

# Hickory Hill Community Homeowners' Association

November 11, 2025

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

**Tuesday, November 11, 2025**

**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 (called in)

### Board Members Absent

Mike Bolen  
Jay Belcher

#### 1. Call to Order:

The HOA Board meeting was called to order on November 11, 2025, by Rudy Pein, vice-president, at 7:36 PM.

#### 2. Minutes:

October 14, 2025, minutes were accepted as presented.

#### 3. Treasurer's Report:

November 11, 2025, Treasurer's report was accepted as presented.

#### 4. Secretary's Report:

- a. Dues notifications are printed and will be mailed out 11/30/2025.
- b. Concerning yards not being edged regularly- item was published on website.
- c. Concerning dog waste bags in storm drains- item was published on website.

**5. Old Business:**

a. Pending Violations

Address		Reported Date	Violation	Action Taken	Action Date	Picture Documentation	9/9/2525
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	Com-mercial vehicles	Attorney sent a request for mediation on 8/12/25.			Pending Litigation

b. Letter sent to 512 Caulder Park 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. We are currently awaiting a response from the homeowners regarding the request for mediation.

c. Noise Issue with Black Mustang at 611 Penn National

The Board has received complaints about a black Mustang vehicle at 611 Penn National. The vehicle is reported to be extremely loud and active at all hours.

A letter will be sent to the homeowner informing them of the complaints received.

It is noted that this issue does not constitute a deed restriction violation. As such, the Board's action is limited to notifying the homeowner, and no further action is required from the Board.

**6. New Business:**

No new business to report.

**7. Members at Large:**

A homeowner in attendance at the HOA meeting inquired about the restriction on commercial vehicles within the neighborhood. The board responded that the Hickory Hill Community deed restrictions do not include the Kaufman clause. If our deed restrictions included the Kaufman clause, the deed restrictions would automatically be amended to include state statute changes and mandate the allowance of commercial vehicles in the neighborhood. The board also mentioned that a redacted copy of the HOA attorney's response on this issue would be posted on the association's website.

**8. Adjournment:**

With no further items to discuss, the meeting was adjourned at 8:12 PM.

**9. Next Meeting:**

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