

The President will investigate if political signs are allowed on right of way and if HOA will be held harmless for trying to enforce. This item is tabled until the next meeting after a deeper review of laws and documentation can be completed.

**c. Payment for use of facility-**

The Tax Board and HOA pay the owners of Lifepoint Church \$300.00 /year each to use the church's facilities for meetings. The board agreed to pay \$300.00 for usage of Lifepoint Church from July 2020 to June 2021.

**d. Two Facebook Groups-**

Complaint received regarding there being 2 Facebook groups for the neighborhood and it is difficult to know which one is the "official" site.

The complaint pointed out that the deed restrictions indicate that only the developer and its successors (which would be the HOA) have the exclusive right to use the words "Hickory Hill" by themselves or in combination with any other words (see attachment 6). The homeowner suggested that both groups need to be renamed or deleted to avoid confusion among homeowners.

The board determined that neither group is run by the HOA, and the HOA has no jurisdiction over Facebook.

Homeowners should refer to the Hickory Hill Community website for official communications.

**e. Mailing to all Neighbors in Hickory Hill Community-**

The board voted unanimously to have an informational letter/survey sent to all homeowners. The President will compose the letter and it will be presented at the August board meeting for vote/approval prior to mailing. The bulk rate will be approximately \$57.00.

**f. New Reported Violations-**

	<b>Address</b>	<b>Violation</b>	<b>Photo Documentation</b>	<b>Determination on 7/7/20</b>
506	Finger Lakes	RV being parked	See attachment 5	Tal will send letter Homeowner habitual offender Ongoing since 1/8/19
508	Finger Lakes	Commercial vehicle being parked at the home	See attachment 2	Tal will send letter Homeowner habitual offender Ongoing since 10/9/18
603	Grand National	Fence that has horizontal slats rather than vertical	See attachment 3	Tal will send letter
626	Penn National	RV being parked	Could not verify. RV was not parked when zone monitor went to verify.	No action at this time
627	Penn National	Commercial vehicle	See attachment 4	Tal will send letter

**7. Members at Large:**

No comments.

**8. Adjournment:**

There were no additional items to be discussed, therefore, the meeting was adjourned at 8:40 PM.

**9. Next Meeting:**

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

## 10. Action items:

- Alex Jeffery - Check for \$300.00 for use of church facility
- Eddie Aikins – Report of meeting with By-laws committee
- Tal Almand - Send letters to

506	Finger Lakes
508	Finger Lakes
603	Grand National
627	Penn National

- Tal Almand – Informational Letter for approval before mail out.
- Tal Almand- Investigate if political signs are allowed on right of way and if HOA will be held harmless if trying to enforce.
- Tal Almand- Talk to homeowners at

503	Sportsman Park
605	Thistle Drive

- Crystal Speer- Set up Zoom meeting for August meeting
- Cheryl Bodden- Post zoom meeting information on Website and send info out in email

# Attachment 1

Good afternoon,

I apologize for previously providing the incorrect date, the original link\* provided for 7/7 will not work on 7/14.

After confirming a time restriction (40 minutes) on the Zoom platform plan being utilized for the HH HOA meeting. We have found it necessary to split the HOA meeting into two segments, enabling the board to perform their duties adequately, as well as allowing sufficient time for homeowners with questions/concerns to be heard. I apologize for any inconvenience this may bring. This is all very new territory for everyone and we are trying to do our best to comply with Bylaws/policies while also keeping everyone safe. To enable sufficient time to move effectively through the board meeting and Q & A segments, both will be recorded. However, if you do not wish to be recorded, please simply turn your video off. You can still participate and hear all that is transpiring throughout the meeting, your voice will be recorded, NOT your face. We feel this feature is important to allow for the ability to retrieve information or questions that may have not been addressed during the meeting, allowing the ability to notate/research/address it at the next scheduled HOA meeting; enabling us to move through the meeting while gathering all questions or comments electronically, instead of slowing the process due to writing or asking someone to repeat themselves multiple times. It frees up more time for meeting tasks and Q & A.

Stay safe, have a beautiful and blessed week.

