

Hammocks Community Association Inc.

Minutes of the Advisory Board of Director's Meeting
March 12, 2024 – 7:00PM

1. Call to Order

The meeting of the Advisory Board was called to order by Judge David Gersten at 7:11pm

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.

Idalmen Ardisson
Pete Cabrera
Kristen Gurucharri
Fernando Figueira
Juan Franco (ZOOM)
Don Kearns
Frank Perez

Jesmany Jomarron, Association Counsel; Corey Tickner, Anthony Serrone, Shirley Arteaga, Jean Carlos Peralta, Alyson Theale; 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, March 8, 2024.

5. Approval of the Previous Meeting's Minutes

MOTION

To approve the meeting minutes for the Advisory Board of Directors Meeting held on February 13, 2024.

Motioned by: Idalmen Ardisson

Seconded by: Frank Perez

Motion Carried Unanimously

6. Receiver's Status Report and Recommendations

- Judge Gersten –
 - Lawsuits against previous attorneys – We are moving forward in the Hilton Napoleon lawsuit. We had a deposition scheduled for last Friday that had to be rescheduled. The trial is still on the calendar for July of this year. We are trying to recover \$350,000 that was paid to Gallego's attorneys. We do have a mediation scheduled for the 22nd of this month. If we don't settle on that date, we have a trial set for October 21st of this year.

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- **Association vendors** – We have another lawsuit against the association vendors which consist of the security company, the computer vendor, and their comptroller at one time, Mr. Cue. That is set for January 6th of next year for trial.
- **Cepero case** – Just as recent as last Friday got a favorable ruling from the bankruptcy court. They were seeking a lot more in damages. The Bankruptcy Judge ruled our way. They are pressing for attorney’s fees. I will have a report ready for next Advisory Board meeting.
- **Association Vehicles** - We have located association vehicles, one car and one golf cart. We thought they were stolen and received money from the insurance company. We have returned that money to the insurance company. We are deciding what to do with those vehicles. There are pros and cons to keeping them and selling them.
- **Collection efforts** – If you have been coming to these meetings or attending them via ZOOM you know that we had approximately \$1,700,000 in outstanding assessments which is now down to \$1,069,884.75. Last meeting it was \$1,322,464.85 so those numbers are coming down which is good because it means that that money is coming into the treasury. Asking all homeowners to get current as soon as possible so we don’t have to advance our efforts in collecting the money that is owed. Again, if you are experiencing a hardship, or a difficult time and would like to convert from quarterly to monthly payment schedule, please let FirstService Residential know. I approved just approved 12 more requests from homeowners to convert to monthly payments from quarterly. The payment plan is on the website so you can view it if you would like to and are experiencing financial problems.
- **Accounts in Review** – There were 65 accounts that were under review at the last meeting. Meaning they’re determining if their account should be cleared up because of their past payments. There has been no material change to that number. I have a number here of cash on hand it is approximately 4 million dollars to date.
- **Board election** – I filed an official election report with Judge Butchko. We had to tweak it by one or two votes because we wanted to be very thorough, and we double, and triple checked everything. We had a very successful election, as we did last year. This one flowed a little bit better. We had 773 homeowners vote during the election. Your new Advisory Board of Directors, soon to be a full Board of Directors consists of Don Kearns, Idalmen Ardisson, Pete Cabrera, Frank Figueira, Frank Perez, Kristen Gurucharri, and Juan Franco. We had an organizational meeting last week. The elected officers at the meeting were - President – Don Kearns, Vice President – Idalmen Ardisson, Secretary – Frank Perez, Treasurer – Pete Cabrera. You can find the election report on the website if you would like more details. This is a Board sitting here is a Board in Transition, which means that by June, I am hopeful that this board will be a fully functioning Board. My position will change from receiver to monitor except for the litigation cases because it is necessary to be a receiver to advance our litigation efforts. At that point, my responsibilities will start to drop off. What is meant by Montior is that I will be here, so the Board does not make any big mistakes. You will see that there will be a lot on their plate that I normally would handle as the Receiver without having to go to the board, but I am putting these responsibilities on the Board so that they can fully function on their own. One of these responsibilities is reconstituting the committees. At the organization meeting last week I said I was going to keep them. We

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are going to re-constitute them and I am guessing there will be new members on the committee. One thing I will offer to you Mr. President, since there were issues of how the committees were selected last time, is to you to do the selecting myself. I will vet them and suggest they become members of these committees. I can sit with the board members to do the selection or anything that I can do to make sure that everything runs smoothly. I will not turn the reporting over to Anthony for a project update on fencing, lighting, playground equipment, fountains, pools, storm drains, beaches, chantarelle wall painting.

- **Anthony Serrone –**

- **Fencing –**

- The fencing project commenced on February 22, 2024. They started by demolishing some of the dilapidated fencing. They started at Hammocks and 96th, 96th and 147th, and some fences on 147th towards the entrance of Cedar Landing. When they were removing the fencing, they found that there is a thick layer of limestone that is under the ground where they needed to replace the posts. We have a meeting with URI tomorrow to figure out how to move forward with the project.

