

Hammocks Community Association, Inc.

Minutes of Annual (Organizational) Meeting of the Board of Directors

March 3rd, 2025 – 7PM – Clubhouse and ZOOM

1. Call to Order

The meeting was called by Don Kearnes at 7:08PM

2. Pledge of Allegiance

Everyone stood and recited the Pledge of Allegiance

3. Determination of a quorum

A quorum was confirmed

Present:

Don Kearns

Idalmen ‘Chicky’ Ardisson

Frank Perez

Pete Cabrera

Kristen Gurucharri arrived at 7:41pm

Andrew Costa

Fernando Figueira

Judge David Gersten and Jesmany Jomarron (Association Counsel)

Affinity Management Services: Paola Saettone, Iliana Lezcano and Andrea Rojas.

4. Proof of Notice of Meeting

Notices were posted on all bulletin boards on 3/1/2025, with affidavit provided

5. New Business

A. Oath of office and swearing in of the new Board of Directors

As stated in the Bill of Rights, all present board members completed their Board of Directors’ oath of office. Andrea Rojas and Iliana Lezcano notarized the documents.

B. 90-day notice to complete Board educational curriculum

The new statute requirement is 8 hours of continuing education. The attorney will review certificates.

C. Election of President

MOTION

Motion to Nominate Don Kearns was made by Idalmen ‘Chicky’ Ardisson

Seconded by Fernando Figueira

Motion carries unanimously.

D. Election of Vice president, Secretary, and Treasurer

Vice President

MOTION

Motion to nominate Idalmen 'Chicky' Ardisson by Fernando Figueira

Seconded by Don Kearns

Motion carries unanimously.

Secretary

MOTION

Motion to nominate Frank Perez by Idalmen 'Chicky' Ardisson

Seconded by Fernando Figueira

Motion carries unanimously.

Treasurer

MOTION

Motion to nominate Andrew Costa by Idalmen 'Chicky' Ardisson

Seconded by Frank Perez

Motion carries unanimously.

E. Establishment of the dates, times and location of the regularly scheduled meeting of the BOD.

MOTION

Idalmen 'Chicky' Ardisson motions for 7PM on the second Tuesday of every month.

Seconded by Fernando Figueira

Motion carries unanimously.

F. Establishment/Termination of the committees and appointments of chairs and members thereto.

Architectural control committee (ACC): Fernando Figueira was appointed Chair of ACC Committee. The architect needs to be present at all ACC meetings.

Fining Committee

Finance Committee (ON HOLD)

Landscape Committee (ON HOLD)

Neighborhood Committee: Kristen Gurucharri was appointed Chair of the Neighborhood Committee.

Idalmen 'Chicky' Ardisson motioned to put on hold Finance Committee and Landscape Committee until we receive the Audit and Affinity opinion.

MOTION

Second by Andrew Costa

Fernando Figueira and Frank Perez made comments about revisiting this matter after the alignment meeting.

Motion passed unanimously.

Board discussion included that an odd number is required for all committees. Frank Perez will alternate with Fernando Figueira when Fernando is not available. Don can be the back up to keep three members on the committee as long as they have quorum.

MOTION

Motion by Idalmen 'Chicky' Ardisson to keep Don Kearns as back up to keep to three members in the committee as long as there is quorum.

Motion seconded by Andrew Costa

Motion passed unanimously.

6. Owners' Comments on Agenda Items

General comments from residents from Cedar Landing, Vizcaya and Heron

Owners requested the Affinity accountant be present at the Alignment meeting to go over financial issues.

7. Adjournment:

Motion by: Idalmen Chicky' Ardisson

MOTION

Second by: Andrew Costa

Meeting adjourned at 8:04 p.m.