

Hammocks Community Association Inc.

Minutes of the Advisory Board of Director's Meeting February 13, 2024 – 7:00PM

1. Call to Order

The meeting of the Advisory Board was called to order by Judge David Gersten at 7:02pm

2. Pledge of Allegiance

Everyone stood and recited the pledge of allegiance.

3. Determination of a quorum

Present: Receiver Judge Gersten is present; therefore, Quorum is established.

Don Kearns
Kristen Gurucharri
Carlos Villalobos
Pete Cabrera
Marcoantonio Real
Juan Franco (ZOOM)

Jesmany Jomarron, Association Counsel; Corey Tickner, Anthony Serrone, Shirley Arteaga, Jean Carlos Peralta; FirstService Residential.

Judge Gersten formally appoints Anthony Serrone, with FirstService Residential, as Secretary for the purpose of taking minutes.

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 February 9, 2024.

5. Receiver's Status Report and Recommendations

MOTION

To approve the meeting minutes for January 9th, 2023, Advisory Board of Directors Meeting.

Motioned by: Pete Cabrera

Seconded by: Carlos Villalobos

Motion Carried Unanimously

6. Receiver's Status Report and Recommendations

- **Recovery efforts** – We have collected another million dollars that has gone into the treasury. This was collected from the insurance crime policy. We have been going back and forth with the insurance company. We finally got them to listen to reason and logic. The total recovery to date is 3.85 million. Jesmany had brought to my attention that we had a report that we filed that said 4.85 million. That was a typo and that has been corrected in the court files; it is 3.85 million to date.
- **Mediation with Rasco Klock and Hilton Napoleon lawsuit** – It was mentioned at the last Advisory Board meeting that we had a mediation with Rasco Klock and Hilton Napoleon. We found out at that mediation that it was not going to happen at that time. At this time, there

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are a number of depositions, which are statements under oath in lawsuits. We have depositions scheduled for Mr. Napoleon on February 20th. Jesus Que who was the Gallego in-house financial person will be deposed. I also have a deposition. We are facing a July trial. I believe that they are going to try to push it off. We want the quickest trial date that we can get.

- **Hermida/Quintero Broche – Gallego Criminal Attorneys Lawsuit**– They have received approximately \$350,000 to represent those who have been charged with crimes. That money came from Association funds. We have a mediation scheduled for March 22nd, so hopefully at the April Advisory Board meeting we may have settled or have received more money. We have a trial date set for October 22nd, 2024. If we have to go to trial we will, but we are going to try to settle.
- **Lawsuit filed against association vendors** – The lawsuit is against Gallego and Ghilardi's computer vendor. They received almost 1 million dollars from the Association. That lawsuit is gaining speed and is set for trial in January 2025. We are trying to get this done quickly. The trial is set for within a year, which is quick. We are trying to minimize attorney's fees as much as possible, and trying to get this moving as fast as possible, so we don't have to drag this out.
- **Cepero Lawsuit** – Bankruptcy court has all the papers that were filed, and we are awaiting a ruling from the Bankruptcy Judge.
- **Collection efforts** – Outstanding assessments right now are \$1,322,464.85. At the last Advisory Board meeting it was \$1,964,434.94, so we have managed to collect \$641,970.09 into the treasury. That is a very positive sign, and we will continue to pursue the money that is owed to the Association. Percentage wise, we have had a large drop in the money owed. We hope by the next meeting after the election we will have another significant drop in the amount of money that is owed.
- **Hardship Plans** – There are some people that are facing hardships. I want to make it clear that we are not trying to hurt anyone. I want the opposite. Sometimes bad things happen to good people. So, we have worked out a hardship plan, and we started out with a mini committee of people who wanted to pay monthly. There are about 75 homeowners that are paying monthly instead of quarterly. We have a request from 21 homeowners who are behind in their assessment dues. We have a contractual payment plan that 21 homeowners have taken advantage of to make them current so that they are not behind on their payments. If there is a problem, we want to work with you, so come to us if you are experiencing this and want to work out a payment plan.
- **Account updates** – I authorized FirstService Residential to apply missing payments to 154 resident accounts that were too difficult to reconcile because of bad record keeping, provided that those people provided records that they paid, to my satisfaction, the money that was owed but the payment was too hard to find due to insufficient record keeping by the previous Association. At one time there were hundreds of these accounts. There are now only 65 accounts under review. If those homeowners show proof that the money was owed, to my satisfaction, then we can clear those out too.
- **Finances** - As of yesterday we have \$4,404,444.70 in the bank right now. We want to get the treasury as healthy as possible going into the future.
- **Transition plan** – This is the plan that Judge Butchko asked for me to provide to the Court regarding my exit as the Receiver and the Board taking over as a full-functioning Board. On February 22, 2024 at 10:, Judge Butchko is conducting a ZOOM hearing to hear my transition