- **Pools-**

- At the last meeting we had, I reported that our pool servicing company was meeting at Black Creek with a surveyor to see if the surveys that we have will be sufficient to turn in a permit to Miami Dade building department to clear the violation for the change of equipment that was done by the previous board of directors. They found that they do need to do a new survey which is already underway. From that point, Bright Blue pools will continue with their work in bringing the pool up to code so we can get our Certificate of Operation from the Department of Health. I estimate that the Black Creek Pool will be open by May. As for Water Oaks, there is still a lot of work that needs to be completed to reopen that pool in terms of violations that we have received from Miami Dade County and work that needs to be done so that the pools are brought back to a good condition.

- **Chantarelle Wall**

- Tomorrow we will have a pressure washing company come to the property to pressure clean the wall before we paint it. They will take anything off the wall in order to prepare it for painting. We are going to start painting by Friday so, hopefully, we will have the wall painted by next Friday if the weather permits.

- **Storm Drains**

- At the last meeting we reported that we had four storm drain proposals that we have received from companies to clean out the storm drains. There was a large discrepancy in the price of one of the proposals. The Advisory Board of Directors and Receiver had tasked us with finding out why there was such a large discrepancy and recommended that we ask the Engineer that investigated our storm drains previously to see if he could provide any insight regarding the large disparity. I spoke to him,

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and he said that the proposals all look similar to him and that we should ask the vendors, directly, to outline the services that they are going to provide if/when they clean out the storm drains. The difference in the price exists because of the process of how the storm drains are cleaned. The companies that have quoted us a higher price will clean the drains by vacuuming out all the debris, in addition to using a type of pressure cleaner that will break up the build up of dirt within the pipes attached to the storm drains. The vendor with the lower price would just be vacuuming out the storm drains and clearing them of debris, they would not be taking care of the individual pipes attached to the storm drains.

- **Fountains**

- We have a proposal from Fuze, to replace the electrical box that was provided to us upon purchasing the replacement fountain. The electrical box needs to be installed prior to the fountain being installed. We have another company that is coming out tomorrow, SolCal, that will give us their quote to do the work. They will also be looking at Mimosa Lake to see if they can provide a quote on changing the breakers so that the fountain at Mimosa Lake can run continuously.

- **Beaches-**

- The Receiver has signed a contract with Aquagenix for a quarterly beach clean-up to start in April. They will till the sand, get weeds out of the beach area, clean up trash, etc. Our maintenance teams will also be doing rounds at the beaches in between these quarterly clean ups to keep the beaches looking good for the homeowners.

- **FPL –**

- We are still trying to reach out to Managers at FPL so that we can have them come to the property to indicate what meters power what outlets so that we can understand exactly what we are paying for. With that I am going to turn it over to Shirley Arteaga to discuss what is going on with the lighting project and FPL.

- **Lighting-**

- **Shirely Arteaga –** In reference to the FPL lights, we have conducted an overall survey for all the lights in the hammocks and reporting all of the lights that are currently out in the community. While we reported these lights to FPL, they stated that they will not maintain these lights because they have been changed. We are in discussion with Carlos Ayuso who is an LED lighting solution sales representative. He is trying to provide us a report of all the meters that The Hammocks has and the corresponding lights. He is going to provide us with a proposal for us to change the lights to LED fixtures that will reduce our FPL bill, as well. As soon as he provides us with the proposals, I will provide them to the Board and to the Receivership.
- The last thing that I am going to touch on is agenda items. Some homeowners complain about how much time they have to comment on agenda items. I know previously at

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other meetings it has been two minutes. We must have time limits otherwise some meetings would go for a long time. Judge Butchko suggested that we have a two and a half minute time limit. I will ask the President to increase it to two and a half minutes from two minutes so that the homeowners have time to explain the issues that they are having to the Advisory Board of Directors.

Judge Gersten will now pass to Don Kearns.

7. Committee Reports

7a. Architectural Control Committee

Idalmen Ardisson presented on behalf of the Architectural Control Committee.

- **Idalmen Ardisson** – the ACC meeting was last Thursday. At the ACC meeting the function of the committee is to approve or deny the aesthetics application for new roofs, painting of houses, driveways, etc. Any changes that can be seen from the outside of your property need to be approved by the ACC. The meetings are every first Thursday of every month. There were 25 applications that were under review at this past ACC meeting. The Advisory Board has to give the final stamp of approval of what the committee approved or denied at the meeting. From that point, the homeowner will get a determination letter so that they can proceed with their project. We had re-roofing applications that were being considered. The other things that we were addressing were impact windows and doors, which must be same frame color as the front door and the garage. The approved colors are white and bronze.
 - 18 applications were approved.
 - 7 applications are currently under review – which means one or two documents are missing to proceed with the project which could easily be approved this week.

To approve the ACC Report and recommendations

Motioned by: Fernando Figueira

Seconded by: Kristen Gurucharri

Motion Carried Unanimously

- **Idalmen Ardisson** – What I want everyone to look forward to at the next ACC is that we are going to be looking at finalizing the combination of stucco, trim, and roof colors. What had happened before is that some of the colors look different under the inside light vs the sunlight so we made some changes so in the next meeting we will finalize that. Also, we are going to add a line item on the ACC agenda for homeowners to come to the meetings and give their ideas or suggestions for sample paint colors, roofs, aesthetics, etc. There are a lot of people out there who have a lot of great ideas that we would like to consider. We will also be looking at aluminum fencing for the sides of the homes because there a lot of people who have been asking about that.

