

Hickory Hill Community Homeowners' Association

August 11, 2026

Hickory Hill Community Homeowners Association Meeting

Tuesday, August 11, 2026

Seffner UMC Church

1310 S. Kingsway Road Seffner, FL 33584

Board Members Present

Marjie Boyd
Cheryl Bodden
Rudy Pein
Eddie Aikins

Board Members Absent

Rhonda Mitchell
Mike Bolen

1. Call to Order:

The HOA Board meeting was called to order on August 11, 2026, by Marjie Boyd, HOA President, at 7:36 PM

2. Minutes:

June 9, 2026, minutes were approved as presented.
July 14, 2026, meeting was cancelled due to lack of quorum.

3. Treasurer's Report:

June 9, 2026 Treasurer's Report was approved as presented.
July 14, 2026 Treasurer's Report was approved as presented.
August 11, 2026 Treasurer's Report was approved as presented.

4. Secretary's Report:

2026 Dues (*as of 8/11/26*) – 95 payments received. See list.

5. Old Business:

a. Pending Violations

Address		Reported Date	Violation	Action Taken	Action Date	Picture Documentation	7/14/26
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

- b. 508 Finger Lakes - The HOA attorney received a letter from the homeowner at 508 Finger Lakes claiming the HOA lacks authority to enforce deed restrictions. When the attorney requested supporting documentation, the homeowner agreed to mediation. A letter was sent asking the homeowner to select a mediator from the provided list, but the homeowner did not respond by the deadline. After due diligence and since this matter has been ongoing since August 2022, the board voted to proceed with a lawsuit.
- c. Copies of Deed Restrictions Posting – Still pending receipt of official copies.
- d. Notices were mailed May 29, 2026 to the following for Garbage Bin Violations. Will continue to monitor and give homeowners time to comply.
- 601 Gay Road
 - 604 Gay Road
 - 619 Penn National
 - 613 Sportsman Park
 - 512 Caulder Park
 - 505 Finger Lakes
 - 303 Running Horse
 - 701 Thistle
 - 704 Thistle
- e. Request to Store RV Behind Fence- Request was withdrawn. No action needed.

6. New Business:

- a. A nomination was made by the HOA Board for Cindy Mortenson to join as a board member. Following discussion, the Board voted and unanimously approved the nomination.
- b. 511 Sportsman Park – Fence Placement Request
The homeowner at 511 Sportsman Park requested that the Board review the proposed placement of a new fence. After examining the submitted documents and photographs, the Board determined that the proposed fence placement is in compliance with the deed restrictions.
- c. 702 Thistle- Fence gate is in need of repair. A letter will be sent to homeowner asking for the fence to be mended along with an offer to get volunteers to help if needed.
- d. 405 Running Horse- Multiple garbage cans left out in view. A letter will be sent to homeowner.

7. Members at Large: No items for discussion.

8. Adjournment:

With no further items to discuss, the meeting was adjourned at 8:14 PM.

9. Next Meeting:

The next meeting is scheduled for September 8, 2026, at 7:30 PM at Seffner UMC Church, at 1310 S. Kingsway Rd, Seffner, FL 33584.

