

Hickory Hill Community Homeowners' Association
March 10, 2026

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

Board Members Present

Bill Kruppa
Lisa Cooper
Rudy Pein
Rhonda Mitchell
Cheryl Bodden
Marjie Boyd

Board Members Absent

Eddie Aikins
Mike Bolen
Jay Belcher

1. Call to Order:

The HOA Board meeting was called to order on March 10, 2026 by Marjie Boyd, HOA President, at 7:38 PM.

2. Minutes:

February 10, 2026, minutes were approved as presented.

3. Treasurer's Report:




March 10, 2026, Treasurer's report was approved as presented.

4. Secretary's Report:

2026 Dues as of 3/11/26 – 94 payments received. See attachment A for details.

5. Old Business:

a. Pending Violations

| Address | | Reported Date | Violation | Action Taken | Action Date | Picture Documentation | 03/10/26 |
|---------|--------------|---------------|---------------------|---|-------------|---|--------------------|
| 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 |

c. Letters were sent to 508 Finger Lakes regarding the violations mentioned above. Since the violations were not corrected, the matter was referred to the HOA attorney for enforcement. The mediation request has been ignored, so the attorney will proceed with litigation.

d. 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.






6. New Business:

a. The new homeowners at 602 Penn National submitted pictures to the HOA of fences they are considering having installed. The HOA reviewed the pictures to be sure they met the deed restriction requirements. The HOA reminded the homeowners that there is a fence setback requirement in the deed restrictions.

b. Letters were sent to the following homeowners:

- 613 Sportsman Park Dr., RV parked in yard, picture documentation provided.

- 202 Running Horse Rd., Trailer & Trash Bin in driveway, picture documentation provided.
 - 602 Penn National Road, Trash Bins in driveway, picture documentation provided.
- c. The following complaints were received from homeowners. These complaints will be investigated, and if they are found to be valid, photos will be taken for documentation. Letters will then be sent to the respective homeowners.
- 611 Penn National – (4) Trash Bins stored on the side of the house.
 204 Running Horse Rd- Trash Bins stored in front of house.

| Address | | Reported Date | Violation | Action Taken | Action Date | Picture Documentation | 3/10/2026 |
|---------|----------------|---------------|----------------------|---|-------------|---|--|
| 613 | Sportsman Park | 2/20/26 | RV | Letter sent from HOA 2/28/26 | 3/10/26 |  | RV has been moved. If violation reoccurs, 2 nd letter will be sent. |
| 202 | Running Horse | 2/20/26 | Trailer, Garbage Bin | Letter sent from HOA 2/28/26 | 3/10/26 |  | Resolved 3/10/26 |
| 602 | Penn National | 2/20/26 | Garbage Bins | Letter sent from HOA 2/28/26 | 3/10/26 |  | Resolved 3/10/26 |
| 611 | Penn National | 3/10/26 | Garbage Bins | Complaint Received Letter sent from HOA 3/30/26 | 3/10/26 |  | Pending Investigation |
| 204 | Running Horse | 3/10/26 | Garbage Bins | Complaint Received Letter sent from HOA 3/30/26 | 3/10/26 |  | Pending Investigation |

7. Members at Large:
 No members at large present.

8. Adjournment:
 With no further items to discuss, the meeting was adjourned at 8:05 PM.

9. Next Meeting:

The next meeting is scheduled for April 14, 2026, at 7:30 PM at Seffner UMC Church, at 1310 S. Kingsway Rd, Seffner, FL 33584.

