

Hickory Hill Community Homeowners' Association

February 11, 2025

Hickory Hill Community Homeowners Association Meeting
Tuesday, February 11, 2025
Seffner United Methodist Church
1310 S Kingsway Rd, Seffner, FL 33584

Board Members Present

Rhonda Mitchell
Eddie Aikins
Jay Belcher
Cheryl Bodden
Marjie Boyd
Rudy Pein

Board Members Absent

Bill Kruppa
Lisa Cooper

1. Call to Order:

The HOA Board meeting was called to order on February 11, 2025 by Marjie Boyd, president, at 7:31 PM at Seffner UMC, 1310 S. Kingsway Rd., Seffner, FL 33584.

2. Minutes:

January 14, 2025, minutes were accepted as presented.

3. Treasurer's Report:

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

4. Secretary's Report:

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

5. Old Business:

- a. 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.
- b. 602 Penn National Road- To date, non-compliance of homeowner to follow the lawsuit judgement. Contempt of court charges to be filed.

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:

No items for discussion.

8. Members at Large:

- a. Arbor Bluff Development – Heidt Design, LLC on behave of KB Home invited a few Hickory Hill Homeowners to a meeting on Monday February 11, 2025 to discuss the proposed Arbor Bluff development. A copy of this letter will be posted on the HOA website for all to see. The plan is to develop 140 single family homes where Roberts Nursery used to be. Homeowners in attendance were concerned with both the proposed zoning changes (agricultural to residential [RSC4] and the plan to connect west Penn National Road to the new development.

Homeowners in attendance decided to form a committee to present to the Hillsborough County Zoning Hearing Master on March 24, 2025 at 6:00 PM and to the Hillsborough County Board of County Commissioners land use hearing on May 13, 2125 at 9:00 am.

9. Adjournment:

With no further items to discuss, the meeting was adjourned at 8:44 PM.

10. Next Meeting:

The next meeting is scheduled for March 11, 2025, 7:30 PM at Seffner UMC Church, at 1310 S Kingsway Rd, Seffner, FL 33584.

Dues Report February 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.	12/31/2024	HEATH	Gary & Sandra	509	Caulder Park	RD
4.	12/9/2024	WYLIE	Warren & Lisa	510	Caulder Park	RD
5.	12/29/2025	NEWETT	Michael & Bonnie	511	Caulder Park	RD
6.	12/8/2024	SMITH	Stan & Cheryl	513	Caulder Park	RD
7.	12/7/2024	FRCHO	Jeffery	504	Finger Lakes	PL
8.	12/5/2024	PLOURDE	Al & Henri	605	Gay	RD
9.	12/15/2024	ESTAPE	Estela	607	Gay	RD
10.	1/14/2025	MCKINNEY	Ed & Kim	608	Gay	RD
11.	12/3/2024	ULREY	Robert & Deborah	612	Gay	RD
12.	12/31/2024	ALFONSO	Al & Rosie	601	Grand National	PL
13.	12/7/2024	BURRIS	David & Sherry	602	Grand National	PL
14.	12/24/2024	STAPLES	James & Susan	605	Grand National	PL
15.	12/5/2024	READ	Ed & Sharon	609	Grand National	PL
16.	12/9/2024	HEBRON	Richard & Angela	401	Laurel Park	PL
17.	12/13/2024	BAKER	Luther & Jan	402	Laurel Park	PL
18.	1/12/2025	BENVENUTI	Jynine	404	Laurel Park	PL
19.	12/6/2024	ROBERTS	Tim & Janine	405	Laurel Park	PL
20.	1/24/2025	BURNSED	Charles & Donna	406	Laurel Park	PL
21.	12/18/2024	TAKHTA-BORNIAN	Nicola	407	Penn National	RD
22.	1/20/2025	HARDEE	Cindy	503	Penn National	RD
23.	12/31/2024	BOSWELL	Rebecca	505	Penn National	RD
24.	1/9/2025	FRAUSTO	Raynaldo	606	Penn National	RD
25.	12/11/2024	WAKSMAN	Ben & Dottie	607	Penn National	RD
26.	1/28/2025	HEFFELFINGER	James	609	Penn National	RD
27.	12/10/2024	COOPER	Lisa	613	Penn National	RD
28.	Payment lost	PEIN	Rudy & Kim	615	Penn National	RD
29.	1/14/2025	BELCHER	Jay & Elizabeth	617	Penn National	RD
30.	12/18/2024	New Owner	Renters	618	Penn National	RD
31.	1/17/2025	CARMICHAEL	David & Jackie	621	Penn National	RD
32.	12/12/2024	PLOURDE	Chad & Jackie	622	Penn National	RD
33.	1/8/2025	BARTON	William	625	Penn National	RD
34.	12/5/2024	HAAS	Tim & Sherri	626	Penn National	RD
35.	12/10/2024	CUNNINGHAM	John & Pam	628	Penn National	RD
36.	12/10/2024	WILDE	Kim	629	Penn National	RD

