

Hickory Hill Community Homeowners' Association

December 9, 2025

Hickory Hill Community Homeowners Association Meeting

Tuesday, December 9, 2025

Seffner UMC Church

1310 S. Kingsway Road

Seffner, FL 33584

Board Members Present

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

Board Members Absent

Mike Bolen
Jay Belcher

1. Call to Order:

The HOA Board meeting was called to order on December 9, 2025, by Marjie Boyd, HOA President, at 7:40 PM.

2. Minutes:

November 11, 2025, minutes were approved as presented.

3. Treasurer's Report:

December 9, 2025, Treasurer's report was approved as presented.

4. Secretary's Report:

- a. Dues notifications were printed and mailed out on 11/30/2025.
- b. The cost of printing and the cost of envelopes for mailing dues notifications were donated.
- c. The cost of stamps for mailing dues notifications will need to be reimbursed.
- d. Letter to 611 Penn National regarding the noise level of car was sent. Will discuss under old business.
- e. Letter to 508 Finger Lakes regarding moving forward with violation litigation. Will discuss under old business.

5. Old Business:

a. Pending Violations

Address		Reported Date	Violation	Action Taken	Action Date	Picture Documentation	9/9/2525
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	Com-mercial vehicles	Attorney sent a request for mediation on 8/12/25.			Pending Litigation

b. Letter sent to 512 Caulder homeowners for parking commercial vehicles-

Mr. Weiner sent a letter to the homeowners at 512 Caulder Park addressing the issue of parking commercial vehicles on their property. All Board members were provided with a copy of this letter. We are currently awaiting a response from the homeowners regarding the request for mediation.

c. Noise Issue with Black Mustang at 611 Penn National

The Board has received complaints about a black Mustang vehicle at 611 Penn National. The vehicle is reported to be extremely loud and active at all hours. A letter was sent to the homeowner informing them of the complaints received. It is noted that this issue does not constitute a deed restriction violation. As such, the Board's action is limited to notifying the homeowner, and no further action is required from the Board.

6. New Business:

613 Sportsman Park Drive- New homeowners wanted to install a shed, however the size exceeded the dimensions allowed by the deed restrictions and would not be placed behind a fence or hedge. Homeowner said she was never given a copy of the deed restrictions from realtor and was given the website address of Hickoryhillowners.com for reference.

7. Members at Large:

No items to discuss.

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 January 13, 2026, at 7:30 PM at Seffner UMC Church, at 1310 S. Kingsway Rd, Seffner, FL 33584.