

# Hickory Hill Community Homeowners' Association

June 10, 2025

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## **Hickory Hill Community Homeowners Association Meeting**

**Tuesday, June 10, 2025**

**Seffner United Methodist Church**

**1310 S Kingsway Rd, Seffner, FL 33584**

### **Board Members Present**

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

### **Board Members Absent**

**Mike Bolen**

#### **1. Call to Order:**

**The HOA Board meeting was called to order on June 10, 2025, by Marjie Boyd, president, at 7:40 PM at Seffner UMC, 1310 S. Kingsway Rd., Seffner, FL 33584.**

#### **2. Minutes:**

**May 13, 2025, minutes were accepted as presented.**

#### **3. Treasurer's Report:**

**June 10, 2025, Treasurer's report was accepted as presented.**

#### **4. Secretary's Report:**

**An email was sent to all homeowners with registered email addresses regarding the Arbor Bluff Development plans and zoning hearing dates. In addition, the announcement was posted on Hickory Hi-Posts FB page.**

**The same information as above will be posted on HickoryHillowners.com.**




## **5. Old Business:**

- a. 512 Caulder Park Rd -Commercial vehicles parked continuously at the home. A third certified letter was sent. The HOA's attorney confirmed that because Hickory Hill Community deed restrictions do not include the Kaufman clause, the HOA is within their rights to continue enforcing the deed restrictions as they stand. Board agreed to have attorney send final letter to homeowner. With no compliance, the attorney will send a letter and request mediation.
- b. 602 Penn National Road- A phone conference was held with Mr. Weiner directing him to file Contempt of Court charges against Mr. Spooner. Before Mr. Weiner can proceed, the HOA needs to send a certified letter to Mr. Spooner giving him 15 days to comply with the judgment to remove or reduce the height of the shed. Board agreed to send a certified letter and proceed with the Contempt of Court charges.

A court date will be set for Mr. Spooner to appear and explain why he has not complied with the court order.

- c. 506 Caulder Park – A first letter was sent about the car parked in the yard. Pending compliance check.

## **6. Summary of Pending Violations:**

Address		Reported Date	Violation	Action Taken	Action Date	Picture Documentation	6/10/25
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
506	Caulder Park	3/11/25	Car parked in yard	A first letter was sent about the car parked in the yard.			Pending compliance check

512	Caulder Park	1/14/25	Commercial vehicles	Attorney to send final letter to home-owner.			Attorney will send a request for mediation
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**7. New Business:**

- a. 408 Laurel Park- Trailer parked at home. Violation verified with board. First letter will be sent.

**8. Members at Large:**

No items with members at large to discuss.

**9. Adjournment:**

With no further items to discuss, the meeting was adjourned at 7:48 PM.

**10. Next Meeting:**

The next meeting is scheduled for July 8, 2025, 7:30 PM at Seffner UMC Church, at 1310 S. Kingsway Rd, Seffner, FL 33584.