

Hickory Hill Community Homeowners' Association

March 11, 2025

Hickory Hill Community Homeowners Association Meeting

Tuesday, March 11, 2025

Seffner United Methodist Church

1310 S Kingsway Rd, Seffner, FL 33584

Board Members Present

Rhonda Mitchell
Bill Kruppa
Jay Belcher
Cheryl Bodden
Marjie Boyd

Board Members Absent

Eddie Aikins
Rudy Pein
Lisa Cooper
Mike Bolen

1. Call to Order:

The HOA Board meeting was called to order on March 11, 2025 by Marjie Boyd, president, at 7:30 PM at Seffner UMC, 1310 S. Kingsway Rd., Seffner, FL 33584.

2. Minutes:

February 11, 2025, minutes were accepted as presented.

3. Treasurer's Report:

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

4. Secretary's Report:



- 96 payments submitted for 2025 HOA dues. See attached report.

5. Old Business:

- 512 Caulder Park Rd- Commercial vehicles parked continuously at the home. Two letters sent. Vehicles have remained parked overnight at the address. Third certified letter will be sent.
- 602 Penn National Road- To date, non-compliance of homeowner following the lawsuit judgment. Contempt of court charges to be filed with attorney Rory Weiner.

- c. **Arbor Bluff Development** – Postponement for rezoning hearing for Robert's Nursery (April 15, county center, 6 PM). Zoning number is PD 25-0274. Special committee of homeowners to meet on April 1, 2025, to determine specific requests to present to Zoning Master and County Commission. Committee will present their report and designate a spokesperson at the April HOA Meeting. The committee was also charged with writing an informational guideline for all homeowners to follow if they would like to contribute suggestions to be included as part of public record on how the Arbor Bluff Development will affect Hickory Hill neighborhood.

6. Summary of Pending Violations:

Address		Reported Date	Violation	Action Taken	Action Date	Picture Documentation	2/11/25
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

7. New Business:

- 405 Laurel Park - Complaint about sign and police tape in yard. See picture documentation. Bill Kruppa will speak to the homeowners.
- 604 Penn National - Trailer in yard with mower. First letter will be sent.
- 506 Caulder Park - car parked in yard. See picture documentation. First letter will be sent.
- 408 Laurel Park - trailer in driveway. See picture documentation. First letter will be sent.
- 630 Penn National - shaved ice trailer parked behind fence- Since trailer is behind fence, estoppel letter will be sent.
- Engagement Letter for Appleton Reiss- Engagement letter will be postponed with new law firm until after contempt of court charges are filed with Weiner.



HOA - Engagement Letter w-Appleton Reiss (1).pdf

8. Members at Large:

- a. 602 Penn National- Homeowners present asked what steps were being taken. Board members reiterated all the actions taken to date and pending contempt of court charges to be filed.
- b. Arbor Bluff Development- Homeowners present asked what steps were being taken. Board members agreed the HOA would represent the neighborhood. A committee will prepare written requests to present to the developer for consideration at the April 8, 2025 HOA Board meeting.

9. Adjournment:

With no further items to discuss, the meeting was adjourned at 9 PM.

