

Hickory Hill Community Homeowners' Association  
November 2020

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Hickory Hill Community Homeowners Association Meeting  
Tuesday, November 17, 2020  
Seffner United Methodist Church  
1310 S Kingsway Rd, Seffner, FL 33584

**Board Members Present**

Cheryl Bodden  
Rhonda Mitchell  
Tal Almand  
Lisa Cooper  
Eddie Aikins  
Mike Bolen

**Board Members Absent**

Jay Belcher  
Crystal Speer  
Alex Jeffery

**1. Call to Order:**

The meeting was called to order on November 17, 2020 by the president at 7:34 PM at Seffner UMC, Church, 1310 S Kingsway Rd, Seffner, FL 33584.

**2. Minutes:**

October 13, 2020 minutes were approved.

**3. Treasurer's Report:**

October 2020	Treasurer's report provided.
November 2020	Treasurer's report provided.

**4. Old Business:**

- a. Tax Board- There is an open director's position on the Tax Board. Please contact Marjie Boyd @ 685-6363 if you have a nomination for this position.
- b. New Meeting Location- Seffner UMC, Church, 1310 S Kingsway Rd, Seffner, FL 33584. The HOA will pay \$300.00 per year for facility use. In addition, community events (i.e. Feed the Bay, Trunk or Treat, etc....) will be announced on HOA Website.

**c. Previously Reported Violations-**

	<b>Address</b>	<b>Violation</b>	<b>Photo Documentation</b>	<b>Determination on 10/13/20</b>	<b>Determination on 11/17/20</b>
602	Penn National-	Trailer, house and yard need maintenance.		1 <sup>st</sup> letter to be sent	First letter was never sent. After speaking to homeowner, the area was cleaned up
503	Finger Lakes	Chain Link Fence		1 <sup>st</sup> letter to be sent	1 <sup>st</sup> letter was sent. 2 <sup>nd</sup> letter will be sent.
603	Grand National	Fence has horizontal slats rather than vertical		2 <sup>nd</sup> letter to be sent	Will give two weeks for a response. If no response, a third letter will be written.

**5. New Business:**

**a. 2021 Elections-**

11 Homes represented.

3 Nominees- Cheryl Bodden, Lisa Cooper, Bill Kruppa.

Each household present was to vote for three nominees.

Vote Tallies- Cheryl Bodden, 11; Lisa Cooper, 11 and Bill Kruppa, 10

**Elected Board Members: Cheryl Bodden, Lisa Cooper, and Bill Kruppa will serve two years; 2021 to 2023.**

**6. Members at Large:**

**a. Bushes at entrance need to be trimmed back. HOA President will contact Tax Board member to notify.**

**b. Homeowner reported the messaging system for the new website was not working. Webmaster will investigate the problem.**

**c. Homeowner questioned how there could be late fee charges if the HOA Dues were not paid by January 1, 2021 since HOA dues are voluntary. The by-laws state that late fees will be charged if dues are not paid on time. Until the by-laws are changed, the rule applies. It was suggested to do away with the late fees and instead, give a deadline for homeowners to pay dues for annual membership. The issue will be given to the Chairperson of the bylaws committee for review.**

**d. Homeowner inquired about the documentation of the recent bylaw changes allowing for late fees to be charged. The document is published on the HOA**

website since it has not been filed with the county. Filing was withheld until the review committee submitted proposed changes to avoid double filing fees.

- c. Homeowner suggested to have community events such as
  - 1. Have a shredder truck visit the neighborhood for a day for homeowners to shred documents.
  - 2. Junk Removal Truck for a day.HOA president will investigate about using HOA funds to sponsor these types of events.
- d. Homeowner was concerned about “Uncensored” Facebook page misinforming new homeowners with the content on their page. Discussion concluded that the HOA could not control content on the page but could ask the administrator to change the name since the deed restrictions state, *“...Subdivision and shall have the exclusive right to use the words "Hickory Hill" by themselves, or in combination with any other words.”*
- e. Homeowner asked about reimbursement for attorney fees concerning the appeal filed by the Whites. Discussion was tabled until next meeting.
- f. Homeowner asked if there will be virtual HOA monthly meetings. Discussion was tabled until next meeting.

### **7. Adjournment:**

There were no additional items to be discussed, therefore, the meeting was adjourned at 8:30 PM.

### **8. Next Meeting:**

The next meeting is scheduled for December 8, 2020, 7:30 PM at Seffner UMC, Church, 1310 S Kingsway Rd, Seffner, FL 33584.

### **9. Action Items:**

Tal Almand-

- 503 Finger Lakes – Send 2<sup>nd</sup> letter
- 603 Grand National- Send 3<sup>rd</sup> letter
- Inquire about reimbursement for appeal costs
- Inquire about spending HOA funds for neighborhood events
- Contact Tax Board to trim bushes at entrance
- Ask Uncensored FB page administrator to not use the words “Hickory Hill”

Cheryl Bodden-

- Troubleshoot email messaging on the website