Hammocks Community Association, Inc.

Minutes of the Neighborhood Committee Meeting
April 8th, 2026 – 7:00 p.m. – Clubhouse and Zoom

1. Call to Order
The meeting was called to order by Kristen Gurucharri at 7:04 P.M.

2. Determination of a quorum
A quorum was confirmed.

Present:
Kristen Gurucharri - Chair
Karolyn Demery - Skylark
Ivan Gonzalez - Juniper
Analaura Morales – Paseos 1
Chris Recicar - Spicewood
Yolima Tiger - Corella
Rosivette De Jesus – Ensenada II

From Allied Property Group:
Maggie Ryan, May Galan, Sebastian Ponce and Britney Abreu

3. Proof of Notice of Meeting
May Galan from Allied Property Group confirmed that notices were posted on all bulletin boards and on the website on April 6th, 2026

4. Approval of Minutes
Minutes from the last meeting unavailable.

5. Updates on ongoing seal coating project.

Update provided by May Galan: Updated seal coating schedule provided, curbing and patching started week of April 6th and seal coating to start week of April 20th in Chanterelle and Ensenada 1. Allied will prepare notices/instructions and post on bulletin boards and hand deliver to residents 3 days prior to work starting. Allied will be onsite to assist with mobilization and supervise work being completed.

Committee member comments on work already completed:

Spicewood: Curb painting peeling in some areas and not satisfactory.
Paseos 1: Patch work not satisfactory
Ensenada: Main entrance to both communities and parking lot by tennis court not included in contract but have potholes that need repairs.
May will meet with community committee members to review work completed and identify any corrections needed.

Allied was instructed to:

- Request a proposal for curb repairs needed in Spicewood.
- Oversee work as being completed.
- Confirm if the main entrance for Ensenada is part of the communities or part of the Master HOA.

Allied requested clarification if towing was allowed in communities to avoid cancellation of mobilizations. Clarification from HOA attorney needed and will be requested.

6. Owner comments

Mr. Shah from Spicewood expressed his concern for lack of oversight on contracted work in the past. Recommended more oversight of vendors.
Mr. Gurucharri asked about the status of surveys and if originals are available.

7. Adjournment

Motion	Motion to adjourn the meeting by Karolyn Demery Second by Chris Recicar Motion carried unanimously.

Meeting adjourned at 8:04 PM