10. Next Meeting:

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

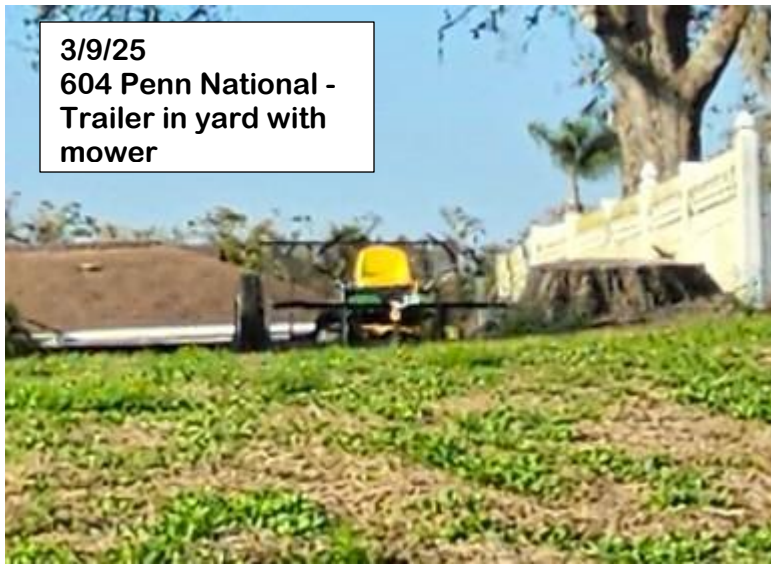
Dues Report March 2025

	Date	Last Name	First Name	Number	Street	Street Suffix
1	1/13/2025	AGLIANO	Brian & Karin	502	Caulder Park	RD
2	12/6/2024	BARROW	Jim & Mary	504	Caulder Park	RD
3		KONIG	Max & Cahni	506	Caulder Park	RD
4	12/31/2024	HEATH	Gary & Sandra	509	Caulder Park	RD
5	12/9/2024	WYLIE	Warren & Lisa	510	Caulder Park	RD
6	12/29/2025	NEWETT	Michael & Bonnie	511	Caulder Park	RD
7	12/8/2024	SMITH	Stan & Cheryl	513	Caulder Park	RD
8	1/28/2025	STARKS	James & Monica	502	Finger Lakes	PL
9	12/7/2024	FRCHO	Jeffery	504	Finger Lakes	PL
10	12/5/2024	PLOURDE	Al & Henri	605	Gay	RD
11	12/15/2024	ESTAPE	Estela	607	Gay	RD
12	1/14/2025	MCKINNEY	Ed & Kim	608	Gay	RD
13	12/3/2024	ULREY	Robert & Deborah	612	Gay	RD
14	12/31/2024	ALFONSO	Al & Rosie	601	Grand National	PL
15	12/7/2024	BURRIS	David & Sherry	602	Grand National	PL
16	12/24/2024	STAPLES	James & Susan	605	Grand National	PL
17	12/5/2024	READ	Ed & Sharon	609	Grand National	PL
18	12/9/2024	HEBRON	Richad & Angela	401	Laurel Park	PL
19	12/13/2024	BAKER	Luther & Jan	402	Laurel Park	PL
20	1/12/2025	BENVENUTI	Jynine	404	Laurel Park	PL
21	12/6/2024	ROBERTS	Tim & Janine	405	Laurel Park	PL
22	1/24/2025	BURNSED	Charles & Donna	406	Laurel Park	PL
23	2/11/2025	TAMBORELLO	Carl & Lourdes	403	Penn National	RD
24	12/18/2024	TAKHTA-BORNIAN	Nicola	407	Penn National	RD
25	2/26/2025	PERFECT	Shelley	501	Penn National	RD
26	1/20/2025	HARDEE	Cindy	503	Penn National	RD
27	12/31/2024	BOSWELL	Rebecca	505	Penn National	RD
28	1/9/2025	FRAUSTO	Raynaldo	606	Penn National	RD
29	12/11/2024	WAKSMAN	Ben & Dottie	607	Penn National	RD
30	1/28/2025	HEFFELFINGER	James	609	Penn National	RD
31	12/10/2024	COOPER	Lisa	613	Penn National	RD
32	Rudy said he paid cash for dues in October but treasurer and secretary do not remember receiving any payment.	PEIN	Rudy & Kim	615	Penn National	RD
33	1/14/2025	BELCHER	Jay & Elizabeth	617	Penn National	RD
34	12/18/2024	New Owner	Renters	618	Penn National	RD
35	1/17/2025	CARMICHAEL	David & Jackie	621	Penn National	RD
36	12/12/2024	PLOURDE	Chad & Jackie	622	Penn National	RD
37	1/8/2025	BARTON	William	625	Penn National	RD
38	12/5/2024	HAAS	Tim & Sherri	626	Penn National	RD