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plan. There has been some false information that has been spread. Last week, a homeowner filed an objection to the transition plan. We are going to address the issues with Judge Butchko and correct the record on the 22nd. A well-known homeowner emailed Judge Butchko about the motivation behind this objection. I ask that all of you here and on ZOOM come to the ZOOM hearing. I want you all to hear the whole story, and if you are there you can hear it firsthand. Do not rely on social media, as it is easy to manipulate, and get the information from that hearing. I would love to have large participation from the homeowners.

- **Board election on February 29th** - We conducted our first “meet and greet” on January 30, 2023. The next “meet and greet” is on Saturday, February 17, 2024. Please come to the clubhouse and meet the candidates. This election is all about transparency. On February 22nd, 2024, we will have a ZOOM moderated town hall with the candidates. If you have any questions you would like to ask, please submit your questions to Melanie Damian by 5pm on February 21st. This Town Hall will only be on ZOOM, not in-person. February 24, 2024, begins early voting at the clubhouse. All the election dates and election information are posted on the website. The polls will close on February 29, 2024, at 6 P.M. sharp. At that point, we will begin counting the votes. The Advisory Board of Directors will be announced that night. I invite anyone who would like to come to watch the counting at the clubhouse. You can have confidence in this election, and there will be nothing that can go wrong. The ballot box will be watched 24 hours per day. It will be like last year with minor improvements.
- **Insurance** – Recently, our General Liability insurance policy for the Association was expiring, so we had to get new General Liability insurance as the Association must have it. As a result of numerous claims over the past 5 years, the quote rates that we received were very high. We picked what we thought was our best option for coverage. It was the best that we could obtain and the premium for that coverage was \$750,000. As I have mentioned previously, we are looking into covering the Association by insuring ourselves. We still have a couple months left to figure that out, and we can get back the money that we paid for the General Liability insurance. We also must have an umbrella or excess liability insurance policy for the Association. The Umbrella policy would kick in after the General Liability policy limits are exhausted, if there is a claim against the Association. We must have that in place per the property management contract with FirstService Residential. The premium for that Umbrella policy increased substantially over last year, as well. We obtained a three-million-dollar Umbrella policy that cost us \$414,373 so that we are adequately insured.
- **Landscaping** – Pete Cabrera has worked tirelessly and has done a great job, which he is going to present in his update. He has a very thorough recommendation to address tree trimming as an alternative to Turf Management.
- **Fencing** – I have determined that we are going to use the excess money that we have collected to address all our fencing needs. You do not have to worry about going over budget. We looked at three different vendors for this project, one of which Kristen recommended. The vendors were URI, Golden Fencing, and THD. We ruled out THD because they were just way too expensive. We will be starting the comprehensive fixing/replacing of fencing as early as next week. The Notice of Commencement has been filed. The permit should be in place in the next two weeks. All our fencing will be repaired, replaced, or fixed the way it should be done. It will not come out of the 2024 budget; this will come out of the excess money that we have collected. We have discussed this issue many times and we are acting. We don't have an end

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date because we don't have a permit yet. We are going to start the preparation phase possibly as early as next week.