7b. Governing Documents Committee

Don Kearns Presented on behalf of the Governing Documents Committee.

That meeting was postponed for the elections.

MOTION

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7c. Finance Committee

Kristen Gurucharri Presented on behalf of the Finance Committee.

- **Kristen Gurucharri** – I was sick at the time of the last meeting, so I was not able to attend. From my understanding, the focus of the meeting was on the tree trimming contract that was obtained from the Landscaping Committee. At the end of the conversation, it defaulted to the fact that we need to discuss the contract with Pete and the Landscaping Committee.
- **Idalmen Ardisson** - The other thing we discussed was to see from the contractor was a plan of what was going to be done instead of just a number.
- **Kristen Gurucharri** - Numbering light poles was also discussed. The poles will be put up on the website so that homeowners are reporting them, they can go to the website and report the light post number instead of cross streets.

7d. Fining Committee

Corey Tickner presented on behalf of the Fining Committee

- **Corey Tickner** – We did meet last month and discussed the open cases. We do not currently have anyone at the threshold to where they can be fined. We discussed recommendations, I know we have a recommended process and timeline out there, we are awaiting feedback on that so we can put more things into place. We are sourcing an additional violations coordinator.

7e. Landscaping Committee

Pete Cabrera presented on behalf of the Landscaping Committee.

- **Pete Cabrera** – We are waiting to see which tree trimming company we are going to use. We were overbudget last year so we are looking into how we can bring that down. When Chicky asked for a plan, we are waiting to see which company it will be so that we can get the plan together. Hopefully, we can use some of the recovered money to pay for the tree trimming. Most of the trees have been trimmed on the lower parts but we need to trim the higher parts and top them off. We met with FDOT for the Kendall Dr trees to see how to move forward with that. They chopped butchered those trees because the trees were a liability to them. The January invoice for our lawn maintenance is \$44,000 per month. We are budgeted for that. However, our tree trimming was \$33,000 and our projected budget is \$180,000 so as you can see we will go through that budget really quickly. My main concern is that if a hurricane comes through, we need to be prepared for that.

7f. Neighborhoods Committee

Kristen Gurucharri Presented on behalf of the Neighborhoods Committee.

- **Kristen Gurucharri** - We meet the day after the board member. The Neighborhood's Committee represents the communities that don't have their own local associations. A task that I would like to see taken care of soon is more access to neighborhood information on the website. I have been working on a spreadsheet that we can utilize that would be able to be accessed on the website per neighborhood. Anthony has gone

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over most of the issues that we discuss at the neighborhood's meeting. The only thing that I did not hear an update on was the Playground equipment.

- **Anthony Serrone**- Yes, we have spoken about this at the ACC meeting and one of the committee members had the great idea of going to the city to see if they have old surveys for the potential spots that we could put the outdoor equipment. Otherwise, we would have to spend money on getting new permits drawn up.
- **Kristen Gurucharri** – Those are basically the updates, we are looking to have a representative from every neighborhood at the neighborhood committee, so speak to your neighbors to see if they would like to volunteer for to represent their neighborhood at the committee level.

7g. Public Safety Committee

Don Kearns – I don't see the Chairman Todd Botner here. There were no noticed meetings for the security committees so I do not believe there would be a report.

Treasurers Update–

- **Pete Cabrera** - The financial statements are a month in arrears. They are in the website and the portal.
- **January 31, 2024, Statement -**
 - On the executive summary we had operating cash of \$4,377, 000. Yesterday we had \$3,999,000. On the revenue side for January, it was \$2,021,000 and our expenses were \$439,000 so we had a net income of \$1,582,000. Part of that was income from a legal issue that was resolved for \$1,500,000 so if you take that away, in January we operated the association at a net income of \$82,000. There were some accounts overspent and accounts that were underspent. If you take that into consideration, we are doing well. If you look at last year's December statement, we had a \$2,000,000 income. I took away the legal fees and we still had an income of \$526,000. We have to look at the whole budget not just line items such as legal expenses and things like that. Three accounts we are going to have to focus on are the Insurance account, which is going to be astronomical, the tree trimming account and the legal expense.

8. Old Business

- **Kristen Gurucharri** – going back to the fining committee, I am sure that some people have received letters in the mail regarding violations. I would like clarity on how the violations, for example the garbage cans, are being handled. Who is issuing the violation, how is this being supported, what is the process of the violations?
- **Anthony Serrone** – That was spoken about at the violations committee. We are not giving out violations, we are giving out friendly notices because there is no violations process in place. At a previous Advisory Board meeting it was suggested that we start implementing violations.
- **Kristen Gurucharri** – I bring that up because I received a violation for having a Trash Can out before Trash Day because I leave early in the morning. I believe that the Trash Can regulation was implemented so that trash cans are not left out after trash day. Maybe a suggestion not to give violations for having trash cans out before trash day.