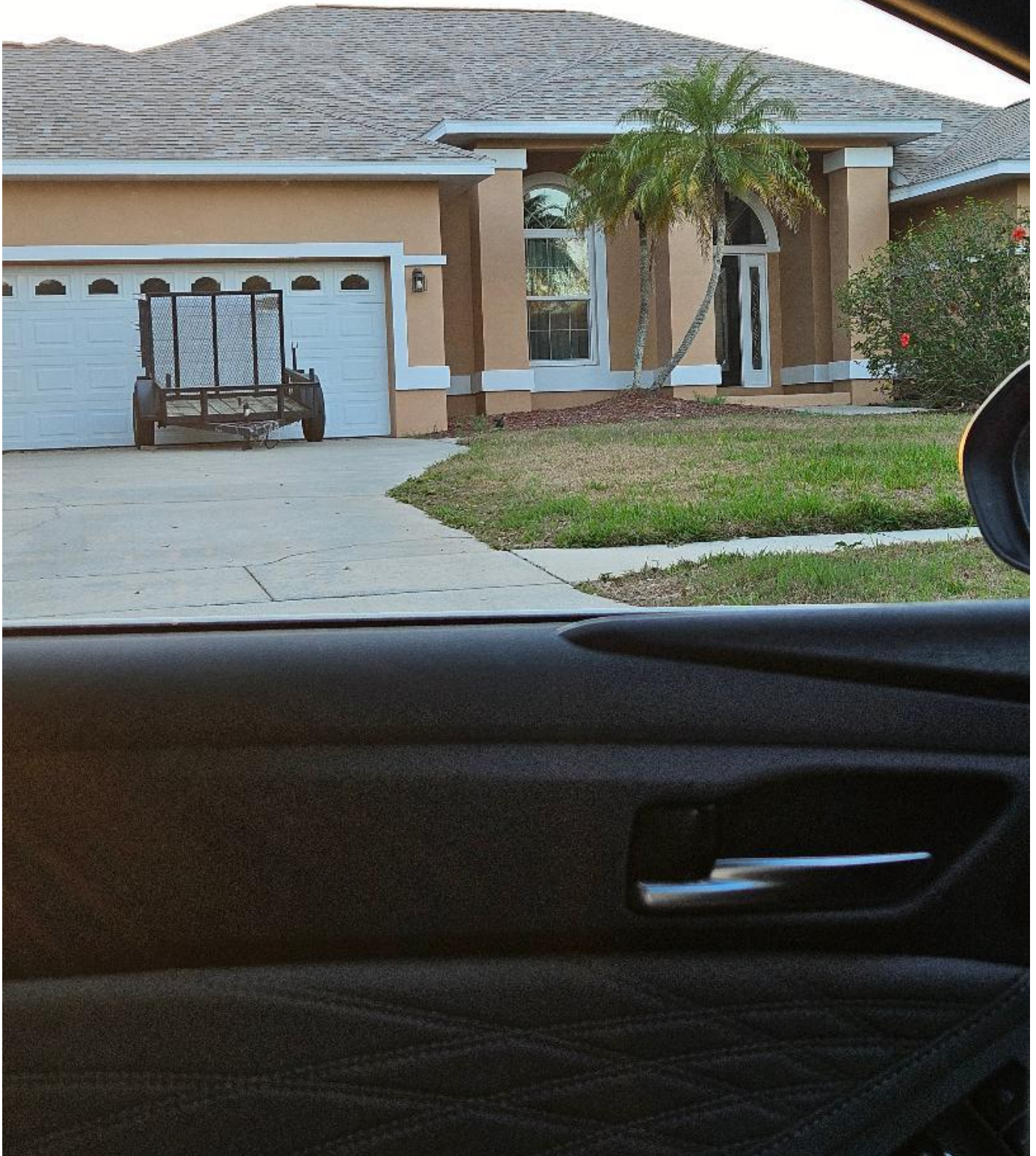
	Date	Last Name	First Name	Number	Street	Street Suffix
39	12/10/2024	CUNNINGHAM	John & Pam	628	Penn National	RD
40	12/10/2024	WILDE	Kim	629	Penn National	RD
41	1/27/2025	Hossain	Iqbal	631	Penn National	RD
42	12/12/2024	SMITH	Michael & Rowena	632	Penn National	RD
43	12/6/2024	WOODS	David & Kim	635	Penn National	RD
44	1/6/2025	WEILL	Max & Donna	501	Preakness	PL
45	12/18/2024	RAMIREZ	Carmen	502	Preakness	PL
46	1/6/2025	POTTER	Michael & Jennifer	503	Preakness	PL
47	2/11/2025	FARNAND	Bill & Joy	504	Preakness	PL
48	12/6/2024	REYES	Antonio	506	Preakness	PL
49	12/6/2024	ALFONSO	Greg & Samantha	104	Running Horse	RD
50	12/9/2024	BENTLEY	John & Whitney	105	Running Horse	RD
51	12/8/2024	SCOTT	Sam & Debbie	106	Running Horse	RD
52	2/20/2025	KOCH	Stephen	109	Running Horse	RD
53	12/7/2024	REDNER	Michael & Danielle	111	Running Horse	RD
54	2/3/2025	PELHAM	Richard	112	Running Horse	RD
55	11/26/2024	BERDIT	Mark & Dorothy	201	Running Horse	RD
56	12/21/2022	ROBERTS	Ryan	202	Running Horse	RD
57	12/13/2024	BROOKS	Larry & Donna	205	Running Horse	RD
58	1/1/2025	CORRAL	Ish & Donna	206	Running Horse	RD
59	11/30/2024	HOLDEN	Chris & Donna	207	Running Horse	RD
60	12/14/2024	JOINER	Steven & Laurie	305	Running Horse	RD
61	1/2/2025	MAHR	Monte & Patty	403	Running Horse	RD
62	2/7/2025	LAY	Jon & Vickie	501	Running Horse	RD
63	1/23/2025	RUSSELL	James & Heather	502	Running Horse	RD
64	1/22/2025	EUGENIO	Jerry & Pam	503	Running Horse	RD
65	12/5/2024	PARKS	Larry & Maria	504	Running Horse	RD
66	12/11/2024	RODGERS	Noble	506	Running Horse	RD
67	1/14/2025	AIKINS	Donn & Eddie	507	Running Horse	RD
68	12/7/2024	PATRICK	Larry & Jenneil	508	Running Horse	RD
69	11/22/2024			501	Sportsman Park	DR
70	12/6/2024	ALFIERI	Jim & Jayne	510	Sportsman Park	DR
71	12/31/2024	ELDRIDGE	Lillie	511	Sportsman Park	DR
72	12/10/2024	BOYD	Bob & Marjorie	518	Sportsman Park	DR
73	12/13/2025	HICKMAN	Hobert & Laura	520	Sportsman Park	DR

