

Hammocks Community Association, Inc.

PMinutes of the Board of Directors' Meeting
October 8th, 2024 – 7:00PM – ZOOM ONLY

1. Call to Order

The meeting of the Board of Directors was called to order by Don Kearns at 7:06 PM.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Determination of a quorum

Present: Don Kearns
Idalmen Ardisson
Pete Cabrera
Frank Perez
Fernando Figueira
Juan Franco

Judge David Gersten, Jesmany Jomarron, Eric Thompson - Association Counsel; Anthony Serrone, Alexander Candelario - FirstService Residential

4. Proof of Notice of Meeting

Anthony Serrone advised that Management posted notice for the meeting on all the bulletin boards throughout the community and on the association website on **Friday October 4, 2024.**

5. Approval of the Previous Meeting's Minutes

MOTION

To approve the meeting minutes for the Board of Directors Meeting held on September 10, 2024.

Motioned by: Idalmen Ardisson

Seconded by: Pete Cabrera

Motion Carried Unanimously

6. First Service Update- Anthony Serrone

a. Fencing Phase 2 Permit Controversy

- Anthony Serrone explained that when it comes to permitting, Miami-Dade assigns Folio numbers for different areas of The Hammocks. Due to the size of the community, there are multiple Folio numbers assigned to the different areas of The Hammocks. URI submitted the first permit under one Folio number even though there were fences that were being replaced outside of that Folio number/area. When URI went to add addresses to the permit Miami-Dade was made aware that there was work being done outside of the folio number that was provided and demanded that the project be stopped until the permit issues were resolved. FirstService Residential is currently working with URI to remedy the permitting issues.

b. FPL Lighting Project

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- The contracts to have FPL remove the fixtures that were installed by the previous Board of Directors and replace them with LED fixtures. This will make the maintenance of the lights the responsibility of FPL again. FirstService Residential has tried multiple times to get in touch with FPL to get a start date and has not received a response yet. This could possibly be due to FPL's responsibility to assist with the impacted locations of Florida that were hit with a hurricane.
- c. **Black Creek Pool and Water Oak Pool update**
 - Black Creek Pool – All documents were submitted to the Miami Dade Department of Health to bring the pool to compliance and get our Certificate of Operation. They reviewed the documents and asked for clarification on certain items. Most notably, the ability of the pool pumps to sufficiently service that pool. The engineer who updated our pool pump plans is working on a worksheet to provide to the Department of Health that will indicate that the pumps are sufficient for the pool.
 - Water Oaks – The pumps and filters at Water Oaks need to be replaced to bring the pool back into compliance with Miami Dade County. FirstService spoke with the environmental specialist from the Miami-Dade Department of Health to understand what to do to comply with their requirements. She stated that we need to indicate to her which pool pumps and filters we intend to replace the old pumps with, prior to installing them, so she can verify that the pumps are sufficient to service that pool. FirstService requested a proposal from Florida Bright and Blue Pools for pumps and filters that would meet the Miami Dade code to provide to the Health Department. The proposal and specifications of the unit have not been received from Florida Bright and Blue Pools.
- d. **Bridge Signage Project**
 - FirstService attempted to use a graffiti removal product which did not remove the graffiti from the bridge signs.
 - FirstService is getting proposals for replacement signs in different styles to present to the Board of Directors.
- e. **Security Lake Vehicle**
 - Elite Guard requires there to be liability insurance on the vehicle prior to their employees driving the vehicle. A proposal was obtained by the insurance agent, but that insurance is bound yet. Once the vehicle is insured for liability, Elite Guard wants to ensure that the lighting on the vehicle will be sufficient to drive around the lakes at night to prevent any liabilities from occurring.

7. Committee Reports and Updates

a. **Architectural Control Committee**

Frank Perez presented on behalf of the Architectural Control Committee

- **Jorge Torres Appeal** – Jorge Torres submitted an appeal the denial of his Architectural Modification Application. The application was to extend his driveway. The application was initially denied by the Architectural Control Committee because the proposed change to his driveway exceeded the

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amount of expansion allowed by the documents of the Association and Miami Dade County.

To approve Jorge Torres' application to expand his driveway.

Motioned by: Idalmen Ardisson

Seconded by: Fernando Figueira

Motion Carried Unanimously

MOTION

b. Finance Committee

Pete Cabrera present on behalf of the Finance Committee.

Financial Report

As of the end of August the Association had -

- ~\$4.2 million in cash
- Unpaid assessments in the amount of \$1.1 million, the prior month was \$1.3 million.
- Units delinquent over 90 days that account for ~\$1 million as of September 28th
- Units Delinquent over 60 days that account for ~\$58,000 as of September 28th
- Units Delinquent over 30 days that account for ~\$312
- Current Expense
 - Legal expense and the insurance expense are over budget. Could potentially be ~\$1.3 million dollars over budget.
 - ~\$3.6 million in the fund balance from last year.

i. Approve HCA 2025 18 Neighborhood balance sheet statement, LVDEA, & Payroll.

