

Hammocks Community Association, Inc.

Minutes of the Fining Committee Meeting November 21th, 2024 – 7:00PM Clubhouse and ZOOM

1. Call to Order

The meeting of the Fining Committee was called to order by Karen Wright at 7:05 pm.

2. Determination of a quorum

Present:

- Gisela Benitez
- Johana Acosta
- Ivan Gonzalez
- Karen Wright

Absent:

Shirley Arteaga, FirstService Residential
Kervin Vancol, First Service Residential

3. Proof of Notice of Meeting

Shirley Arteaga advised that Management posted notice for the meeting on the bulletin boards throughout the community and on the community website on November 19th, 2024.

4. Approval of Minutes

Management presented minutes for the prior meeting held on October 17th, 2024.

MOTION

To approve the meeting minutes for October 17th, 2024, meeting of the fining

Motioned by: Karen Wright

Seconded By: Ivan Gonzalez

5. Old Business-

6. New Business –

Shirley Arteaga: Explained that the association's attorney had reviewed and approved the letters for the violation process. Letters were not sent due that the recommendation from the Board of Directors was to start the process with the second letter, imposing a fine to the homeowners that had yet complied with the courtesy notices. The board of directors approved this process on November 12th at the board meeting, and the time between the Board meeting and fining meeting did not allow for the letters to be sent prior to the next fining meeting (November 21st). The notices must be sent out at least 14 days prior to the fining meeting.

Kervin Vancol: Also explained, that management recommendation to the Board and legal association was to start the violation process with the Friendly Notices, due that the prior way

Hammocks Community Association, Inc.

of communicating to the homeowners, residents of the Hammocks Association of any violation in the property has been with a door hanger, and this is not part of the violation process.

Ivan Gonzalez: asked Kervin if management has records of all the courtesy notices that have been sent since the courtesy notices process started.

Kervin: responded that management has record of the notices.

Fernando Figueira: asking why First Service Residential did not send the letters with the fining as directed by the Board of Directors.

Shirley: Explained that the reason was because of the timing that was not allowing us to send all the letters prior to this fining meeting, adding that the Board of Directors needed to approve the recommended list for the fines that are been suggested.

Fernando Figueira: ask why the fining letter could be sent.

Kervin: Explained that for each notice the Board of Directors should approved the recommendation list of violations to send a fining notice to the property that has yet complied. This process has yet to be done, and a proper process has not been done due that the first notification to the homeowners about a violation was through a curtesy door hanger and not a friendly letter, with written notices sending it by mail to their mailing address.

Homeowners showed concern of why the violation process has yet been able to commence.

Shirley and Kervin Informed that management is making recommendations to the Board to prevent any issues withing the violation process.

Ivan Gonzalez: ask of all the violations that had been sent how many people have complied and if the ones that had yet complied, why the second notice cannot be sent already.

Kervin: Mentioned that some people had complied, however it is management recommendation to start the violation process with the friendly notice as per the legal standard.

Ivan Gonzalez: Ask if by the next meeting, the committee will have a violation list to be reviewed.

Shirley: informed that yes, they should be a list.

Idalmen Ardisson: what are the exact violations that had been addressed to the homeowners?

Hammocks Community Association, Inc.

Kervin: as per the board's approval, management had addressed maintenance violations as painting, cleaning of the roof, landscaping, ext.

Idalmen Ardisson: mentioned that the Board of Directors do not need to approve any recommended violations list, but the recommended violation list needs to be presented directly to the Fining Committee.

7. Owner Comment on Agenda Items

8. Adjournment

Motioned By: Karen Wright

Seconded By: Gisela Benitez

Meeting adjourned at 8:15 pm

Hammocks Community Association Inc.

- The Committee discussed the 2025 budget drafts that Melissa Vazquez had been directed to put together, including drafts that do not raise the assessments for the Master Association or the neighborhood assessments.

7. Review Next Meeting Date Scheduled for December 3, 2024.

- Next Meeting scheduled for December 3, 2024.

8. Owner Comments on Agenda Items

- **Laura Shavelle** – Cedar Landing – How can I ask questions, if I don't receive the current numbers. The website has 1-7.
- When are you going to give to the board the budget for a final approval.
 - **Pete** – the board has had the budget, there is no set date for approval.
- **Fernando Figueira** – Haciendas – Every aspect of our lives has increased. Operation cost materials.

9. Adjournment

Motioned By: Pete Cabrera

Seconded By: Evelio Aleman

Meeting adjourned at 7:31 pm

Motion Carries Unanimously