	Date	Last Name	First Name	Number	Street	Street Suffix
74	12/7/2024	FRAZIER	Anthony	522	Sportsman Park	DR
75	12/19/2024	KRUPPA	Bill & Grace	530	Sportsman Park	DR
76	12/19/2024	WALLACE	Terry & Nadine	531	Sportsman Park	DR
77	12/9/2024	CROWE / SIMON	Ann / Robert & Kim	534	Sportsman Park	DR
78	12/9/2024	NELSON	Benny & Cindy	535	Sportsman Park	DR
79	12/13/2024	TATUM	Alan & Melanie	605	Sportsman Park	DR
80	12/31/2024	BODDEN	Woody & Cheryl	610	Sportsman Park	DR
81	12/10/2024	KELLER	Stephanie	614	Sportsman Park	DR
82	12/26/2024	HAYWARD	Erwin & Juanita	616	Sportsman Park	DR
83	12/10/2024	CLAMON	John & Brenda	622	Sportsman Park	DR
84	12/5/2024	WILLIAMS	Ron & Susan	601	Thistle	DR
85	12/5/2024	COX	Charles	602	Thistle	DR
86	12/6/2024	LUCAS	Cynthia	604	Thistle	DR
87	1/14/2025	MITCHELL	Tom & Rhonda	606	Thistle	RD
88	12/6/2024	MCNICHOLAS	Bob & Martha	701	Thistle	DR
89	2/21/2025	ABRAMS	Martin & Roberta	702	Thistle	DR
90	12/12/2024			705	Thistle	DR
91	12/14/2024	JOHNSON	Matt & Carly	706	Thistle	DR
92	1/10/2025	ENGELHART	Melissa	501	Triple Crown	CT
93	1/5/2025	BURNHAM	Pam	502	Triple Crown	CT
94	1/16/2025	LEDFORD	James & Hildred	503	Triple Crown	CT
95	12/9/2024	WITHERINGTON	Bobby & Sue	506	Triple Crown	CT
96	3/11/25	Bolen	Mike & Abby	516	Sportsman Park	DR

Picture Documentation March 2025



3/9/25
408 Laurel Park -
trailer in driveway



3/9/25
506 Caulder Park -
car parked in yard



3/9/25405 Laurel Park -
Complaint about sign
and police tape in yard.



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Complaint about sign
and police tape in yard.