- **Anthony Serrone – Lighting, playground equipment, Chantarelle wall painting, fountains, pools, drainage, and beaches.**
 - Fencing –
 - The FirstService team put together an aerial and picture map of the fences that have been quoted. We accomplished this via walking around with the vendors and showed them the dilapidated fences. We took pictures and put it all together in a detailed package for the Advisory Board and the Receiver. Unfortunately, we have some internet issues so we are not able to present it at this meeting, but we will be able to get that to them as soon as the internet is fixed. The quotes we received are for fence replacement. FirstService Residential's maintenance team went around and completed minor repairs. 300 fencing boards in total were replaced by FirstService Residential. We are going to continue to monitor the fences and create work orders by doing rounds around the neighborhoods and tracking fences in our system that need to be repaired. We obtained three quotes from -
 - URI – Ultimate Restoration Inc. - \$274,658.72
 - THD – \$336,493.68
 - Golden Fence - \$262,858.00

We presented quotes to the Receiver and worked with vendors to see how quickly we can begin this project.

 - After many discussions with the vendors and the legal team, URI was chosen as the vendor by the Receiver and can start the project beginning February 19. Unfortunately, we do not have an end date from the contractor until the permit is in hand.
- Lighting
 - The FirstService Residential team conducted a survey of the lights in the neighborhood.
 - The survey included.
 - The location
 - The style
 - Working or non-working
 - An assigned number for each post made for identification purposes.
 - We have found a contact within FPL that is going to use the account numbers and let us know for which poles FPL is responsible. We sent him the account numbers for The Hammocks' meters, and he is going to tell us which light poles FPL is responsible for fixing. At one of the last meetings, we had discussed that we had reported to FPL that there were lights out to see if they would come fix them. Of the 59 that were reported to FPL, 2 have been closed which means that they have fixed those lights. We are waiting for the others that were reported to see if FPL is responsible for fixing them. In speaking with the Advisory Board, we have deduced that the skinnier black poles do not belong to FPL. We verified

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that the lights in Ensenada contained these poles and Ensenada 1 have had their lights replaced. We will be receiving a quote for Pelican Point and Cedar Landing that have these poles.

- Playground Equipment
 - This was briefly touched on at the ACC Meeting. We are going to investigate getting old surveys to update, so that they will not be as expensive as new surveys, for the locations that the ACC believes are possible alternatives.
 - We will go to microfilm at Miami Dade county to see if they have any old surveys.
- Fountains
 - The fountain parts should be delivered by Friday of this week to Lake Doctors.
 - We first must install an electric panel for the fountain, which we have the specs for (to get quotes from an electrician to install).
 - We have set a tentative date with Lake Doctors to have the fountain installed by the week of March 6, assuming the electric work is completed.
- Pools
 - Black Creek – The proposals were signed for the repairs to be done at Black Creek.
 - Ana from Bright Blue Pools is going to be at Black Creek tomorrow with a contractor to determine if we need to update the survey that we have for the pump room so that we can turn in our permits and get the work started. If not, the survey will have to be updated to submit the permits. We have reached out to vendors to get other quotes on getting the survey updated.
 - Water Oaks –
 - URI has been contracted to complete the work pertaining to the windows and vent installation at the Water Oak Center to clear the violations from Miami Dade County.
 - We are working with a contact at Miami Dade Code Enforcement to close out the rest of the violations.
- Drainage
 - We have reached out to the engineer that inspected our drains previously to see if he can shed some light on why there is such a disparity in the quotes that we received. I spoke to him today and he said he will look at them and give us an answer by the end of the week.
- Beaches
 - We have scheduled our team at FirstService Residential to maintain each beach at least once per month. This will include.
 - Picking up garbage.
 - Pulling weeds.
 - Getting debris removed around the water line.
 - The Receiver has the updated proposals from Aquagenix and Turf for the quarterly beach maintenance that he is considering.
- Chantarelle Wall Painting
 - We ordered the paint from Sherwin Williams.
 - They assured us the paint would be delivered Friday. Tuesday, they notified FSR that the paint could not be delivered because of an outstanding invoice of \$200.00. We are processing that invoice so that the order can be placed.