Warm regards,  
Crystal Speer  
**Vice President**  
*Hickory Hill Community*  
*Homeowner/Board Member*  
**(813) 523-0151**

**\*Please use the new links provided below when logging in for the 7/14 HH HOA meetings.**

Topic: HH HOA Meeting (Segment 1)  
Time: Jul 14, 2020 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting  
<https://us04web.zoom.us/j/8940565195?pwd=ekI4cWc1amJTSDJpWi9HUEI5QW5QUT09>

Meeting ID: 894 056 5195  
Password: 1Bpiuw

Topic: HH HOA Meeting (Segment 2)  
Time: Jul 14, 2020 08:15 PM Eastern Time (US and Canada)

Join Zoom Meeting  
<https://us04web.zoom.us/j/8940565195?pwd=ekI4cWc1amJTSDJpWi9HUEI5QW5QUT09>

Meeting ID: 894 056 5195  
Password: 1Bpiuw

## Attachment 2

A homeowner has complained about a routine deed restriction violation at 508 Finger Lakes regarding a commercial vehicle being parked at the home.

Pictures included are from 6/13, 6/14, 6/23, and 7/5.





## Attachment 3

A homeowner has complained about the home at 603 Grand National having a deed restriction violation with a fence that has horizontal slats rather than vertical. The homeowner making the complaint is correct. Fences must have vertical slats. See below taken from the Deed Restrictions:

### 8. Fences

#### A. Fence Locations, Height and Materials

i. Walls, hedges or fences may be constructed of a height not to exceed six (6) feet as follows:

Along:

- (i) The Side Lot Lines, subject to Subsection 8.B (ii);
- (ii) The Rear Lot Line, (excluding hedges);
- (iii) The Rear Dwelling Line; and
- (iv) The Front Dwelling Line.

Illustrations of the permissible location of walls, hedges and fences are set forth in the attached Exhibit A, Sketches 1, 2, and 3.

ii. Materials:

a.) Wood

- Fence must be vertical slats of pressure treated pine or other premium woods; e.g. cypress, cedar or redwood.
- Fence must not exceed six (6) feet in height. Fence height is measured from the ground to the top of fence panel.
- White or tan in color.
- A natural sealer is permitted.

b.) Vinyl

## Attachment 4

A homeowner has complained about a routine deed restriction violation regarding a commercial vehicle at 627 Penn National. Pictures included are from 7/2 and 7/5.



## Attachment 5

A homeowner has complained about a routine deed restriction violation regarding an RV being parked at 506 Finger Lakes. Pictures provided are from 5/23, 7/05, and 7/10. Homeowner expressed concern regarding the property value of their home being diminished and wished to remain anonymous.



## Attachment 6

### **15. Signs**

No signs shall be displayed with the exception of a maximum of one (1) "For Sale" sign upon each lot not exceeding 36" X 24". Notwithstanding anything to the contrary herein, Developer, its successors, agents or designated assigns, shall have the exclusive right to maintain signs of any type and size and for any purpose in the Subdivision and shall have the exclusive right to use the words "Hickory Hill" by themselves, or in combination with any other words.

## Attachment 7

### Discrepancy Report

#### 2020 Dues Paid

- 511 Caulder on 12/10/19 Treasurer's report as deposited, not on report emailed from Treasurer on 2/28/20.
- Return slip for 305 Running Horse received, not on 12/10/19 Treasurer's report as deposited.
- 607 Grand National listed on two Treasurer's reports, 12/10/19 and 1/14/20.
- 608 Sportsman on 12/10/19 Treasurer's report as deposited, not on report emailed from Treasurer on 2/28/20.
- 510 Sportsman listed on two Treasurer's reports, 12/10/19 and 1/14/20.
- 606 Thistle on 12/10/19 Treasurer's report as deposited, not on report emailed from Treasurer on 2/28/20.
- 703 Thistle not on report emailed from Treasurer on 2/28/20, dues were previously paid prior year.
- 501 Triple Crown listed on two Treasurer's reports, 12/10/19 and 1/14/20.
- 304 Running Horse on Treasurer's report for 12/10/19 marked as paid, no such address.