

THE HICKORY HILL COMMUNITY  
HOMEOWNERS ASSOCIATION, INC.  
P. O. Box 1022  
Seffner, FL 33583

BY-LAWS

Article I

The annual dues of members shall be fixed by the Board of Directors and approved by the General Membership. Dues shall be payable before the last day of January of each year. Membership in this organization shall consist of deed holders in the Hickory Hill community as recorded by the Hillsborough County Property Appraiser, hereinafter referred to as "homeowner."

The annual dues shall cover all legal residents of the household. Any homeowner whose dues shall be unpaid and in arrears at the time of the April general membership meeting shall not be eligible to vote in any election or participate in any voting decisions of the HOA until they have paid their dues and are a member in good standing. The homeowner will, however, be required to follow the Deed Restrictions of the Hickory Hill Community Homeowners Association.

Article II

The policymaking body of the Association shall be the Board of Directors and shall have the authority to make decisions. It shall be the fact-finding body and shall consider matters in dispute and matters of finance.

Election of Directors:

1. The Board of Directors shall be elected by ballot in November in a manner prescribed by the Board, and their term of office shall begin the following January. Nominations shall be submitted either by a nominating committee or by letter to the nominating committee at least four weeks prior to elections. In the absence of names submitted to the nominating committee, nominations will be accepted from the floor at the November General Membership meeting.
2. Each member household shall have one vote so long as they are in good standing in the Association.
3. Any member in good standing in the Association may run for a Directorship.
4. The candidates receiving the greatest number of votes shall be elected. In the event of a tie after a run-off election, the President will determine the winner by drawing lots.

5. If a Directorship vacancy occurs during the year, the Board of Directors shall, at a regular or special meeting and by a majority vote of all Directors, appoint a replacement Director.
6. Any appointed Director shall hold the position for the remainder of the term of that office.

The number of Directors fixed in the Articles of Incorporation may, by a two-thirds vote of the membership present at a meeting, be increased to not more than 15 nor decreased to not less than 7, including the count of Officers. Directors shall serve for a term of two (2) years. The President shall act as Chairman of the Board.

At the January meeting of each year, the Board shall elect from their number those persons duly nominated and seconded to serve as Officers of the Association for the coming year. Officers shall assume their duties at that time. No officer shall serve more than ten (10) consecutive terms in the same office.

### Article III

The Officers of the Association shall consist of a President, Vice-President, Secretary, and Treasurer. They must be members in good standing at the time of the election.

In the absence of the President, the Vice-President shall preside at all General Membership Meetings and preserve order therein. The President shall appoint all committees and decide all questions of order. In the event of a conflict on parliamentary procedure, "Robert's Rules of Order" shall govern.

The Secretary shall perform those duties usually pertaining to that office and such other duties as the President may from time to time assign to that office.

The Treasurer shall receive all monies paid to the association. Said monies shall be deposited in any protected depository selected by the Board of Directors to the account of the Association. The Treasurer shall also pay all the bills approved by the Board of Directors upon order drawn for same. The Treasurer shall make a report to the Association at all general membership meetings, in addition to making a report to the Board of Directors, of all checks issued. The Treasurer will make all records of transactions available to a committee to audit these records during the month prior to turning over the office to their successor, even if re-elected.

All bills shall be paid by check signed by the Treasurer and countersigned by one of the following: Secretary, Vice-President, or President. All bills are subject to approval by the Board of Directors.

The Board of Directors, including the officers, individually and jointly are forbidden from incurring debt in the name of the Association with the exception of routine month-to-month expenses.



## Article IV

The Board of Directors shall meet at least once per month. They should attend to all matters not referred to standing and/or special committees and report to the meeting of the Association following thereafter. They shall have full power and authority over all affairs of the Association between regular membership meetings.

Any member of the Board of Directors who is absent from three consecutive meetings without excuse or failure to notify the President or Vice-President in advance thereof, may be removed by a vote of two-thirds of the members present at the meeting when the matter is before the Board.

Meetings of the Association or Board of Directors may be held at a regular meeting place or such other location as the President or the Board of Directors may designate, provided notice is given of such meetings to the homeowners. The notice of all meetings must be made to homeowners at least five days in advance, stating the time, place and purpose thereof.

Board Members may attend and vote at monthly meetings remotely during a force majeure or due to any matter that would prohibit in-person attendance with the following guidelines:

Acceptable means of remote participation include telephone, internet, audio or video conferencing, or any other technology that enables the remote participant and all people present at the meeting location to be clearly audible to one another. Text messaging, instant messaging, email, and web chat without audio are not acceptable means of remote participation.

Members shall vote at General Membership Meetings which will be held during the months of April and November. At any meeting of the General Membership called for the purpose, any member of the Board of Directors or any of the Officers may, by vote of two-thirds of those present and voting, be removed from office with just cause, and another elected in place of the person removed to serve out the remainder of the term.

At all General Membership Meetings of the Association, a quorum shall consist of 10 (ten) members in good standing at that meeting, present and voting.

At all meetings of the Board, if a quorum is called for, the quorum shall consist of five members.

A majority of the votes cast at a duly constituted meeting of members shall be sufficient to pass any measure other than changes to the By-Laws and removal from office. Changes to the By-Laws and removal from office shall require a quorum and a vote of two-thirds of those present and voting.

Each HOA member household shall have one vote on all subjects presented at General Membership Meetings and shall vote in person.

No official business or voting shall take place at a General Membership or Board Meeting unless a quorum is present.

Amendments to the By-Laws were presented and approved at a Meeting of the General Membership on November 14, 2023.

Eddie Atkins

President

Marjorie Boyd

Vice President

Chry Boddin

Secretary