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- Once the paint arrives, we have the maintenance team ready to paint the wall. At this point we are just waiting for the invoice to be paid and the paint to come in.
- **FSR Contract Amendment** – This is something that I am going to consult with the Advisory Board about right now. We have purchased an Umbrella policy for 3 million dollars. Our contract with FirstService Residential requires the Association to have 5 million dollars in Umbrella coverage. If we were going to pay the extra money for the full 5 million dollars of coverage, we would have to spend an additional \$150,000. It did not make economic sense to do that. So, we are not in compliance with the contract with FirstService Residential. We have negotiated with FirstService Residential. They agreed to amend their contract to require only 3 million dollars in coverage instead of 5 million dollars. They agreed to compromise under the following terms. The Hammocks signs a 3-year term agreement that can be cancelled by either party without cause with 90-day notice. Currently, our contract contains a 60-day notice provision, so we would be giving them an extra thirty-days of notice. They had a built-in increase in the old contract of 5% per year, which would be \$4,600 per month. We negotiated that there will be no increase in the management fee for 2024, during year two they would increase the management fee by 1%, and in year 3 by 2%. So, their increase is going down drastically. Then there is an escalation clause for the labor rate in both contracts, which states that the labor rate will not change for 2024, in 2025 it will increase to 24%, and in 2026 would increase to 24.5%. That part of the contract really has not changed. As I see it, and I want the Board to make a recommendation to me, if we go with a lower Umbrella limit we save \$150,000 and we save on the decrease in the management fee. It also means that we don't end up in potential litigation and all we are giving up is 30 days of time that we would have to notify FirstService Residential if we decided to hire a different management company.
- **Don Kearns** – At this point we would be looking for a motion and second to move to the discussion phase.
- **Juan Franco** – I want to clarify something. I know that the management fee is going up by 1% and 2%. Did you say that the labor rate is going up by 23%?
- **Jesmany Jomarron** – There would be no increase in the management fee for 2024, 2025 would increase by 1%, and 2026 would increase by 2%. The original contract was going up 5% in January 2024. For the labor cost, I believe that 23% is their benefits package. It would not increase for 2024, it would increase to 24% for 2025 and then it would increase to 24.5% in 2026.
- **Juan Franco** – I am still confused. Can you explain what the 23% is? You said it is their benefits package that accounts for 23% of the cost?
- **Jesmany Jomarron** – Yes.
- **Juan Franco** - Ok. I thought that you meant that it was going up 23%.
- **Corey Tickner** – Point of order.
- **Don Kearns** – Point of order granted.
- **Corey Tickner** – So the labor rate is not the benefits package, per se, it is the FICA taxes, workers compensation, and all the federal taxes. That is what the labor rate is comprised of.
- **Jesmany Jomarron** – Correct. The FICA is 15.6 and the difference is your health insurance. I read that in your contract.
- **Corey Tickner** – The health insurance is billed separately.