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- **Corey Tickner** – We follow board directions on those items so you're saying not to violate on the trash days of Tuesday and Friday.
- **Kristen Gurucharri** – At least those are the days in my neighborhood.
- **Corey Tickner** – So what are the recommendations for the times that they should be allowed out? My recommendation would be Monday at 5pm until Tuesday at 7pm.
- **Kristen Gurucharri** – No sometimes I don't get home until the day following trash day.
- **Idalmen Ardisson** – I would say midnight on that Friday as that is the actual end of the day.
- **Kristen Gurucharri** – I wouldn't even say 5pm the day before.
- **Idalmen Ardisson** – I think that we are splitting hairs about the times. It is not just leaving them outside by the street, people are leaving them by the garage, or the side gate instead of pulling them behind the side gate. If you are able to have your garbage can behind the gate it should be done no later than the following day. My question with the fining committee is, what is the hold up?
- **Corey Tickner** – We have made the recommendation on what the process should be and we are waiting for feedback on that.
- **Don Kearns** - Can you forward that to the Advisory Board so that they can suggest to Judge Gersten.

MOTION

To have the Fining Committee information finalized and a recommendation on implementing the Rules and Regulations of the Association

Motioned by: Kristen Gurucharri

Seconded by: Idalmen Ardisson

Motion Carried Unanimously

Discussion –

Frank Perez – Can we set a time limit to get the information.

Corey Tickner – I would advise making a recommendation on all the violations, not just the trash cans and as far as the time limit to have the information you will have it by tomorrow.

Alyson Theale – For a community your size in order to have an effective violations process is to send a letter to motivate them to change their habits in the manner that you want to change them. My suggestion is that when Corey sends you all that information, look at all the things you want violated in the community and narrow it down to a short list. Have a list of 6-8 things that you want the violation coordinators to focus on. Draw boundaries as we just did with the trash cans and people know exactly what to do and not to do. I would love in the next meeting to consider every violation that you want implemented and make a motion on each one so that we know how to move forward.

Idalmen Ardisson – My question is what your process is right now, who looks at those before they go out, and who is taking the pictures.

Anthony Serrone – Rony is doing it currently.

Idalmen Ardisson - Is he doing it by homeowner reporting or by doing inspections?

Anthony Serrone – Inspections.

Idalmen Ardisson – Ok so who is checking them before they go out?

Anthony Serrone – He is the violations coordinator, so he is just sending them out.

Idalmen Ardisson – The previous board used the violations process as a money making opportunity. It has to be looked at because I received a violation for a garbage can and there was no garbage can in the picture. What is the process? It used to be that before a violation went out

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to the community, it was looked at by the board. I am wondering what is the process that you have now and if you had a fining committee meeting last month what was discussed?

Anthony Serrone – What was discussed was basically what we are discussing now. We spent a lot of time talking about the trash can issue and the times that homeowners and residents can leave them out in front of their house around trash pick up day and any other recommendations that they have. There were no fines levied.

Idalmen Ardisson – Were there any recommendations that were made by the Fining Committee?

Anthony Serrone – I would have to go back and check the minutes of the Fining Committee I do not know off of the top of my head.

Idalmen Ardisson – Ok well then I make a motion to have the Fining Committee meeting minutes to the Advisory Board.

Don Kearns – We already have a motion on the floor so we need to make sure that we finish with that motion first or ask Kristen for a friendly amendment.

Amendment
to Motion

To include all the violations for consideration by the Advisory Board of Directors and to have the meeting minutes of the Fining Committee to the Advisory Board of Directors.

Motioned By – Kristen Gurucharri

Seconded By – Idalmen Ardisson

Discussion –

Corey Tickner – We are happy to have someone from the Board to review the violations before they go out. We did have a request from the Advisory Board of Directors to send out these letters.

Motion Passes Unanimously

9. New Business

9a. Reconstitution of all committees

- **Don Kearns** – We are going to renew the committees for The Hammocks and Judge Gersten suggested a way to do this so that everyone has a fair chance. From what I understand everyone will have to apply for the committees. Those applicants will be vetted for the various committees. There are only three committees required by The Hammocks Governing Documents which are the ACC, Neighborhood, and the Fining Committee. The rest of the Committees serve at the pleasure of the Board. I will be looking for the Board's guidance or a motion. We have talked about opening this up to everyone that is interested. We have the option of having the receiver vet the applicants, The Receiver and the Board vet the applicants, etc.
- **Pete Cabrera** – Are we talking about not having a finance committee?
- **Don Kearns** – That would be in your purview, as the Finance Chair, to make a motion if you do not want to have a Finance Committee. There are only three committees that are required by state law or by our documents.
- **Pete Cabrera** – I definitely want a Finance Committee.
- **Don Kearns** – So then we need to make a motion on what committees are going to be reformed and who is going to vet them.

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- **Pete Cabrera** – I have a lot of questions about this. We must open it up to the community to make sure that everyone has the opportunity to be on the committee they want to be on, but we don't want 10 people on each committee. We would like 3 or 5 committee members. I don't know if we should talk about that or if the chair should decide how many committee members are going to be on each and then have someone vet the applicants.
- **Don Kearns** – My recommendation to you, Pete, would be for you to make a motion to reconstitute the Committees with the required number of members per state statute or per our governing docs or as many as five.
- **Pete Cabrera** – What is the recommended amount per committee, Jesmany.
- **Jesmany Jomarron** – Per your documents, the Neighborhoods Committee should have at least one representative per neighborhood, your ACC is specifically required to have three consisting of a Board member, an architect, and a homeowner, the Fining Committee needs to have three members and none of them can be board members. The rest is up to you and what I mean by that is that they serve at the discretion of the Board. You decide how many Committees you want to have and how many people are going to be on those committees. From there you can decide how they are going to apply and be vetted. Judge Gersten has mentioned that he can help in the vetting process.
- **Pete Cabrera** – I think we need to decide what committees we want. My thoughts are to keep the ACC, Finance, Landscape, Neighborhoods, Fining, and Public Safety.

