The Hammocks Community Association

Minutes of the Architectural Control Meeting

Meeting: May 7th, 2026 – 7:00pm – The Hammocks Clubhouse and Zoom

1. **Call to Order:**

The meeting was called to order by Frank Perez at 7:07 pm

2. **Determination of a quorum**

A quorum was confirmed.
Present:

Frank Perez
Antolin Cardenas

3. **Proof of Notice of Meeting**
Notices were posted on all bulletin boards and on the website, with an affidavit provided.

4. **Approval of the Prior Meeting Minutes**
Previous minutes were tabled contingent on verification of receiving the missing documentation for the conditional approvals via ACC approval log, Antolin Cardenas motioned first to table for the next meeting and was seconded by Frank Perez.

5. **New Business**
Completed Applications: Please see attached completed application chart and list of motions below.
Required Documentation for ACCs: The Committee and Management discussed which projects required a survey and what the approved designs and colors were for Architectural Modifications.

6. **Owner Comments on Agenda Items**
There were no owners present at this portion of the meeting.

7. **Adjournment**
Motion to adjourn the meeting by: Antolin Cardenas
Second: Frank Perez
Motion carried unanimously
Meeting adjourned at 10:24 pm

Minutes prepared by: Britney Abreu

Hammocks

ACC Meeting: 05/07/26

List of Applications to be reviewed by the ACC

Item Number	Community	Name	Address	Scope of Work	Approved (Check)	Denied (Check)	Notes	Motion (1)	Motion (2)	All in favor (check)
1	Paseos I	Nora Caldera Lopez	15601 SW 109TH Terrace	Windows and Doors Installment/ White Frame		Denied	**Missing List corresponding to windows for diagram sheet**	Antolin	Frank	Yes
2	Lakeside	Isis Escobar	15632 SW 100TH Lane	Windows and Door Installment/ White Frame	**Approved**			Frank	Antolin	Yes
3	Sunflower	Douglas & Dianne Flores	11226 SW 156TH Place	Exterior Painting/ Argos (stucco) Extra White (Trim)	**Approved**			Frank	Antolin	Yes
4	Juniper	Nestor Navarro	10814 SW 148TH Ave Dr	Pool Construction/ Concrete & Tile/ White & Blue	Approved		**Approval contingent on receiving long format of plans 11x17**	Antolin	Frank	Yes
5	Oak Lake	Rosinda Lopez	8903 SW 151ST Court	Roof Replacement / Metal/ Mansard Brown	Approved			Frank	Antolin	Yes
6	Juniper	Marisol Gonzalez	10714 SW 148TH Court	Roof Replacement / Shingles Titan XT/ Old English Pewter		Denied	**NOA for Shingles was expired**	Antolin	Frank	Yes
7	Juniper	Vilma Pernudi	10810 SW 148TH Court	Driveway Extension / Concrete Blocks / White		Denied	**Not Approved Style of Driveway**	Frank	Antolin	Yes
8	Haciendas	Rigoberto Mantecon	15145 SW 95TH Street	Roof Replacement/ Metal Standing Seam / Mansard Brown		Denied	**Missing NOA and Permit**	Frank	Antolin	Yes
9	Belmont	Patricia & Carlos Satin	16118 SW 106TH Terrace	Driveway Extension / Square Concrete with Artificial Grass/ Gray		Denied	**Not Approved Style of Driveway and does not meet 60/40 ratio**	Frank	Antolin	Yes

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10	Paseos I	Luis Guzman	11026 SW 156TH Place	Roof Installation / Metal / Dark Bronze	Approved			Frank	Antolin	Yes
11	Oak Lake	Omar Lopez Ocejo	8919 SW 151ST Court	Tree Removal from Front Yard	Approved		**Approval Contingent on stating replacement on ACC application**	Frank	Antolin	Yes
12	Cedar Landing	Melissa Valladares	9632 SW 148TH Avenue	Roof Replacement / GAF Timbertine HDZ Shingles / Barkwood	Approved			Antolin	Frank	Yes
13	Live Oak	Rodolfo Diaz	14765 SW 99TH Lane	Roof Replacement / Metal / Gray	Approved			Frank	Antolin	Yes
14	Lakeview	Giovanny Acero	9721 Hammocks Blvd Apt 1044	Installation of Bronze Accordian Shutters	Approved		**Approval Contingent on updating the product approval it is expired and photo of property**	Antolin	Frank	Yes
15	Haciendas	Ana Galarza	9620 SW 151ST Avenue	Replacement of Impact Windows and Doors / Bronze Frame & Grey Glass	Approved			Antolin	Frank	Yes
16	Haciendas	Claudia Arguello	9432 SW 151ST Court	Roof Installation / Tile Roof / Villa 900 - Mission Sunset	Approved			Frank	Antolin	Yes
17	Ensenada I	Java Association LLC	11300 SW 157TH Court	Roof Installation / Metal / Dark Bronze		Denied	**Missing contract between homeowner & contractor and photo of property**	Antolin	Frank	Yes
18	Paseos II	Alturo Alzamora	15987 SW 110TH Street	Replacement of Impact Windows and Doors / Bronze Frame		Denied	**All window frames need to match in color**	Antolin	Frank	Yes

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19	Belmont	Jose Betancourt	10603 SW 161ST Place	Replacement of Impact Windows & Doors / Bronze Frame & Clear Glass		Denied	**Bronze Frame does not match community style**	Antolin	Frank	Yes
20	Spicewood	Ilka Colbert	15021 SW 89TH Terr Rd	Replacement of Windows & Doors/ Bronze Frame	Approved			Antolin	Frank	Yes
21	Sunflower	Dianne & Douglas Flores	11226 SW 156TH Place	Replacement of Garage & Front Exterior Door / White Hurricane Proof		Denied	**Clarify scope of work and submit Certificate of Insurance**	Antolin	Frank	Yes
22	Sunflower	Jonathan Guzman & Natalia Munoz	15574 SW 112TH Drive	Replacement of Impact Windows & Doors / Bronze Frame & Clear Glass	Approved		**Approval contingent on list corresponding to openings**	Frank	Antolin	Yes
23	Pelican Point	Todd & Renee Black	9501 SW 148TH Place	Replacement of Backyard Fence / Bronze Metal Panels		Denied	**Metal material not approved**	Frank	Antolin	Yes
24	Chantarelle Ravena	Sonia Schnepel	11108 SW 147TH Court	Roof Replacement/ Metal Striated / Slate Gray	Approved		**Approval contingent on changing from a striated roof to a flat roof**	Antolin	Frank	Yes
25	Spicewood	Kimberly Croft	8909 SW 150TH Place Circle	Solar Panel Installation	Approved			Frank	Antolin	Yes
26	Skylark	Alexander Lledo	9525 SW 148TH Ave	Roof Replacement / Flat Tile / Espresso Blend		Denied	**Liability Expired and Flat tile is not approved**	Frank	Antolin	Yes
27	Spicewood	Beatriz Guim	8904 SW 150TH Place Cir	Green Chainlink Vinyl Fence Installation with Hedges	Approved			Frank	Antolin	Yes