2026 Dues (as of 8/11/26) – 95 payments received

	Last Name	First Name	Number	Street	Street Suffix
1.	BARROW	Jim & Mary	504	Caulder Park	RD
2.	HEATH	Gary & Sandra	509	Caulder Park	RD
3.	WYLIE	Warren & Lisa	510	Caulder Park	RD
4.	NEWETT	Michael & Bonnie	511	Caulder Park	RD
5.	SMITH	Stan & Cheryl	513	Caulder Park	RD
6.	STARKS	James & Monica	502	Finger Lakes	PL
7.	FRCHO	Jeffery	504	Finger Lakes	PL
8.	CHILLURA	Sal & Mayra	509	Finger Lakes	PL
9.	CLARK	Gerard & Deanna	521	Gay	RD
10.	ESTAPE	Estela	607	Gay	RD
11.	MCKINNEY	Ed & Kim	608	Gay	RD
12.	ULREY	Robert & Deborah	612	Gay	RD
13.	ALFONSO	Al & Rosie	601	Grand National	PL
14.	STAPLES	James & Susan	605	Grand National	PL
15.	READ	Ed & Sharon	609	Grand National	PL
16.	BAKER	Luther & Jan	402	Laurel Park	PL
17.	BENVENUTI	Jynine	404	Laurel Park	PL
18.	ROBERTS	Tim & Janine	405	Laurel Park	PL
19.	BURNSSED	Charles & Donna	406	Laurel Park	PL
20.	LANG	Joyce	407	Laurel Park	PL
21.	TAMBORELLO	Carl & Lourdes	403	Penn National	RD
22.		Takhta Bornian, Garo	407	Penn National	RD
23.	PERFECT	Shelley	501	Penn National	RD
24.	HARDEE	Cindy	503	Penn National	RD
25.	BOSWELL	Rebecca	505	Penn National	RD
26.	WAKSMAN	Ben & Dottie	607	Penn National	RD
27.	HEFFELFINGER	James	609	Penn National	RD
28.	COOPER	Lisa	613	Penn National	RD
29.	PEIN	Rudy & Kim	615	Penn National	RD
30.		Rental House	618	Penn National	RD
31.	CARMICHAEL	David & Jackie	621	Penn National	RD
32.	PLOURDE	Chad & Jackie	622	Penn National	RD
33.	BARTON	William	625	Penn National	RD
34.	HAAS	Tim & Sherri	626	Penn National	RD
35.	CUNNINGHAM	John & Pam	628	Penn National	RD
36.	WILDE	Kim	629	Penn National	RD
37.	ESKEW	Kelli	630	Penn National	
38.	SMITH	Michael & Rowena	632	Penn National	RD
39.	WOODS	David & Kim	635	Penn National	RD
40.	WEILL	Max & Donna	501	Preakness	PL
41.	RAMIREZ	Carmen	502	Preakness	PL
42.	POTTER	Michael & Jennifer	503	Preakness	PL
43.	FARNAND	Bill & Joy	504	Preakness	PL
44.	REYES	Antonio	506	Preakness	PL
45.	ALFONSO	Greg & Samantha	104	Running Horse	RD
46.	BENTLEY	John & Whitney	105	Running Horse	RD
47.	SCOTT	Sam & Debbie	106	Running Horse	RD
48.	KOCH	Stephen	109	Running Horse	RD
49.	GROHS	David & Gloria	110	Running Horse	RD
50.	REDNER	Michael & Danielle	111	Running Horse	RD
51.	BERDIT	Mark & Dorothy	201	Running Horse	RD
52.	GUERRERO	John & Michele	203	Running Horse	RD
53.	DIXON/YORKS	Kenny / Shona	204	Running Horse	RD
54.	BROOKS	Larry & Donna	205	Running Horse	RD
55.	CORRAL	Ish & Donna	206	Running Horse	RD
56.	HOLDEN	Chris & Donna	207	Running Horse	RD

57.	MAHR	Monte & Patty	403	Running Horse	RD
58.	LAY	Jon & Vickie	501	Running Horse	RD
59.	RUSSELL	James & Heather	502	Running Horse	RD
60.	PARKS	Larry & Maria	504	Running Horse	RD
61.	NARANJO	Carlos	505	Running Horse	RD
62.		Rodgers, Noble	506	Running Horse	RD
63.	AIKINS	Donn & Eddie	507	Running Horse	RD
64.	PATRICK	Larry & Jenneil	508	Running Horse	RD
65.	Dowsett, Mark (Estoppel Ck.)		502	Sportsman Park	DR
66.	ALMAND	Tal & Denise	504	Sportsman Park	DR
67.	ALFIERI	Jim & Jayne	510	Sportsman Park	DR
68.	ELDRIDGE	Lillie	511	Sportsman Park	DR
69.	BALDWIN	Andy (Ancil)	513	Sportsman Park	DR
70.	BOLEN	Mike & Abby	516	Sportsman Park	DR
71.	BOYD	Bob & Marjorie	518	Sportsman Park	DR
72.	HICKMAN	Hobert & Laura	520	Sportsman Park	DR
73.	FRAZIER	Anthony	522	Sportsman Park	DR
74.	BERGKVIST/ SMUTS	Connie / Andre	528	Sportsman Park	DR
75.	KRUPPA	Bill & Grace	530	Sportsman Park	DR
76.	WALLACE	Terry & Nadine	531	Sportsman Park	DR
77.	CROWE / SIMON	Ann / Robert & Kim	534	Sportsman Park	DR
78.	NELSON	Benny & Cindy	535	Sportsman Park	DR
79.	TATUM	Alan & Melanie	605	Sportsman Park	DR
80.	BODDEN	Woody & Cheryl	610	Sportsman Park	DR
81.	KELLER /Nunez	Stephanie / Edson & Brandon	614	Sportsman Park	DR
82.	HAYWARD	Erwin & Juanita	616	Sportsman Park	DR
83.	CLAMON	John & Brenda	622	Sportsman Park	DR
84.	WILLIAMS	Ron & Susan	601	Thistle	DR
85.	COX	Charles	602	Thistle	DR
86.	SHAH	Bhupendra & Mita	603	Thistle	DR
87.	LUCAS	Cynthia	604	Thistle	DR
88.	MITCHELL	Tom & Rhonda	606	Thistle	DR
89.	MCNICHOLAS	Bob & Martha	701	Thistle	DR
90.		Rental House	705	Thistle	DR
91.	ENGELHART	Melissa	501	Triple Crown	CT
92.	BURNHAM	Pam	502	Triple Crown	CT
93.	LEDFORD	James & Hildred	503	Triple Crown	CT
94.	CAMPOS	Ricardo	504	Triple Crown	CT
	WITHERINGTON	Bobby	506	Triple Crown	CT