MOTION

To reconstitute the ACC, Finance, Landscape, Neighborhoods, Public Safety, and Fining Committees.

Motioned By: Pete Cabrera

Seconded By: Frank Perez

Discussion:

- **Idalmen Ardisson** – I think a good way forward is to go with the ones that we are required to have per statute and the documents. There are some Committees that have not given that much feedback. We have never heard a report from the Public safety Committee Chair pertaining to the work that they are doing. I suggest that we have the Security supervisor or owner of elite give us a security report. I think the Governing Documents Committee has not yielded anything and we have the lawyers and Advisory Board of Directors that could handle the Governing Documents issues. That is my suggestion.
- **Kristen Gurucharri** – I agree with what Chicky said. Public safety and governing documents have not given us any feedback.
- **Don Kearns** – Pete, would you accept a friendly amendment to your motion?
- **Pete Cabrera** – Yes, I would accept that. Just to make sure we have ACC, Finance, Fining, Landscape, and Neighborhoods.
- **Don Kearns** – Correct.

Amendment to Motion

To reconstitute the ACC, Finance, Landscape, Neighborhoods, and Fining Committees.

Motioned By: Pete Cabrera

Seconded By: Frank Perez

Motion Carries Unanimously

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- **Don Kearns** – Let’s talk about the number of people or do we want a chair to decide the number of members.
- **Idalmen Ardisson** – The ACC is not limited to three committee members. We have to have a minimum of three. We can expand, we just need to have an architect, a homeowner, and a Board member. The committee could be made up of 3 or 5 members. The ones where hands are tied is the VCC because it specifically says three and cannot be a Board Member, FirstService Residential, or anyone with ties to the Board.
- **Don Kearns** – Fining has to have three. So, what about the others?
- **Corey Tickner** – I would recommend having some alternates in case some people don’t show up. The Florida statute states that there needs to be three to institute a fine. So if there are only two people there, you would be out of compliance if a fine was levied.
- **Idalmen Ardisson** – Ok as for the VCC. I think we should start the process and get the three committee members and two alternates.

Violation Control Committee

MOTION

For the VCC to be comprised of three committee members, which cannot be a Board member, an employee of FirstService Residential or have any affiliation with the Board of Directors.

Motioned By: Idalmen Ardisson

Seconded By: Kristen Gurucharri

Motion Carries Unanimously

- **Pete Cabrera** – I think we should have three members, including the Treasurer, actually I don’t like that.

Finance Committee

MOTION

For the Finance Committee to be comprised of 5 members, including the chair, and the vetting of the members to be done by Judge Gersten and Pete Cabrera. Applications to be done by April 1st, 2024.

Motioned By: Pete Cabrera

Seconded By: Frank Perez

- **Idalmen Ardisson** – Finance has a lot of sensitive information. I think that these members should have some sort of background check or finance check. That is something that I have heard a lot from homeowners.

Motion carries unanimously.

Architectural Control Committee

MOTION

For the Architectural Control Committee to be comprised of 5 members, including the chair, the architect, and 3 homeowners.

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Motioned By: Idalmen Ardisson

Seconded By: Kristen Gurucharri

Motion Carries Unanimously

Landscaping Committee

- **Pete Cabrera** – we just started this up, I say leave it the way it is. I am the Chair and the Committee members are Ricardo Rodriguez, Eliana Arratia, Julietta Romero, and Frank Perez.

MOTION

To have the Landscaping Committee comprised of the same amount of members and the same committee members as was in 2023 when it was formed.

Motioned By: Pete Cabrera

Seconded By: Frank Perez

Motion carries unanimously.

Neighborhood Committee

Kristen Gurucharri – I would like a representative from each neighborhood from each one of the 18 communities, in addition to myself. I think the minimum should be three. That is what I was able to get last time.

MOTION

To have the Neighborhoods Committee to have one representative from each of the 18 Hammocks Community Association managed neighborhoods. A minimum of 3 committee members.

Motioned By: Kristen Gurucharri

Seconded By: Fernando Figueira

- **Fernando Figueira** – I will be on that committee with Kristen, and we are going to try to enlist people. The goal is to try to get the neighborhoods to look good.
 - **Don Kearns** – That sounds great, I have always said that complacency is our enemy here.
- Motion carries unanimously.
- **Don Kearns** – Now how does someone apply? I think that we can have FirstService Residential accept the committees.

MOTION

To have the applications turned into FirstService Residential via email to HammocksTeam@fsresidential.com by April 1st, 2024.

Motioned By: Kristen Gurucharri

Seconded By: Idalmen Ardisson

Motion carries unanimously.

- **Jesmany Jomarron** – Did you specifically de-constitute the other committees?
- **Idalmen Ardisson** – The motion was made to re-constitute the Architectural Control Committee, Finance Committee, Fining Committee, and Neighborhoods Committee. The Public

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Safety Committee and Governing Documents Committee were not included in the motion. Does that count as de-constituting the committees?