Attachment A- Dues Paid 3/9/26

| | | | | | | |
|----|------------|---------|----------------------|-----|----------------|----|
| 1 | 12/3/2025 | PLOURDE | Chad & Jackie | 622 | Penn National | RD |
| 2 | 12/3/2025 | HAAS | Tim & Sherri | 626 | Penn National | RD |
| 3 | 12/3/2025 | CAMPOS | Ricardo | 504 | Triple Crown | CT |
| 4 | 12/5/2025 | ESKEW | Kelli | 630 | Penn National | |
| 5 | 12/5/2025 | NARANJO | Carlos | 505 | Running Horse | RD |
| 6 | 12/5/2025 | BALDWIN | Andy (Ancil) | 513 | Sportsman Park | DR |
| 7 | 12/9/2025 | COOPER | Lisa | 613 | Penn National | RD |
| 8 | 12/9/2025 | PEIN | Rudy & Kim | 615 | Penn National | RD |
| 9 | 12/9/2025 | COX | Charles | 602 | Thistle | DR |
| 10 | 12/14/2025 | ESTAPE | Estela | 607 | Gay | RD |
| 11 | 12/20/2025 | GROHS | David & Gloria | 110 | Running Horse | RD |
| 12 | 12/21/2025 | HAYWARD | Erwin & Juanita | 616 | Sportsman Park | DR |
| 13 | 12/26/2025 | BARROW | Jim & Mary | 504 | Caulder Park | RD |
| 14 | 12/26/2025 | SMITH | Stan & Cheryl | 513 | Caulder Park | RD |
| 15 | 12/26/2025 | FRCHO | Jeffery | 504 | Finger Lakes | PL |
| 16 | 12/26/2025 | ULREY | Robert & Deborah | 612 | Gay | RD |
| 17 | 12/26/2025 | READ | Ed & Sharon | 609 | Grand National | PL |
| 18 | 12/26/2025 | BAKER | Luther & Jan | 402 | Laurel Park | PL |
| 19 | 12/26/2025 | BURNSED | Charles & Donna | 406 | Laurel Park | PL |
| 20 | 12/26/2025 | LANG | Joyce | 407 | Laurel Park | PL |
| 21 | 12/26/2025 | | Takhta Bornian, Garo | 407 | Penn National | RD |
| 22 | 12/26/2025 | BOSWELL | Rebecca | 505 | Penn National | RD |
| 23 | 12/26/2025 | WAKSMAN | Ben & Dottie | 607 | Penn National | RD |
| 24 | 12/26/2025 | | Rental House | 618 | Penn National | RD |
| 25 | 12/26/2025 | WILDE | Kim | 629 | Penn National | RD |
| 26 | 12/26/2025 | SMITH | Michael & Rowena | 632 | Penn National | RD |
| 27 | 12/26/2025 | WOODS | David & Kim | 635 | Penn National | RD |
| 28 | 12/26/2025 | RAMIREZ | Carmen | 502 | Preakness | PL |
| 29 | 12/26/2025 | POTTER | Michael & Jennifer | 503 | Preakness | PL |

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|----|------------|---------------|--------------------|-----|----------------|----|
| 30 | 12/26/2025 | REYES | Antonio | 506 | Preakness | PL |
| 31 | 12/26/2025 | ALFONSO | Greg & Samantha | 104 | Running Horse | RD |
| 32 | 12/26/2025 | SCOTT | Sam & Debbie | 106 | Running Horse | RD |
| 33 | 12/26/2025 | KOCH | Stephen | 109 | Running Horse | RD |
| 34 | 12/26/2025 | BERDIT | Mark & Dorothy | 201 | Running Horse | RD |
| 35 | 12/26/2025 | HOLDEN | Chris & Donna | 207 | Running Horse | RD |
| 36 | 12/26/2025 | MAHR | Monte & Patty | 403 | Running Horse | RD |
| 37 | 12/26/2025 | RUSSELL | James & Heather | 502 | Running Horse | RD |
| 38 | 12/26/2025 | PARKS | Larry & Maria | 504 | Running Horse | RD |
| 39 | 12/26/2025 | | Rodgers, Noble | 506 | Running Horse | RD |
| 40 | 12/26/2025 | PATRICK | Larry & Jenneil | 508 | Running Horse | RD |
| 41 | 12/26/2025 | ALFIERI | Jim & Jayne | 510 | Sportsman Park | DR |
| 42 | 12/26/2025 | BOYD | Bob & Marjorie | 518 | Sportsman Park | DR |
| 43 | 12/26/2025 | KRUPPA | Bill & Grace | 530 | Sportsman Park | DR |
| 44 | 12/26/2025 | WALLACE | Terry & Nadine | 531 | Sportsman Park | DR |
| 45 | 12/26/2025 | CROWE / SIMON | Ann / Robert & Kim | 534 | Sportsman Park | DR |
| 46 | 12/26/2025 | NELSON | Benny & Cindy | 535 | Sportsman Park | DR |
| 47 | 12/26/2025 | TATUM | Alan & Melanie | 605 | Sportsman Park | DR |
| 48 | 12/26/2025 | BODDEN | Woody & Cheryl | 610 | Sportsman Park | DR |
| 49 | 12/26/2025 | WILLIAMS | Ron & Susan | 601 | Thistle | DR |
| 50 | 12/26/2025 | LUCAS | Cynthia | 604 | Thistle | DR |
| 51 | 12/26/2025 | MCNICHOLAS | Bob & Martha | 701 | Thistle | DR |
| 52 | 12/26/2025 | | Rental House | 705 | Thistle | DR |
| 53 | 12/26/2025 | LEDFORD | James & Hildred | 503 | Triple Crown | CT |
| 54 | 12/26/2025 | WITHERINGTON | Bobby | 506 | Triple Crown | CT |
| 55 | 12/31/2025 | FRAZIER | Anthony | 522 | Sportsman Park | DR |
| 56 | 1/1/2026 | STARKS | James & Monica | 502 | Finger Lakes | PL |
| 57 | 1/4/2026 | WYLIE | Warren & Lisa | 510 | Caulder Park | RD |
| 58 | 1/4/2026 | CLARK | Gerard & Deanna | 521 | Gay | RD |
| 59 | 1/4/2026 | STAPLES | James & Susan | 605 | Grand National | PL |

