

# Hickory Hill Community Homeowners' Association

February 10, 2026

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Hickory Hill Community Homeowners Association Meeting  
Tuesday, February 10, 2026  
Seffner UMC Church  
1310 S. Kingsway Road Seffner, FL 33584

## Board Members Present

Mike Bolen (called in)  
Bill Kruppa  
Rudy Pein  
Rhonda Mitchell  
Marjie Boyd

## Board Members Absent

Eddie Aikins  
Jay Belcher  
Lisa Cooper  
Cheryl Bodden

### 1. Call to Order:

The HOA Board meeting was called to order on February 10, 2026, by Rudy Pein, Vice-President, at 7:35 PM.

### 2. Minutes:

HOA Board Meeting, January, 13, 2026, minutes were approved as presented.

General Meeting minutes from January, 13 2026, were approved as presented.

### 3. Treasurer's Report:




February 10, 2026, Treasurer's report was accepted as presented.

### 4. Secretary's Report:

2026 Dues (*as of 2/1/26*) – 93 payments received. See attachment A for details.

**5. Old Business:**

**a. Pending Violations**

Address		Reported Date	Violation	Action Taken	Action Date	Picture Documentation	2/10/2026
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 Park homeowners for parking commercial vehicles – The homeowners have not responded to the letter from the attorney requesting mediation. The violation will remain on the list and will be addressed in the order the complaint was received.

c. Board Member Insurance – Board members approved purchasing Directors and Officers Insurance with Odiorne Insurance Agency through USLI Company for an annual premium of \$1,212.00

d. Donations for neighborhood Easter Party  
 A homeowner has asked for a contribution from the HOA for a Spring Easter Egg Hunt and related activities. After reviewing the HOA Articles of Incorporation and By-Laws, Board members voted against making a donation because the contribution is not an item included in the annual budget and the event is tied to a Christian holiday which could be considered as discriminatory toward other religions.

**6. New Business:**

a. Letters have been sent to 508 Finger Lakes for the violations listed above. Because the violations have not been corrected, the matter will be turned over to the HOA attorney for enforcement.

b. A new homeowner requested a variance for fence placement after seeing several properties in our community with fences that are not in compliance with our deed restrictions. It was explained that when the HOA was reactivated July 18, 2014, any fences that had been in place for five years or more prior to that date were grandfathered in.

**7. Members at Large: No business from members at large.**

**8. Adjournment:**

**With no further items to discuss, the meeting was adjourned at 8:06 PM.**

**9. Next Meeting:**

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