- **Jesmany Jomarron** – I think so.

9b. Interview process for all major vendors including, but not limited to, property management, landscaping, and security.

- **Don Kearns** – This is agenda item is so that there is a standard procedure for interviewing the main vendors at The Hammocks.
- **Idalmen Ardisson** – I wanted to review all current vendors. We have had a year to see what they have done and have not done. To be fair to the community and to the budget is to open up interviewing the vendors including but not limited to Property Management, Landscaping, Security. I would like to open up the process to get bids for those vendors. I wanted to hear what options are out there including having the existing vendors re-bid for the job.
- **Don Kearns** – So Chicky wants to interview the vendors and potential new vendors to see what options are available.

MOTION

To come up with a process to interview the existing vendors and get bids/interview potential vendors including but not limited to Property Management, Landscaping, and Security.

Motioned By: Idalmen Ardisson

Seconded By: Fernando Figueira

- **Pete Cabrera** – I am questioning the landscaping. We just did this, we vetted it, it wasn't a closed meeting, and it was done fairly for the tree trimming. The landscaping is already there. I do not want to open up the landscape thing again. I won't vote for this because of that.
- **Don Kearns** – Your issue is with all landscaping or just the tree trimming?
- **Pete Cabrera** – Tree trimming. The grass cutting/landscaping is already in place and it is going.
- **Don Kearns** – Well there is an out in every contract. So I think Chicky's motion is to review this and solicit and see what is out there?
- **Frank Perez** – My thought is that it is duplication. Not only for the Landscaping Committee, but I think that the Public Safety Committee interviewed at least three companies for bids not too long ago.
- **Kriste Gurucharri** – Yes, they had meetings, but nothing was officially brought to the board.
- **Fernando Figueira** – Pete Cabrera did his due diligence and brought it to the Board. There is no Security Committee anymore so that would be at the Board level. The Property management contract is a big item which should be at the Board level. I understand what Pete went through as far as the work he had to put in to bring this to the Board.
- **Idalmen Ardisson** – Pete was talking about tree trimming. I want to see if we can do better with Turf with his price and what they have done. I looked at the numbers and they are high. We might be able to get a better price from Turf if we get two other quotes.
- **Kristen Gurucharri** – And we can use FirstService Residential to get the quotes.

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- **Fernando Figueira** – I understand but I think that the point person is going to be the chair of the committee. I don't think it can be incorporated in the bidding process with property management or security because Pete did his due diligence. I have confidence that Pete got the best price in his research of these two companies.
- **Idalmen Ardisson** – Did you also look at the landscaping contract or was it just tree trimming?
- **Frank Perez** – just tree trimming.
- **Idalmen Ardisson** – I am talking about the landscaping with the grass.
- **Pete Cabrera** – So you want to open it up for just the landscaping?
- **Don Kearns** – Chicky, you could revise your motion to be more specific as to which contract to review.
- **Idalmen Ardisson** – Ok so I withdraw my previous motion.

Motion Withdrawn

MOTION

To interview and obtain bids for landscaping companies as it pertains to lawn and lake maintenance.

Motioned By: Idalmen Ardisson

Seconded By: Frank Perez

- **Juan Franco** – I oppose. I think Pete has done a lot of good work and I have confidence in what he is doing.
- **Frank Perez** -Getting back to public safety, the finance committee reviewed at least three bids. If I remember correctly, we went with the selection that the public safety committee recommended. Once again, are we going to be duplicating work?
- **Idalmen Ardisson** – I am going to withdraw my motion. Does anyone want to get a quote on the property management company? I think we owe it to the community to take it into consideration right now.

Motion Withdrawn

MOTION

To interview and obtain bids for landscaping companies as it pertains to lawn and lake maintenance.

Motioned By: Idalmen Ardisson

Seconded By: Fernando Figueira

- **Fernando Figueira** - I am concerned about the timing and the transition plan for the Receiver.
- **Idalmen Ardisson** – Well this is to get three bids with FirstService Residential included. For all we know, we can get three bids and they are the best one and we continue on with them. I think we need to start the process of getting bids to know what is out there. From there we can negotiate. All we need to do is get the process down of how to get bids. I think it is a disservice to not do this exercise.
- **Pete Cabrera** – so we have gone from landscaping, security, and tree trimming to just property management company?
- **Frank Perez** – What other vendors do we have?
- **Idalmen Ardisson** – The property management company is the biggest chunk of as far as vendors go. The other ones are lower on the totem pole.

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- Pete Cabrera and Juan franco oppose.

Motion Carries 5-2. Idalmen Ardisson, Kristen Gurucharri, Don Kearns, Fernando Figueira, Frank Perez in favor. Juan Franco and Pete Cabrera Opposed.

9c. Process for owners to submit requests for board meeting agenda items.

- **Don Kearns** – This involves the process of homeowners being able to add things to the agenda items. We keep hearing from homeowners that they want to be heard more so in this meeting and if you have a good idea how to get it in front of the Board.

Homeowners with issues that they wish to bring before the board will have the opportunity to ask that their issue be placed on the Board agenda via the majority vote of the Board members. Homeowners would be allowed to present their item via a presentation to the Board and the homeowner, not to exceed 2.5 minutes, unless the chair or the board request that this person have additional time so they can go longer. Homeowners wishing to present items to the board may alert the board or individual board members via email with a cc to the board attorney.