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|----|-----------|---------------------------------|-----------------------------------|-----|----------------|----|
| 60 | 1/4/2026 | PERFECT | Shelley | 501 | Penn National | RD |
| 61 | 1/4/2026 | CARMICHAEL | David & Jackie | 621 | Penn National | RD |
| 62 | 1/4/2026 | REDNER | Michael & Danielle | 111 | Running Horse | RD |
| 63 | 1/4/2026 | BROOKS | Larry & Donna | 205 | Running Horse | RD |
| 64 | 1/4/2026 | Dowsett, Mark (Estoppel Ck.) | | 502 | Sportsman Park | DR |
| 65 | 1/4/2026 | CLAMON | John & Brenda | 622 | Sportsman Park | DR |
| 66 | 1/4/2026 | SHAH | Bhupendra & Mita | 603 | Thistle | DR |
| 67 | 1/9/2026 | GUERRERO | John & Michele | 203 | Running Horse | RD |
| 68 | 1/12/2026 | BENTLEY | John & Whitney | 105 | Running Horse | RD |
| 69 | 1/13/2026 | BURNHAM | Pam | 502 | Triple Crown | CT |
| 70 | 1/15/2026 | HEATH | Gary & Sandra | 509 | Caulder Park | RD |
| 71 | 1/15/2026 | ALFONSO | Al & Rosie | 601 | Grand National | PL |
| 72 | 1/15/2026 | HARDEE | Cindy | 503 | Penn National | RD |
| 73 | 1/15/2026 | CUNNINGHAM | John & Pam | 628 | Penn National | RD |
| 74 | 1/15/2026 | FARNAND | Bill & Joy | 504 | Preakness | PL |
| 75 | 1/15/2026 | DIXON/YORKS | Kenny / Shona | 204 | Running Horse | RD |
| 76 | 1/15/2026 | LAY | Jon & Vickie | 501 | Running Horse | RD |
| 77 | 1/15/2026 | AIKINS | Donn & Eddie | 507 | Running Horse | RD |
| 78 | 1/15/2026 | BERGKVIST/ SMUTS | Connie / Andre | 528 | Sportsman Park | DR |
| 79 | 1/15/2026 | KELLER /Nunez | Stephanie / Edson & Brandon | 614 | Sportsman Park | DR |
| 80 | 1/15/2026 | MITCHELL | Tom & Rhonda | 606 | Thistle | DR |
| 81 | 1/15/2026 | ENGELHART | Melissa | 501 | Triple Crown | CT |
| 82 | 1/17/2026 | BENVENUTI | Jynine | 404 | Laurel Park | PL |
| 83 | 1/17/2026 | WEILL | Max & Donna | 501 | Preakness | PL |
| 84 | 1/28/2026 | TAMBORELLO | Carl & Lourdes | 403 | Penn National | RD |
| 85 | 1/31/2026 | NEWETT | Michael & Bonnie | 511 | Caulder Park | RD |
| 86 | 2/1/2026 | CHILLURA | Sal & Mayra | 509 | Finger Lakes | PL |
| 87 | 2/1/2026 | MCKINNEY | Ed & Kim | 608 | Gay | RD |

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|----|-----------|--------------|----------------|-----|----------------|----|
| 88 | 2/1/2026 | ROBERTS | Tim & Janine | 405 | Laurel Park | PL |
| 89 | 2/1/2026 | HEFFELFINGER | James | 609 | Penn National | RD |
| 90 | 2/1/2026 | BARTON | William | 625 | Penn National | RD |
| 91 | 2/1/2026 | CORRAL | Ish & Donna | 206 | Running Horse | RD |
| 92 | 2/1/2026 | ALMAND | Tal & Denise | 504 | Sportsman Park | DR |
| 93 | 2/1/2026 | ELDRIDGE | Lillie | 511 | Sportsman Park | DR |
| 94 | 2/26/2026 | HICKMAN | Hobert & Laura | 520 | Sportsman Park | DR |