

Hickory Hill Community Homeowners' Association

January 13, 2026

Hickory Hill Community Homeowners Association Meeting

Tuesday, January 13, 2026

Seffner UMC Church

1310 S. Kingsway Road

Seffner, FL 33584

Board Members Present

Eddie Aikins
Bill Kruppa
Lisa Cooper
Rudy Pein
Rhonda Mitchell
Cheryl Bodden
Marjie Boyd

Board Members Absent

Mike Bolen
Jay Belcher

1. Call to Order:

The HOA Board meeting was called to order on January 13, 2026, by Marjie Boyd, HOA President, at 7:32 PM.

2. Minutes:

December 9, 2025, minutes were approved as presented.

3. Treasurer's Report:

January 13, 2026, Treasurer's report was approved as presented.

4. Secretary's Report:

a. 2026 Dues – 67 payments received. See attachment A for details.

5. Election of Officers:

The following individuals were elected as members of the board in the general meeting:

- Marjie Boyd
- Jay Belcher
- Rudy Pein
- Rhonda Mitchell
- Mike Bolen
- Eddie Aikins
- Bill Kruppa




The newly elected board members then voted for the following positions:

- President: Marjie Boyd
- Vice President: Rudy Pein
- Secretary: Cheryl Bodden
- Treasurer: Rhonda Mitchell

It was decided that the roles of the elected board members would take effect immediately.

6. Old Business:

a. Pending Violations

Address		Reported Date	Violation	Action Taken	Action Date	Picture Documentation	1/13/2026
506	Finger Lakes	8/9/2022	Boat	Due process followed, pending litigation			Pending Litigation
508	Finger Lakes	8/9/2022	RV, large shed	Due process followed, pending litigation			Pending Litigation
512	Caulder Park	1/14/25	Commercial vehicles	Attorney sent a request for mediation on 8/12/25.			Pending Litigation

b. Letter sent to 512 Caulder homeowners for parking commercial vehicles-

Mr. Weiner sent a letter to the homeowners at 512 Caulder Park addressing the issue of parking commercial vehicles on their property. All Board members were provided with a copy of this letter. Homeowners have not responded. Case will be turned over to attorney to request mediation.

7. New Business:

- a. **Board Member Insurance-** Board members agree to purchase Directors & Officers insurance for 2026. Details of the policy will be sent to each Board member for their review. Two quotes were provided. One from Fearnow Insurance for \$1987.68 and to compare prices, a second policy from Odiorne Insurance covering the Tax District for \$1877.59. Board members will review the details and confirm the purchase with the HOA president.
- b. A homeowner asked if the HOA could provide a monetary donation to go towards a Spring Neighborhood party, specifically an Easter Egg Hunt. HOA president will review if funds received can be used for a community event and report back.

8. Members at Large:

Homeowners in attendance reported a new family has moved into 602 Penn National Road and suggested we no longer refer to it as the “Crack House” and instead call it the “Butterfly House” or the “Resurrected House”. Homeowners were appreciative of the HOA’s efforts in resolving the problems associated with the previous owners.

9. Adjournment:

With no further items to discuss, the meeting was adjourned at 8:10 PM.

10. Next Meeting:

The next meeting is scheduled for February 10, 2026, at 7:30 PM at Seffner UMC Church, at 1310 S. Kingsway Rd, Seffner, FL 33584.

Attachment A

Date	Payment	Amt	Last Name	First Name	Number	Street	Street Suffix
12/26/2025	Check	\$20.00	BARROW	Jim & Mary	504	Caulder Park	RD
12/26/2025	Check	\$20.00	SMITH	Stan & Cheryl	513	Caulder Park	RD
1/1/2026	PP	\$20.87	STARKS	James & Monica	502	Finger Lakes	PL
12/26/2025	Check	\$20.00	FRCHO	Jeffery	504	Finger Lakes	PL
12/14/2025	PP	\$20.87	ESTAPE	Estela	607	Gay	RD
12/26/2025	Check	\$20.00	ULREY	Robert & Deborah	612	Gay	RD
12/26/2025	Check	\$20.00	READ	Ed & Sharon	609	Grand National	PL
12/26/2025	Check	\$20.00	BAKER	Luther & Jan	402	Laurel Park	PL
12/26/2025	Check	\$20.00	BURNSIED	Charles & Donna	406	Laurel Park	PL
12/26/2025	Check	\$20.00	LANG	Joyce	407	Laurel Park	PL
12/26/2025	Check	\$20.00		Takhta Bomian, Garo	407	Penn National	RD
12/26/2025	Check	\$20.00	BOSWELL	Rebecca	505	Penn National	RD
12/26/2025	Check	\$20.00	WAKSMAN	Ben & Dottie	607	Penn National	RD
12/9/2025	Cash	\$20.00	COOPER	Lisa	613	Penn National	RD
12/9/2025	Cash	\$20.00	PEIN	Rudy & Kim	615	Penn National	RD
12/26/2025	Check	\$20.00		Rental House	618	Penn National	RD
12/3/2025	PP	\$20.87	PLOURDE	Chad & Jackie	622	Penn National	RD
12/3/2025	PP	\$20.87	HAAS	Tim & Sherri	626	Penn National	RD
12/26/2025	Check	\$20.00	WILDE	Kim	629	Penn National	RD
12/5/2025	PP	\$20.87	ESKEW	Kelli	630	Penn National	
12/26/2025	Check	\$20.00	SMITH	Michael & Rowena	632	Penn National	RD
12/26/2025	Check	\$20.00	WOODS	David & Kim	635	Penn National	RD
12/26/2025	Check	\$20.00	RAMIREZ	Carmen	502	Preakness	PL
12/26/2025	Check	\$20.00	POTTER	Michael & Jennifer	503	Preakness	PL
12/26/2025	Check	\$20.00	REYES	Antonio	506	Preakness	PL
12/26/2025	Cash	\$20.00	ALFONSO	Greg & Samantha	104	Running Horse	RD
12/26/2025	Check	\$20.00	SCOTT	Sam & Debbie	106	Running Horse	RD
12/26/2025	Check	\$20.00	KOCH	Stephen	109	Running Horse	RD
12/20/2025	PP	\$20.87	GROHS	David & Gloria	110	Running Horse	RD
12/26/2025	Check	\$20.00	BERDIT	Mark & Dorothy	201	Running Horse	RD
12/26/2025	Check	\$20.00	HOLDEN	Chris & Donna	207	Running Horse	RD
12/26/2025	Check	\$20.00	MAHR	Monte & Patty	403	Running Horse	RD
12/26/2025	Check	\$20.00	RUSSELL	James & Heather	502	Running Horse	RD