Motioned By: Don Kearnes

Seconded By: Pete Cabrera

Discussion:

Pete Cabrera – So they would be able to speak on their agenda item.

Don Kearns – Yes, for 2.5 minutes unless the Board of Directors would like for them to go longer and then they can vote for the presentation to keep on going.

Don Kearns – The idea is that there is an avenue for the homeowners to have a voice in the meetings.

Kristen Gurucharri had to leave the meeting temporarily.

Motion Carries 6-0 in Kristen’s absence.

9d. Security Enhancement

- **Idalmen Ardisson** – I would like to table this as I did not get the information that I needed before the meeting.

9e. Website Enhancement

- **Idalmen Ardisson** – To make the website user friendly where each community has a tab for reporting issues, updates on projects, etc. Kristen has something that she has been working on with the neighborhood Committee and projects that are going on so that each community can have start and end dates of projects within the neighborhoods such as the FPL lights.
- **Don Kearns** – and who would do this, Chicky.
- **Idalmen Ardisson** – I would need to know who is doing that now. Do we get an outside vendor or do we keep it within property management. Is that part of their contract? We have to see what the better way is to do it.

MOTION

MOTION

To investigate how to make the website more user friendly.

Motioned By: Idalmen Ardisson

Seconded By: Kristen Gurucharri

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- **Alyson Theale** – Chicky do you mean the Hammocks Website or the FirstService Residential website.?
- **Idalmen Ardisson** – I am talking about the Hammocks Website
- **Alyson Theale** – Ok I just wanted to clarify because the two have very opposite functions. My suggestion would be to look at it at a third party because we are not a specialist in website development.
- **Don Kearns** – I would love to see a “Meet the Board”, a tab with every phone number you might need, a tab that leads you into the FirstService portal.

Motion carries unanimously.

9f. Direct Mail

- **Don Kearns** – Involves direct mail. I am asking that the board approve for “every door direct mail” mailings during the 2024 Board tenure. It is a USPS program that allows you to deliver direct mail by carrier route. We may get renters, owners, but anyone that lives within The Hammocks we should be able to deliver a direct mail piece to them. One side in English and one side in Spanish. Printed material will include updates including fencing, lighting, pool repair, etc. included would be notations about where to find the hammocks website.

MOTION

For FirstService Residential to work with USPS mailing to and printing companies, to obtain quotes to send out important dates to homeowners through Every Door Direct Mail. The target would be to get this project started by April 1st.

Motioned by: Don Kearns

Seconded By: Cabrera

Discussion:

- **Pete Cabrera** – Do I know how much this would cost?
- **Don Kearns** - \$5,000 back in the day.
- **Pete Cabrera** – who would be writing this?
- **Don Kearns** – Board contributions and FirstService Residential
- **Kristen Gurucharri** – Can we get an idea about how much this will cost
- **Donald Kearns** – Yes, I would ask that FSR gets quotes from USPS and printing companies.
- **Pete Cabrera** – It would definitely be a way to communicate with folks who want us to mail them.
- **Fernando Figueira** – Being a high rental community is it legal to have renters forward it to the landlords.
- **Don Kearns** – We want the renters to be informed as well and we can put that in the notice that they should forward to their landlords.
- **Motion carries unanimously.**

9g. Board Member appointed Liaison – Project Manager

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MOTION

to Appoint Idalmen Ardisson as the Board appointed Liaison for the purposes of managing the project with FirstService Residential.

Motioned By: Don Kearns

Seconded By: Pete Cabrera

Motion carries unanimously.

9h. Royal Palm Place request for use of the Black Creek parking lot

Eric Thompson presented a chain of emails relating to the topic.

- **Judge Gersten** – This is another item for the Board to consider.
- **Don Kearns** – So we would be looking eventually for a motion. If we are going to discuss this, we put a motion on the table and then it is seconded and can be discussed.
- **Pete Cabrera** – What if there is no motion to discuss?

MOTION

to discuss Royal Palm Place's request for use of the Black Creek Parking Lot.

Motioned By: Fernando Figueira

Seconded By: Idalmen Ardisson

Discussion:

- **Idalmen Ardisson** –they haven't given the parking survey yet? Correct?
- **Eric Thompson** – They have provided a proposal but no definite plan with times, dates, etc.
- **Idalmen Ardisson** – what did the partial look like? Just requesting 28 spaces?
- **Eric Thompson** – There was a preliminary engineers survey.
- **Fernando Figueira** – The first impression is that we have a community that is in need. However, it is not as clear cut as that. There are a lot of parking issues. Some people have to live together because of the cost of living. Concerns that jump to my head are liability and the expenses that this has incurred so far. As much as we want to help, I don't know if this is the best precedent to set for the community.
- **Idalmen Ardisson** – The issue is that every community has this issue, even single family homes even have this issue. It's tough because you want to help everyone, but I believe that this is something that they have a local association, they have to resolve that issue internally and they have to control who is living there. Sometimes there are homeowners that live there and rent out their bedrooms. I believe that this is a bigger liability to the Homeowner's Association. Also, when Black Creek opens, what happens then when people can't park there. I don't think it is doing anything long term.
- **Kristen Gurucharri** – The one sentence that I caught in there is that they are going to have their own towing company so if someone goes there to walk their dog at night they have the potential to get towed.
- **Frank Perez** – Is the lot closed now?
- **Idalmen Ardisson** – no it is open to everyone.
- **Frank Perez** – It has no barrier? Because from the email they say its not being used.
- **Eric Thomson** – The request is for them to use it from 9pm-9am. That's when the clubhouse is closed. They are referencing during that time it is unused.

