

Hickory Hill Community Homeowners' Association

August 12, 2025

Hickory Hill Community Homeowners Association Meeting

Tuesday, August 12, 2025

Seffner UMC Church

1310 S. Kingsway Road

Seffner, FL 33584

Board Members Present

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

Board Members Absent

**Eddie Aikins
Mike Bolen**

1. Call to Order:

The HOA Board meeting was called to order on August 12, 2025, by Marjie Boyd, president, at 7:35PM.

2. Minutes:

July 8, 2025, minutes were accepted as presented.

3. Treasurer's Report:

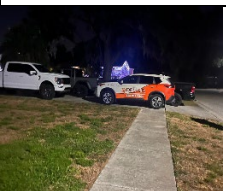
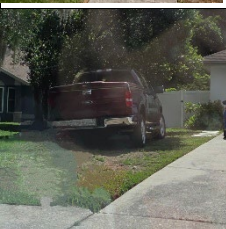
August 12, 2025, Treasurer's report was accepted as presented.

4. Secretary's Report:

- a. Go Daddy domain renewals for 2025 and 2026 were paid; \$22.17 and \$22.19. Additionally, the GoDaddy website renewal was paid, \$275.88.**

5. Old Business:

a. Pending Violations

	Address	Reported Date	Violation	Action Taken	Action Date	Picture Documentation	8/12/25
506	Finger Lakes	8/9/2022	Boat	Due process followed, pending litigation			Due process followed, pending litigation
508	Finger Lakes	8/9/2022	RV, large shed	Due process followed, pending litigation			Due process followed, pending litigation
512	Caulder Park	1/14/25	Commercial vehicles	Attorney will send a request for mediation	7/8/25		Pending attorney's confirmation of mediation request
606	Gay Road	7/8/25	Truck parked in grass	Complaint verified. First letter will be sent.	7/8/25		8/12/25 truck not parked on grass. Will monitor for another month.

- b. 602 Penn National – All pending matters have been resolved. HOA has received satisfaction of judgment. The HOA formally acknowledges that the debt has been paid, and the terms fulfilled. The associated lien and the public record of judgment have been removed.

6. New Business:

- a. Update for Arbor Bluff use of Penn National- On Tuesday, August 12, 2025, the County Commission voted to close Penn National Rd. to traffic from Arbor Bluff homeowners. The access to Penn National from Arbor Bluff will be used by **emergency vehicles only**. As of the August 12th meeting, representatives from KB Home were unsure how the emergency-use-only gate would affect the homeowner from Robert's Nursery who uses Penn National as an entrance to his property. The vote to close Penn National was successful as a result of homeowners who wrote letters to County Commissioners and by Sam Mandelbaum's representation of the HOA at the meeting. Mr. Mandelbaum, who is an attorney and the father of one of our homeowners, agreed to represent the HOA free of charge. A big THANK YOU goes out to all who helped in this effort (writing letters, making signs, sending out notices, attending meetings, speaking at the Land Use and Zoning Hearing), and particularly to Mr. Mandelbaum for his representation of HOA homeowners at the meeting.
- b. 602 Penn National- was recently bought by a young couple who are working to renovate the property and re-sell it. The property could not be purchased until the taxes were paid, deed restriction violations were corrected and the HOA judgment for the lawsuit was paid. The

couple plans to completely refurbish the interior, and the husband (who owns a landscape company) has plans for a complete make-over of the yard. They anticipate the renovation will take two to three months.

7. Members at Large:

No items from members at large.

8. Adjournment:

With no further items to discuss, the meeting was adjourned at 8:01 PM.

9. Next Meeting:

The next meeting is scheduled for September 9, 2025, 7:30 PM at Seffner UMC Church, at 1310 S. Kingsway Rd, Seffner, FL 33584.