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- **Jesmany Jomarron** – In any event, the current rate is 23% and it will not increase going into 2024. In 2025, it will increase to 24% and it will increase to 24.5% in 2026.
- **Marcoantonio Real** – Am I the only one here that is having problems understanding Anthony? I only got about 70% of what he said.
- **Don Kearns** – Does this pertain to the motion at hand?
- **Carlos Villalobos** – Do we have to take a position right now? I would prefer to see the things in writing and then come back and decide.
- **Jesmany Jomarron** – This is something that has been made a motion so if you discuss it and vote on it, it will pass. FirstService’s legal team is drafting the document now, so we don’t have that just yet. If we don’t make the decision today, the five percent increase will remain in effect until we make that decision. Currently, we are in breach of the agreement as well because we only have a three-million-dollar Umbrella policy when the current policy requires a 5-million-dollar Umbrella policy. A copy of the amended agreement would be made available to all homeowners.
- **Carlos Villalobos** – This is the first time I have seen this information, and it is a lot of information. Can we look at it for 24 hours?
- **Jesmany Jomarron** – You already have a management agreement in place. That’s the one that is published on the website. It would only be an amendment to that portion of that agreement. The only change is that next year and the year after the management fee will increase 1% and 2%, respectively, in addition to the labor rate. The labor rate would remain the same for 2024, increase by 1 percent in 2025, and half a percent in 2026. The final change would be the cancellation period which will go from 60 days to 90 days, also without cause. The main benefit of the negotiation is that we will not be required to have 5 million dollars in Umbrella coverage, and we will not be in breach of contract with FirstService Residential.
- **Kristen Gurucharri** – Essentially, If we do not have the 5 million dollar Umbrella policy we are in breach of the contract with FirstService Residential. To continue our contract with FirstService Residential, and to save \$150,000 in insurance money, we would have to sign this contract. Also, we would be paying less in management fees. So, there is no downside for us, it only benefits us in the long run.
- **Carlos Villalobos** – Thank you, Kristen. I just don’t like that we are being rushed to make a decision. It is a fast decision. I would have liked to have been informed prior to the meeting and make an informed decision.
- **Pete Cabrera** – We are talking about recommending to the Receiver what he has put in place. The motion is the hard part when you take into consideration the cancellation period, the increase in management fee, and the increase in the labor rate. I think Don is the best person to spell out that motion.
- **Corey Tickner** – I have the language for the labor rate. In the contract, it states “the labor rate as stipulated above is a percentage of and is added to the wages paid and includes, but is not limited to, Social Security tax, federal and state unemployment tax, workers’ compensation insurance, FirstService Residential contribution to employee 401k benefits, pre-employment screening, recruiting expenses, payroll processing, and human resources administration.”
- **Don Kearns** – So we can piece meal this motion or we can group it all together. I will look to our attorney, Jesmany, to determine how to move forward.

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MOTION

To recommend Judge Gersten moving forward with approving the amendments to the FirstService Residential contract, which includes the cancellation period increasing to 90 days instead of 60 days, without cause, in exchange for the management fee increase being reduced to 0% in 2024, 1% percent in 2025, and 2% in 2026. In addition, the current labor rate of 23% will be increased by 0% in 2024, 1% in 2025, and .5% in 2026. Furthermore, FirstService Residential's required amount of Umbrella insurance coverage would be decreased from 5 million dollars in coverage to 3 million dollars in coverage.

Motioned by: Pete Cabrera

Seconded by: Kristen Gurucharri

- **Discussion:**

- **Pete Cabrera** – Just to make sure, our million-dollar insurance is costing us a \$750,000. For our Umbrella, we are paying \$414,000. If we go to 1 million in excess coverage ,it would cost us \$150,00 more.
- **Jesmany Jomarron** – To go to 5 million would cost you \$150,000.
- **Pete Cabrera** – Now I get it. So, it will save us the 5% in management increase this year and go up by 1% in year 2 and 2% in year 3. And the labor cost is what it is.
- **Juan Franco** – It is a no brainer. We are getting everything and giving up nothing. We are just giving up 30 days of notice and saving \$300,000 in insurance and management fees.
- **Kristen Gurucharri** – Just want to ensure that this is Juan Franco speaking.
- **Marcoantonio Real** – Do I understand that we have a \$1 million dollar policy that we are paying \$750,000. It seems like this benefits FirstService Residential.
- **Kristen Gurucharri** – This has nothing to do with FirstService Residential. We must have insurance to be a homeowners' association by law. This addressed the insurance policy. Because of the corrupt Board, no one wants to insure us. This policy was the best one that we could obtain. What they are talking about with FirstService Residential is that they are doing us a favor. The initial contract required us to have 5 million dollars in coverage, which is more expensive for us than the 3-million-dollar coverage. They amended their contract to help us out. The only thing that they are asking for is that if we want to fire them we just must give them thirty more days than we currently have to.
- **Marcoantonio Real** – That makes sense. The only other thing that I agree with Carlos Villalobos on is why are we only hearing about this now?
- **Pete Cabrera** – **The** Receiver talked about insurance last month. We had to get that policy because we need that policy. This is the best that we could get. It is incredible how much we must pay because of the previous Board. The insurance policy is astronomical.
- **Marcoantonio Real** – We should fire the insurance agent.
- **Pete Cabrera** – No one wants to insure us because of what we had gone through. I agree with you about the insurance and how expensive it is.
- **Marcoantonio Real** – I thought that the receivership would give us a good name. I don't understand how no one else wants to insure us.

