

# Hammocks Community Association Inc.

Minutes of the Architectural Control Committee Meeting  
February 6<sup>th</sup>, 2025– 7:00 P.M. – Clubhouse and ZOOM

## 1. Call to Order.

The Architectural Control Committee meeting was called to order by Frank Perez at 7:03 PM.

## 2. Determination of a quorum

Present: Frank Perez  
Antolin Cardenas  
Fernando Figueira  
Eliana Aratia

Marianne De La Sierra, Moises Riusech, Iliana Lezcano and Allison Morales; Affinity Management Services.

## 3. Proof of Notice of Meeting.

Notices were placed on all bulletin boards on January 31, 2025 and Giosvanny placed on website on Sunday, February 2, 2025.

## 4. Approval of Minutes.

Minutes were tabled from the previous meeting held on January 9, 2025.

MOTION

Motioned by: Frank Perez  
Seconded by: Fernando Figueira  
**Motion Carried unanimously.**

## 5. New Business

### a. Completed Applications:

- Please see attached completed application chart and list of motions below:

1. Johnny Hamid-Application **APPROVED.**  
10440 SW 159 Court/Oakwood Estates  
Painting with Snowbound and Gray Matters  
Motioned by: Frank Perez  
Second by: Antolin Cardenas  
**Motion carried unanimously.**

MOTION

2. Bernadette Ramsey Application **APPROVED.**

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15027 SW 88 Lane/Spicewood  
Painting with Natural Linen and Sable

Motioned by: Fernando Figuera

Second by: Eliana Arratia

**Motion carried unanimously.**

MOTION

3. Rosaura Diaz - Application **APPROVED.**

16000 SW 105 Street

Painting with Natural Linen and Sable

Motioned by: Frank Perez

Second by: Eliana Arratia

**Motion carried unanimously.**

MOTION

4. Jose and Mariela Cano-Application **APPROVED.**

9560 LSW 148 Place-Pelican Point

Roof replacement with Mansard Brown metal

Motioned by: Fernando Figuera

Second by: Eliana Arratia

**Motion carried unanimously.**

MOTION

5. Ana Armas- Application **APPROVED.**

11320 SW 160 Avenue-Ensenanda II

Re-roofing with villa 900 express blend tiles

Motioned by: Fernando Figuera

Second by: Frank Perez

**Motion carried unanimously.**

MOTION

6. Arnold Cham-Application **APPROVED.**

11170 SW 161 Place-Paseos II

Roof replacement with charcoal gray

Motioned by: Frank Perez

Second by: Antolin Cardenas

**Motion carried unanimously.**

MOTION

7. Alberto Labrade-Application **APPROVED.**

14823 SW 110 Terrace-Ravena/Chanterelle

Roof replacement with Single Slate

Motioned by: Fernando Figuera

Second by: Antonlin Cardenas

**Motion carried unanimously.**

MOTION

8. Edward Uribe-Application **APPROVED.**

# Hammocks Community Association Inc.

11136 SW 148 Place-Ravena/Chanterelle  
Impact Windows and Door with white frame

MOTION

Motioned by: Frank Perez  
Second by: Antolin Cardenas  
**Motion carried unanimously.**

9. Nzeibe Ihekwaba-Application **APPROVED.**

10441 SW 161 Avenue-Belmont  
Driveway extension

MOTION

Motioned by: Frank Perez  
Second by: Antolin Cardenas  
**Motion carried unanimously.**

10. Frank Morrison-Application **DENIED.**

11018 SW 147 Place-Ravena Chanterelle  
Replace Garage Door in White-Denied due to the garage door and front door being in different colors. Frank Perez recommended both white.

MOTION

Motioned by: Antolin Cardenas  
Second by: Fernando Figueira  
**Motion carried unanimously.**

b. Landscaping Committee's proposed plans for the entrances to the community and in front of the clubhouse

- Ricardo Rodriguez with the landscaping committee wanted to present design ideas to the Board of Directors on behalf of the Landscaping Committee. He presented new landscaping ideas for all three (3) entrances. The Main Entrance, Main Clubhouse Entrance, and the Entrance 147<sup>th</sup>. To include local species that do not require irrigation. Pete Cabrera and Fernando Figueroa motioned for this item to be presented to the Board for consideration and approval at the next Board meeting. Also, Affinity Management Services manage the RFP process through their preferred vendors. A minimum of three (3) proposals.

MOTION

Motioned by: Fernando Figueroa  
Seconded by: Frank Perez  
**Motion carried unanimously.**

## 6. Owner Comments of Agenda Items:

Final decision on clubhouse waiting room furniture. Fernando Figuera motioned for Affinity Management Services to give recommendations and suggestions on the waiting room furniture. To be presented to the board at the next meeting.

MOTION

Motioned by: Fernando Figuera  
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Seconded by: Frank Perez

**Motion carried unanimously.**

## 7. Owner Comments on Agenda Items

- **No Homeowner comments.**

MOTION

## 8. Adjournment

**Motioned By:** Frank Perez

**Seconded By:** Fernando Figueira

Meeting adjourned at 8:44 PM

# Hammocks Community Association Inc.

Number	Community	Name	Address	Description	Received	Result	Notes	Motion by:	Second by:	All In Favor:
1	Oakwood Estates	Johnny Hamid	10440 SW 159 CT	Painting W/ Snowbound and Gray Matters	1/21/25	<b>APPROVED</b>		Frank	Fernando	
2	Ravena/Chantarelle	Edward Uribe	11136 SW 148 PL	Impact windows and door with white frames	1/17/25	<b>APPROVED</b>		Fernando	Eliana	
3	Belmont	Nzeribe Ihekwa	10441 SW 161 Ave	Driveway Extension	1/16/25	<b>APPROVED</b>		Anthony	Fernando	
4	Spicewood	Bernadette Ramsey	15027 SW 88 LN	Painting W/ Natural Linen and Sable	1/20/25	<b>APPROVED</b>		Fernando	Eliana	
5	Oakwood Estates	Rosaura Diaz	16000 SW 105 ST	Painting W/ Natural Linen and Sable	1/27/25	<b>APPROVED</b>		Fernando	Eliana	
6	Pelican Point	Jose and Mariela Cano	9560 SW 148 PL	Roof Replacement with Mansard Brown metal	1/27/25	<b>APPROVED</b>				
7	Ensenada II	Ana Armas	11320 SW 160 Ave	Re-roofing with villa 900 express blend tile	1/29/25	<b>APPROVED</b>		Fernando	Frank	
8	Paseos II	Arnold Cham	11170 SW 161 PL	Roof Replacement with Charcoal Gray	1/30/25	<b>APPROVED</b>		Frank	Anthony	
9	Ravena/Chantarelle	Alberto Labrada	14823 SW 110 Ter	Roof Replacement with Shingle Slate	1/31/25	<b>APPROVED</b>		Fernando	Anthony	
10	Ravena/Chantarelle	Frank Morrison	11018 SW 147 <sup>th</sup> PL	Replace Garage Door (WHITE)	01/09/25	<b>DENIED</b>	Due to the front door being a different color (metallic) than the garage door intended to paint (white).	Fernando	Anthony	
11										
12										
13										
14										

Paint / Roof / Local