

# Hammocks Community Association Inc.

## Neighborhood Committee Meeting Minutes January 8, 2025 – 7:00 P.M. – Clubhouse and ZOOM

### **1. Call to Order.**

The Neighborhood Committee Meeting was called to order by Kristen Gurucharri at 7:05 PM.

### **2. Determination of a quorum**

Roll Call:            Kristen Gurucharri - Spicewood  
                              Maria Lopez-Peralta - Oakwood  
                              Frank Morrison – Chantarelle/Ravena  
                              Yolima Tiger – Corella  
                              Karolyn Demery – Skylark  
                              Fernando Figueira – Haciendas  
                              Chris Recicar – Spicewood  
                              Ana Laura Morales – Paseos  
                              Ivan Gonzalez - Juniper

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 Monday January 6<sup>th</sup>, 2025.

### **4. Approval of Minutes.**

Management presented the minutes from the prior meeting held on December 11<sup>th</sup>, 2024.

### **To approve the meeting minutes held on December 11<sup>th</sup>, 2024.**

Motioned by: Kristen Gurucharri

Second by: Frank Morrison

All in favor: Motion carried unanimously

# Hammocks Community Association Inc.

## 5. Old Business

Frank Morrison: Wanted to know the update on the seal coating project.

Eric Toro: Explained that JM contractors were selected by the board, out of 3 other vendors, and are waiting for the go ahead to start the project.

Kristen Gurucharri: What's also needed are speed bumps. They should be replaced if needed or repaired. The contract states that they will do the curbs and speed bumps. The money that the neighborhoods receive will be used just for the seal coating.

Frank Morrison: When the community was first built, there were no yellow curbs. He also mentioned that Affinity has a 100-day plan to fix a lot of the problems within the neighborhoods.

Chris Recicar: Are there any Fencing updates?

Kristen Gurucharri: The county wants a survey that represents every residential home involved in the fencing project before allowing the permits.

Frank Morrison: Has a recommendation. To let homeowners know about the surveys and the county requesting them.

Kristen Gurucharri: would like an update on the pool cues she requested from Anthony, when she went by Wild lime and saw the condition of the existing ones.

Eric Toro: I ordered 4 as per your request, and they will be delivered on Monday January 13<sup>th</sup>, 2025.

**Motion:** Ivan Gonzalez would like to Identify the towing company that begins to tow illegally parked vehicles.

**Second by:** Frank Morrison but added that the tow company place their own signs in every neighborhood at their own cost.

**All in favor, Motion carried unanimously**

**Motion:** Frank Morrison would like to see security reports for each neighborhood.

**Second by:** Ivan Gonzalez

**All in favor, Motion carried unanimously**

# Hammocks Community Association Inc.

## **6. New Business**

Frank Morrison: On the 112<sup>th</sup> St. entrance of Chantarelle/Ravena there are no signs. Has the board already selected a sign company? He also brought up the idea of placing a gated entrance fence or gate arm. He complained about commercial vehicles parking in Chantarelle.

Kristen Gurucharri: The fence or gate arm would be the cost of that neighborhood and not the master association. The board has a proposal that was sent for the replacement of signs in different neighborhoods which include Chantarelle. The law now allows commercial vehicles to park in their own driveways. If they park blocking the middle of the street that would be different.

Kristen Gurucharri: there will be no elections held in February. This is because no one outside of the same board sent in a candidate intent form. BOD's stays the same.

Maria Peralta: Is the Board planning to have a meeting to introduce themselves to the community and their plans?

Kristen Gurucharri: I have not heard of any meeting to that effect.

## **7. Owner Comments on Agenda Items**

JT: Are our payment methods changing or still through click pay?

Kristen Gurucharri: That will be determined with the new management company when the start in February.

L. Chavel: To do list, for a sign on SW 147<sup>th</sup> Ave. that was removed a long time ago, when the first fencing project took place.

Kristen Gurucharri: We will look at that.

JT: If a homeowner is having an event with multiple invites and cars to park do the homeowners have a special pass to allow for this? Or do they inform the office?

Kristen Gurucharri: There is no special pass, and they do have to inform the management company.

# Hammocks Community Association Inc.

George Carros: When are the FPL lights going to be placed in the non-working areas in Oakwood Estates?

Maria Peralta: I noticed that FPL was replacing the lights in Haciendas, because my mom lives there. They are going to the communities that are dark first.

Kristen Gurucharri: FPL was delayed due to the Hurricane; they sent a large portion of their trucks to those areas. But there will be lights.

George Carros: It's a good idea for security to submit a monthly report on the neighborhoods. I've had issues where security does not call the police immediately. We should have regular police cruising the neighborhoods every night.

Kristen Gurucharri: There are police that the association pays to cruise the neighborhoods on the weekends because it's too costly to have them every day.

JT: Could you ask Legal about the liability of someone who owns a pool but the fence is down, and it was supposed to be replaced in the second phase of the association fence project.

Kristen Gurucharri: I will ask the legal department.

## **8. Adjournment**

**Motioned By:** Kristen Gurucharri

**Seconded By:** Maria Lopez Peralta

**Motion Carries unanimously**

**Meeting adjourned at 8:25pm**