37.	12/12/2024	SMITH	Michael & Rowena	632	Penn National	RD
38.	12/6/2024	WOODS	David & Kim	635	Penn National	RD
39.	1/6/2025	WEILL	Max & Donna	501	Preakness	PL
40.	12/18/2024	RAMIREZ	Carmen	502	Preakness	PL
41.	1/6/2025	POTTER	Michael & Jennifer	503	Preakness	PL
42.	12/6/2024	REYES	Antonio	506	Preakness	PL
43.	12/6/2024	ALFONSO	Greg & Samantha	104	Running Horse	RD
44.	12/9/2024	BENTLEY	John & Whitney	105	Running Horse	RD
45.	12/8/2024	SCOTT	Sam & Debbie	106	Running Horse	RD
46.	12/7/2024	REDNER	Michael & Danielle	111	Running Horse	RD
47.	11/26/2024	BERDIT	Mark & Dorothy	201	Running Horse	RD
48.	12/21/2022	ROBERTS	Ryan	202	Running Horse	RD
49.	12/13/2024	BROOKS	Larry & Donna	205	Running Horse	RD
50.	1/1/2025	CORRAL	Ish & Donna	206	Running Horse	RD
51.	11/30/2024	HOLDEN	Chris & Donna	207	Running Horse	RD
52.	12/14/2024	JOINER	Steven & Laurie	305	Running Horse	RD
53.	1/2/2025	MAHR	Monte & Patty	403	Running Horse	RD
54.	2/7/2025	LAY	Jon & Vickie	501	Running Horse	RD
55.	1/23/2025	RUSSELL	James & Heather	502	Running Horse	RD
56.	1/22/2025	EUGENIO	Jerry & Pam	503	Running Horse	RD
57.	12/5/2024	PARKS	Larry & Maria	504	Running Horse	RD
58.	12/11/2024	RODGERS	Noble	506	Running Horse	RD
59.	1/14/2025	AIKINS	Donn & Eddie	507	Running Horse	RD
60.	12/7/2024	PATRICK	Larry & Jenneil	508	Running Horse	RD
61.	11/22/2024			501	Sportsman Park	DR
62.	12/6/2024	ALFIERI	Jim & Jayne	510	Sportsman Park	DR
63.	12/31/2024	ELDRIDGE	Lillie	511	Sportsman Park	DR
64.	12/10/2024	BOYD	Bob & Marjorie	518	Sportsman Park	DR
65.	12/13/2025	HICKMAN	Laura	520	Sportsman Park	DR
66.	12/7/2024	FRAZIER	Anthony	522	Sportsman Park	DR
67.	12/19/2024	KRUPPA	Bill & Grace	530	Sportsman Park	DR
68.	12/19/2024	WALLACE	Terry & Nadine	531	Sportsman Park	DR
69.	12/9/2024	CROWE / SIMON	Ann / Robert & Kim	534	Sportsman Park	DR
70.	12/9/2024	NELSON	Benny & Cindy	535	Sportsman Park	DR
71.	12/13/2024	TATUM	Alan & Melanie	605	Sportsman Park	DR
72.	12/31/2024	BODDEN	Woody & Cheryl	610	Sportsman Park	DR
73.	12/10/2024	KELLER	Stephanie	614	Sportsman Park	DR
74.	12/26/2024	HAYWARD	Erwin & Juanita	616	Sportsman Park	DR

75.	12/10/2024	CLAMON	John & Brenda	622	Sportsman Park	DR
76.	12/5/2024	WILLIAMS	Ron & Susan	601	Thistle	DR
77.	12/5/2024	COX	Charles	602	Thistle	DR
78.	12/6/2024	LUCAS	Cynthia	604	Thistle	DR
79.	1/14/2025	MITCHELL	Tom & Rhonda	606	Thistle	RD
80.	12/6/2024	MCNICHOLAS	Bob & Martha	701	Thistle	DR
81.	12/12/2024			705	Thistle	DR
82.	12/14/2024	JOHNSON	Matt & Carly	706	Thistle	DR
83.	1/10/2025	ENGELHART	Melissa	501	Triple Crown	CT
84.	1/5/2025	BURNHAM	Pam	502	Triple Crown	CT
85.	1/16/2025	LEDFORD	James & Hildred	503	Triple Crown	CT
86.	12/9/2024	WITHERINGTON	Bobby	506	Triple Crown	CT