

# Hammocks Community Association, Inc.

## Minutes of the Board of Directors Meeting

March 11<sup>rd</sup>, 2025 – 7:00 p.m. – Clubhouse and ZOOM

### 1. Call to Order

The meeting was called to order by Don Kearns

### 2. Pledge of Allegiance

All attendees 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

Juan Franco joined through Zoom at 7:16PM

Andrew Costa

Fernando Figueira

Attorney Jesmany Jomarron (Association Counsel)

Judge David Gersten

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

### 4. Proof of Notice of Meeting

Notices were posted on all bulletin boards on 3/7/25, with an affidavit provided.

### 5. Approval of minutes

The Board approved the minutes from the from 2/11/2025.

#### Motion

Motion by Idalmen ‘Chicky’ Ardisson Seconded by Fernando Figueira

Motion carries unanimously.

**6. Affinity Update & Board Liaison Update to include but not limited to:**

Monthly Update by General Manager, Paola Saettone.

The Lake Mimosa fountain package and installation in the amount of \$22,775.49, was previously approved by the Board of Directors.

Wild Lime Pool update. Bright & Blue representative, Ana Torres provided an update to the board. Board discussion and approval of estimates totaling \$1,914.27.

Black Creek Pool update. Bright & Blue representative, Ana Torres, provided an update to the board. Board discussion and approval of estimates totaling \$12,193.92. Electrical permits will need to be added to the cost for Black Creek. Will be discussed once proposals are received.

Water Oaks Pool update. Bright & Blue representative, Ana Torres, provided an update to the board. Board discussion and approval of actions needed to re-open the Water Oaks pools.

**Motion**

Motion to approve all invoices and process permit applications pending to reopen all three pools made by Kristen Gurucharri  
Seconded by Idalmen 'Chicky' Ardisson  
Motion approved

**7. Audit Update:**

Extension of Time to Produce the 2023 Audited Financial Statements filed by court-appointed Monitor, Judge David M. Gerstein was granted extending the audit deadline until March 31, 2025.

As per associations counsel, Jesmany Jomarron the 2023 Audit was received.

**8. Committee Reports and Updates**

- a. Minutes from the ACC meeting that took place on February 6, 2025, were approved.

Motion by Fernando Figueira to approve the minutes  
Seconded by Frank Perez.  
Motion carried. unanimously.

**Motion**

- b. Frank Morisons appealed the ACC application denial. The Board reviewed the determination list and Mr. Morrison's appeal.

**Motion**

Motion by Fernando Figueira to approved Mr. Morrison's appeal  
Seconded by Frank Perez. Board discussion followed  
Board voted and motion was denied. Four denied and three in favor.

## **9. New Business**

- a. Approval of Wild Lime internet service

**Motion**

Motion to approve internet installation at Wild Lime by Frank Perez  
Seconded by Kristen Gurucharri  
Motion carried unanimously

- b. Black Creek water oak internet connections

**Motion**

Motion to approve internet installation at Black Creek by Frank Perez  
Seconded by: Kristen Gurucharri  
Motion carried unanimously

- c. Insurance

**Motion**

Motion to approve short term crime policy insurance quote in the amount of \$4,408.56 by Frank Perez  
Seconded by: Idalmen 'Chicky' Ardisson  
Motion carried unanimously

- d. Board Discussion and motion for the approval of Lake Doctors Quarterly Maintenance made by Kristen Gurucharri  
Seconded by: Frank Perez  
Motion carried unanimously

- e. Wild Lime Electrical Repairs

**Motion**

Motion to approve Fuze electrical quote without the parking light by Idalmen 'Chicky' Ardisson  
Seconded by: Frank Perez

Motion carried unanimously

**Motion**

f. Approval of Affinity staff to paint all electrical boxes  
Motion to approve for affinity to paint Electrical boxes by Kristen Gurucharri  
Seconded by: Frank Perez  
Motion carried unanimously

**Motion**

g. Vote on Board Liaison:  
Motion to elect Idalmen 'Chicky' Ardisson to be the Board Liaison.  
by: Kristen Gurucharri  
Seconded by: Don Kearns  
Motion carried unanimously

**Motion**

h. Discussion of Mobile security solutions:  
Motion to start quoting cameras and plate reader made by Kristen Gurucharri  
Seconded by Idalmen 'Chicky' Ardisson  
Motion carried unanimously

i. Approval of homeowner's payment plans  
Tabled for alignment meeting

**Motion**

j. Start date of Pave Mobility/ Professional parking management:  
Motion by Kristen to sign a contract with Pave Mobility  
Seconded by Frank  
Motion carried unanimously

**10. Owner Comments on Agenda Items**

George Torres made positive comments about the improvements made in the gym at Wild Lime.

Erika and German Campos Residents spoke about her account being on payment plan. The resident was advised to contact the association's attorney.

**Adjournment**

Motion to adjourn by Frank Perez

Seconded by Idalmen 'Chicky' Ardisson. Motion carried unanimously.

Meeting adjourned at 9:21 p.m.