

Hammocks Community Association Inc.

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Fining Committee Meeting Minutes December 19th, 2024 – 7:04 P.M. – Clubhouse and ZOOM

1. Call to Order.

The Fining Committee Meeting was called to order by Karen Wright at 7:04 PM.

2. Determination of a quorum

Roll Call: Karen Wright
Ivan Gonzalez
Johanna Rodriguez

Kervin Vancol and Eric Toro FirstService Residential.

3. Proof of Notice of Meeting.

Eric Toro advised that Management posted the notice for the meeting on all the bulletin boards throughout the community and on the association website on Tuesday December 17th, 2024.

4. Approval of Minutes.

Management presented minutes for the prior meeting held on November 21st, 2024.

MOTION

To approve the meeting minutes for the Fining Committee meeting on November 21st, 2024

Motion by: Karen Wright

Second by: Johanna Rodriguez

Motion Carries unanimously

5. Violations Review:

Kervin Vancol – commenced going over list of violations, and results.

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6. Old Business:

Ivan Gonzalez reviewed the list before Kiervan could start and noticed that 10623 SW 148th. Ct. was not on the list for illegally having one of their vehicles doubled parked on the street. He would like this added on next meeting's agenda.

- 1.) Haydee Triana 15592 SW 103rd. Ter. (Lakeside). The violation was debris on her driveway (Tire). No fine, tire was removed after reinspection completed before the meeting.
- 2.) Ernesto Perez 15882 SW 105th. St. (Oakwood Estates). The violation was improper parking. No fine due to the vehicle no longer being parked on the grass, as per pre-meeting inspection.
- 3.) Eduardo Arenas Gonzalez 10195 SW 156th. Ave. (Lakeside). The violation was improper parking. No fine, the vehicle was no longer parked on the grass as per pre-meeting inspection.
- 4.) William Rodriguez 11314 SW 147th. Ct. (Chantarelle/Ravena). The violation was that the property had unkept, and diminished grass in the area. No fine, the resident came in and provided picture proof of fresh sod placed in the area.
- 5.) Manuela Garcia 9636 SW 151st. Ave. (Haciendas). The violation is a basketball hoop being operated on the common area grounds. Fine was decided by the committee, as the hoop has not been removed.
- 6.) Luis Escobar 9550 SW 148th. Ave. Cir. N (Skylark). Violation of improper parking.
- 7.) Ivan Garcia 9731 SW 148th. Ave. (Cedar Landing). Violation of improper parking. No fine. The resident joined the meeting to discuss the violation. Proof was submitted along with a reinspection the proved the violation was cured.

Ivan Gonzalez: Explained that Guillermo from Elite security informed him that security takes pictures and write reports. These are sent to their office. Ivan would like to know if anyone from the board or FSR receives the reports.

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Johanna: Would like to recommend that whoever rents and has a violation, the owner should be informed.

Motion: Karen Wright made a motion to follow Johanna's recommendation.

Second Motion: Ivan Gonzalez

All in Favor. Motion Carries

7. New Business:

Owners of violations heard:

Ivan Garcia- 9731 SW 148th. Ave. He is no longer parked in the grass area. He stated that near the lights where a parking area was available, the other residents did not park there due to a metal rod sticking out which was removed.

Ensenada 2- 11315 SW 161 Ct., Has hurricane shutters that should be removed, he informed us that his wife has cancer and needs everything dark. It was recommended that he purchase blackout curtains. The resident received the information of where to buy them.

The committee made a motion to give him 30 days to have the shutters open and replaced by the blackout curtains.

Motion: Karen Wright to extend to 30 days.

Second: Ivan Gonzalez

All in favor. Motion Carries

8. Owner Comments on Agenda Items:

Ivan Garcia said he also had a tree in the property and wanted to know if it was a common area or his responsibility. He wanted to know if it was his and he had it cut, would he be able to expand his driveway.

Ivan Gonzalez: The resident would have to go to the ACC committee and find out if the driveway could be expanded. The tree, if our responsibility would be brought in front of the board for a decision. Recommended 30 days to resolve this issue.

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Motion: Ivan to give 30 days to have this resolved

Second: Karen Wright

All in favor. Motion Carries

9. Adjournment

Motioned By: Karen Wright

Seconded By: Ivan Gonzalez

Motion Carries

Meeting adjourned at: 7:49pm.