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- **Jesmany Jomarron** - We attempted to get quotes from 30 carriers, only 2 would agree to give us quotes and insure us. I contacted my insurance broker who I thought could make things happen; he told us no one wants to insure us because of the past claims that we had. FirstService Residential also tried their contacts and could not come up with anything either. This was honestly the best policy. This is what pushed us to look at self-insurance policy. You wouldn't consider self-insurance if you have a premium of \$125,000. We ended up finding the best compromise with FirstService Residential at 3 million dollars, which saved us \$150,000.
- **Marcoantonio Real** – I guess self-insurance is becoming fashionable because this is the second time I have heard of it in two days.
- **Jesmany Jomarron** – The Hammocks is going to be here for a while, so it benefits us to take a look into this until the claims go down. We have had four wrongful death claims. We have maxed out the Director & Officers policy and the Crime policy. When insurance brokers see this, they are concerned because they see us as a risk. They don't see it as a profit; they see it as a premium.
- **Pete Cabrera** – Let's talk about the motion on the floor, which is the FSR contract, not insurance. The insurance situation is not new. We have been talking about this since last month. What is new today is the contract with FSR, which again will save us money and all we must do is agree to 30 more days on the cancellation policy if we decide to leave them.
- **Marcoantonio Real** – How long will the FirstService Residential contract be?
- **Jesmany Jomarron** – 3 years, but we have a 90-day cancellation cause that we can leave FirstService Residential for any reason and we know what we are going to get with FirstService Residential for the next three years.
- **Don Kearns** – This is a no brainer in terms of what it saves the homeowners. We will save money from insurance and management fees.
- **Marcoantonio Real** – Since we are proposing re-hiring First Service Residential again, does this mean that they are going to handle all the administrative tasks instead of the legal team.
- **Jesmany Jomarron** – We are not hiring FirstService Residential, we already have a contract with them.
- **Marcoantonio Real** – The fact is that we have had the legal team handling administrative tasks at an expensive rate.
- **Don Kearns** – That is not part of the motion.
- **Marcoantonio Real** – I would like to make it the motion.
- **Don Kearns** – So you would like to amend the motion?

Proposed
Amendment
to Motion

To amend the motion on the floor to include the following - The legal team will not handle anything administrative if we accept FirstService Residential's terms. FirstService Residential will handle all the administrative tasks moving forward.

Motioned By: Marcoantonio Real

- **Don Kearns** – Pete Cabrera you made the original motion. Do you accept this amendment to your motion?
- **Pete Cabrera** – I do not. They are two separate topics. Sorry.
- **Don Kearns** – Juan Franco do you have anything else you want to add?

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- Juan Franco – No, I do not. You can move forward.

Motion Amendment does not carry.

In favor of the original motion proposed by Pete Cabrera – Kristen Gurucharri, Pete Cabrera, Juan Franco, Don Kearns.

Opposed – Marcoantonio Real

Abstained from voting – Carlos Villalobos

Motion Carries

- **Carlos Villalobos** – I think that the way that this was handled was incorrect. I think that we should have gotten this ahead of time. I do have to leave the meeting.
- **Carlos Villalobos leaves at 8:15 pm.**

Judge Gersten will now pass to Don Kearns.

6. Committee Reports

6a. Architectural Control Committee

Kristen Gurucharri presented on behalf of the Architectural Control Committee.

- **Kristen Gurucharri** – At the last ACC meeting, there were 2 applications denied, 2 that were tabled, and 10 applications approved. The two denials were for missing signatures and the other needed approval from FPL.

6b. Governing Documents Committee

Don Kearns presented on behalf of the Governing Documents Committee

- **Don Kearns** – We had a meeting set for the Governing Documents Committee and only me and Gary Held met, so there was no official meeting. The only discussion that we wanted to have was a discussion about preventing someone from paying \$10.00 for a quitclaim deed and getting on the Board of Directors this way.