To approve HCA 2025 18 Neighborhood balance sheet statement, LVDEA, & Payroll as stated.

Motioned by: Pete Cabrera

Seconded by: Fernando Figueira

Discussion –

- Don Kearns stated that the methodology outlined was the way that The Hammocks used to account for the funds that belong to the neighborhoods. The LVDEA is similar to what used to be called the reserves. The funds were depleted by the old Board.

Motion Carried Unanimously

MOTION

ii. 2025 Master and Neighborhood Budgets

- Some Finance Committee members mentioned that they do not believe that the budget drafts depict where the numbers came from. Melissa Vazquez added columns for the 2023-year end actuals, 2024 8-month year to date actual, a 2024 annualization column, and then a 20-month average for the accounts. Insurance policies are the biggest expense. The budget that was given to the Board that outlined no increase in the assessments, indicates that we would have give a credit of \$739,000 that would be deducted from the \$3.6 million fund balance. This would be similar to the Judge's Credit of \$577,000 for 2024. If we do not give a credit of \$739,000, our Master assessments would go up to

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\$240.60 which is \$28.22 per quarter increase or an 11.7% increase per quarter. Taking Judge Gersten's credit from last year into account, the assessments without a credit would have been \$234.38. The potential 2025 increase to \$240.60 minus \$234.38 is a \$6.22 increase which is a 2.6% increase. Budget draft 11b the 2024-2025 variance, there are areas that we can adjust the numbers. The recreation staffing could potentially be lowered. The legal expense should change in 2025 as well.

- The neighborhoods budget potentially do not have to be raised as the audit might indicate funds that belong to the neighborhoods.
- Don Kearns stated that it is not certain what the insurance costs are going to be but the Board is going to aggressively pursue the lowest cost. Don recommended scheduling a budget workshop to get the opinion of our homeowners.

c. **Fining Committee**

Anthony Serrone presented on behalf of the Fining Committee.

i. **Violations Report and Standard Operating Procedures**

- In September of 2024 288 courtesy notices were administered of which 146 did comply with the issuance of the courtesy notice. The process has not changed since last meeting. The violations coordinator places courtesy door hangers on the units that have a violation. The violation hearing notices are still being reviewed by legal to ensure that they comply with current Florida statute and the documents of the Association. Without those notices, we cannot send anyone to a hearing.

d. **Landscaping Committee**

Pete Cabrera presented on behalf of the Landscaping Committee.

To accept the cost of MOT (Maintenance of Traffic) for \$1,754.27 or \$125.30 per day for the tree trimming project along Kendall Drive from the ATT building to 152nd ave. which will take approximately 14 days

MOTION

Motioned by: Pete Cabrera

Seconded by: Frank Perez

Discussion-

- Don Kern stated that the state came in last year and hat-racked the trees. The Association is now doing this job on The Hammocks terms so that it gets done correctly.
- Pete Cabrera clarified the scope of work of the project and that the cost is to direct traffic and get a lane closure permit.

Motion Carried Unanimously

- The Landscaping Committee is also looking into improving the landscaping around the entrances. The entrances at 147th and 104th, Hammocks Blvd and Kendall, and the clubhouse will be included.

e. **Neighborhoods Committee**

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- i. Bulletin Board removal from Black Creek Park
 - o There is a bulleting board at the Black Creek Park that has not been used for a long time and it is visually unappealing.

MOTION

To approve the removal of the unused Bulletin Board at the Black Creek Center.

Motioned by: Frank Perez

Seconded by: Fernando Figueira

Motion Carried unanimously

8. Security Update

- a. **Miami-Dade 4 week crime map through September 7th**
 - i. The reports indicate 14 incidents. 7 assaults; 2 fraud cases, 3 thefts, and 2 vandalism reports. Elite Guard has good communication with the Miami Dade off duty police officers that patrol the Hammocks and the reports and crime numbers keep going down.
- b. **Loose Dog Issue**
 - i. There have been two huskies that were reported in the Oak Lake area that have attacked other animals. The resident that reported this said that he reached out to Elite and FirstService and didn't get satisfactory results. Anthony Serrone looked into the issue. Don stated that if Elite or FirstService gets these types of calls to reach out to Miami Dade animal control. Guillermo Lanzas, supervisor of Elite Guard, recounted the occurrence and the steps taken once reported.
- c. **Elite/FSR report from Miami-Dade off-duty detail.**
 - i. Elite Guard reached out to Miami Dade to get reports, he has not heard back from them. Guillermo stated that the Miami Dade officers are very responsive when called by Elite and that the Security issues are going down.