6c. Finance Committee

Kristen Gurucharri presented on behalf of the Finance Committee.

- Kristen Gurucharri – Unfortunately, I was unwell and Idalmen Ardisson headed up that (and she is not here), so we will have an update for you next month.

To table the Finance Committee report until the next Advisory Board of Directors meeting

Motioned By – Kristen Gurucharri

Seconded By – Pete Cabrera

Motion carries unanimously.

6d. Fining Committee

Corey Ticker presented on behalf of the Fining Committee.

Motion

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Corey Tickner - There was no new business for the Fining Committee for this past meeting, so they will be meeting this Thursday at 7:00 PM in the clubhouse and we will review the first violation report.

6e. Landscaping Committee

Pete Cabrera presented on behalf of the Landscaping Committee.

- We have established a committee of 5.
 - a. Frank Perez
 - b. Ricardo Rodriguez
 - c. Julieta Romano
 - d. Elaina Arratia
- We have met a lot and most of the meetings were to determine if we wanted to hire a new tree trimming company. We had a proposal and presentation from Turf and Green Wise. We went back and forth on who to go with and we unanimously decided on giving Green Wise a chance to be our vendor.

To recommend to the Receiver to hire Green Wise as our tree trimming vendor for one year only.

Motion

Motioned By – Pete Cabrera

Seconded By – Marco Antonio

(ZOOM Coverage cut out)

Motion carries unanimously.

6f. Neighborhoods Committee

Kristen Gurucharri presented on behalf of the Neighborhoods Committee.

- Kristen Gurucharri - What Anthony has gone over in his report is what we have gone over in the Neighborhoods Committee.

6g. Public Safety Committee

Todd Botner presented on behalf of the Public Safety Committee.

- The committee has made a recommendation to Judge Gersten for Elite Guard, which would include a swing shift.
- Also made a recommendation to Judge Gersten to have Miami Dade on site to give a security presence.

8. Old Business

- **No Old Business**

9. New Business

- **No new business**

10. Owner comments on Agenda Items

- **Damarys Flagiello** – Chantarelle – How much will fencing cost us?
 - **Pete Cabrera** - \$274,000
 - **Damarys Flagiello** - And how much fencing does that cover?
 - **Jesmany Jomarron** – I believe it was around 4,400 linear feet.
 - **Damarys Flagiello** – Is that going to be on the website?
 - **Jesmany Jomarron** - The bids are not posted yet until it is a contract, and after that we can post it on the community website.

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- **Damarys Flagiello** – How much will be put away for reserves? At 70% we would be at 4.4 million, and I looked at the balance sheet and we are at zero.
- **Jesmany Jomarron**- There was no reserve set up in the current budget, but there is definitely a capital improvement account set up and you also have a surplus.
- **Damarys Flagiello** – How much will be put in there?
- **Jesmany Jomarron** – So there is, I believe, 3.85 million in there right now.
- **Damarys Flagiello** – So is the fencing project going to be taken from there, because that’s what I heard?
- **Jesmany Jomarron** – A reserve account is done on a line-item basis.

- **Damarys Flagiello** – I think that 70% is a good number to have on the reserves, but I don’t see anything on the balance sheet.

- **Jesmany Jomarron** – You don’t have a reserve account currently right now. It is a line-item matter, so you do reserves for refinishing a pool or to replace a roof. As you guys progress and figure out what the reserve accounts are, you can start collecting money and start saving for those big project.
- **Rosibelle de Jesus – Ensenada II**
 - I would appreciate it if better communication is in place. I will help in getting communication out because I would like the community to be involved. This place is a revolving thing. It is important to have more people involved. If you call me, I will do my best.

11. Adjournment

- **Motioned By:** Kristen Gurucharri
- **Seconded By:** Pete Cabrera
- **Motion Carries Unanimously.**

Meeting of the Advisory Board of Directors was adjourned at 9:28pm