9. Old Business

- a. Mayor's Town Hall Postponement
 - o The Mayor's Town Hall has been postponed. They have proposed to reschedule for the Monday of the week of Thanksgiving.
- b. Review RFP's for painting, pressure cleaning clubhouses, and Seal Coating
 - i. Clubhouse Painting
 - o For the painting of the exterior. The proposals received from the contractors were sufficiently higher than the ones that just does painting. The Board of Directors would like quotes from painters that are not contractors. Those

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quotes need to be in the Board of Directors the Friday prior to the Board Meeting.

- ii. Clubhouse Pressure cleaning
 - o The quotes provided were for different methods of cleaning the roofs. Anthony recommended that the pressure cleaning would be the method to go with. FirstService to get other proposals to do the pressure washing.
- iii. Seal Coating
 - o The quotes provided are too expensive and we need more quotes. FirstService will get more quotes for sealcoating. The Paving Lady refused to do a quote for sealcoating because the streets are too old.

9. Old Business

a. Insurance Renewals. AOR.

- o Discussed earlier in the meeting. The insurance will be shopped out to get a better price.

b. 72 hours to post documents

- o Topic was a discussion via email regarding the time frame in which documents are given to the Board of Directors and motioned at the previous meeting. FirstService is to supply any documentation to the Board of Directors 72 hours prior to the meeting.

c. Review Communication and Workflow approvals

- o Discussion of the communication workflow since the receivership has ended. The Board of Directors reviewed the documents that Anthony Serrone sent. Don Kearns clarified that the committees need to bring the recommendations to the Board of Directors and then the Board of Directors. The Board of Directors agreed that these outlines are being followed.

d. Graffiti Removal

- o Pete Cabrera stated that there has been graffiti by Blossom that has been there for a while. Graffiti needs to be handled quickly to mitigate the problem. We need to have a plan to paint the graffiti immediately. FirstService needs to put together a graffiti plan and have the paint on hand to cover up graffiti.

e. Furniture for Main Clubhouse lobby

MOTION

Direct FirstService to bring furniture options and costs for the Main Clubhouse reception area to the ACC for their review and recommendation to the Board of Directors.

Motioned by: Idalmen Ardisson

Seconded by: Fernando Figueira

Motion Carried unanimously

f. Community Farmer's Market & Garage Sales

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MOTION

Task FirstService to get vendors for a community farmer's market to bring up to the Board at the next meeting at the next Board Meeting

Motioned by: Idalmen Ardisson

Seconded by: Frank Perez

Motion Carries 5-1, Pete Cabrera opposed

g. Halloween

- **Palm Point Trick or Treating**
- Palm Point has an event that they have for Halloween in which the kids go to the lake and trick or treat instead of going in front of the houses. Idalmen Ardisson clarified that the event is not a Hammocks Sanctioned event.
- **Food Truck Friday – Halloween Party theme**
- Don Kearns stated that the last two Food Truck Fridays were not well attended and asked the Board of Directors if they would like to continue with the event and possibly put a Halloween spin on the event. The Association is putting the event on hiatus until the weather gets better.

9. Old Business

Robert Goncalves – Skylark-

- Had a question about his Architectural Modification application regarding a window replacement he needs to do per a violation from Miami Dade County. The application was denied due to not having engineering plans. Idalmen Ardisson clarified the appeals process with Mr. Goncalves.

Marie Michele Leger-

- Relayed that she is not happy with the lack of options as it relates to fences choices. Don stated that we will refer this to the ACC.

Carolyn Demery-

- Inquired into why the entrance on 147th and 96th street was not included in the entrance improvement process discussed with the landscaping committee. Pete Cabrera stated that it was a result of the budget to do the entrance, but the landscaping committee will look at it again. Inquired about the collection efforts that were mentioned in the finance committee report. Jesmany Jomarron clarified the efforts that are being taken to collect the delinquencies.

Vilma

- Questioned the denial of her ACC application for the proposed expansion of her terrace. She stated that the ACC requires engineering plans but they are very expensive and she did supply an architectural drawing. The appeal process was explained to her by Idalmen Ardisson.

Ryan

- Questioned the assessments and if there is legal protection for homeowners that pay on time against homeowners that do not. Don Kearns clarified that there is no protection needed for homeowners that pay on time and we pursue those who do not pay on time. The goal of the Association is to make sure that the assessments are fair and equitable to all homeowners.

Rosivette

- What is the process for the ACC committee to consider different options for the expansions or remodeling of the driveway. Idalmen Ardisson clarified the options for driveways and garages.

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Also, Idalmen Ardisson clarified that the surveys were done by the ACC to consider different styles of fences previously and that there were not enough of them to constitute changing the aesthetic.

Laura Chevel

- Asked if the issue regarding the potholes created by Comcast was rectified. Anthony clarified that since they are small in nature, maintenance will fill the potholes. Also asked about the firewalls in between Cedar Landing. Frank Perez stated that the firewalls will be discussed at the next ACC meeting.

12. Adjournment

Motioned By: Frank Perez

Seconded By: Pete Cabrera

All in Favor

Meeting of the Board of Directors was adjourned at 9:51pm