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- **Idalmen Ardisson** – There are also soccer games and basketball that goes on during those times. Just because the clubhouse is closed doesn't mean that there isn't activity there and also what happens if their towing company tows someone's car?
- **Frank Perez** – The other thing is that they were originally asking for 30 spaces and now they are asking for 50. It is a project that is supposed to be going on inside their community but where are they going to put these spaces? Are they going to knock down trees?
- **Eric Thompson** – Jesmany and I looked into it, as well, and it is not clear.
- **Kristen Gurucharri** – That sounds like it would be an ACC issue as well.
- **Idalmen Ardisson** - so even at local association have to get the Master Association approval, as well. This is a multi-step process they also have go to the ACC to get approval because they might be knocking down trees and changing the aesthetics, and they also need a Miami Dade permit for that.
- **Don Kearns** – Any other thoughts on this? I will comment that I have been approached by numerous residents who are all concerned about the lack of parking. They all have the same issue. Some are parking in the Hammocks Town Center and being towed. There is a housing crisis in south Florida and the rent is not affordable. I know of some places that rent out three rooms in one house. I think we have to be fair in our approach. I think fairness is certainly an issue that. We still do not have the data; we do not have the information that we requested. Sometime temporary solutions become permanent ones.
- **Kristen Gurucharri** – So I can see the conversations in the ZOOM.

MOTION

To hear what the homeowner from Royal Palm Place has to say via ZOOM.

Motioned By: Kristen Gurucharri

No Second

Motion Fails

MOTION

To Deny permission for Royal Palm Place to use the Black Creek Parking Lot.

Motioned By: Fernando Figueira

Seconded By: Pete Cabrera

- **Don Kearns** – I think it is unfortunate to homeowners and had we had the information that was requested, maybe the outcome would have been different.
- **Fernando Figueira** – I just want to say that it is not out of disrespect or disregard, it is out of the respect and responsibility to the association as a whole.

Motion carries 6-1.

Juan Franco abstains.

9i. 4th of July Celebration

That the Board and Receiver to authorize FirstService Residential to create a community Fourth of July party along the lakeside pathway and set the same amount of money aside for fireworks as we did in 2023, in addition to costs for security. Food trucks would be invited, a

MOTION

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band or a DJ would be present, Donations to be solicited from vendors who will have signage at the event, to offset the costs of the event.

Motioned By: Don Kearns

Seconded By: Frank Perez

Discussion:

- **Kristen Gurucharri** – So we are looking at \$18,000 – \$20,000 just for the fireworks and we have not discussed any clean up.
- **Don Kearns** – Yes, around there. We will be looking for our vendors to give donations, as well, to offset the cost of the event.
- **Idalmen Ardisson** – I think it is a good idea, however, we need to be financially responsible. I am the first one that knows how important this event is and I want the event as well, but I want to ensure that we are stable before we get there. I would like to be cautious instead of going full force into it.

AMENDMENT
TO MOTION

To do a cost analysis before on how much it will cost for music, security, fireworks, clean-up, incidentals, and damage to the grass from the fireworks.

Motioned By: Idalmen Ardisson

Seconded By: Kristen Gurucharri

- **Don Kearns** – I accept withdraw my motion and agree with Chicky’s motion.
- **Juan Franco** – I am in favor and will also donate if residents from everywhere can come.
- **Fernando Figueira**– I salute Chicky’s fiscal responsibility. I think we are ready for this. I remember how people used to get together and I think it would be nice return to something we can identify with.

Motion carries unanimously.

9j. Food Truck Social

To suggest to the Advisory Board of Directors and Judge Gersten to have FSR coordinate Food Truck Fridays.

MOTION

Motioned By: Don Kearns

Seconded By: Kristen Gurucharri

Motion carries unanimously.

10. Owner comments on Agenda Items

Rosivette De Jesus –

- Recommendations for FPL – Ask them which are their vendors or favorite vendors. AT&T does not do the work the vendors do. If we use one of their subcontractors maybe we will be able to be serviced by them moving forward.
- I know that notifications are posted, and they are posted on the bulletin boards. We don’t get reminders for anything. When we all started, we gave information to click pay and they

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put it in their system. Can you contact click pay to see if you can get the information from them for homeowners to send everyone notifications.

- Don Kearnes – You will see very likely in April an agenda item this Board will be considering that pertains to just that. We are looking to increase the communication to homeowners.
- **Rosivette De Jesus** – Whenever you guys are asking of quotes are you dividing it amongst the neighborhoods. For example, the neighborhoods that have less trees, are they being charged less for the tree trimming contract?
- **Don Kearns** – the landscaping in your community is devoted to just that. Those are the kind of things we are expecting.

Conchetta Chaco - Juniper

- For 40 years I had a shingle house with a shingle roof. After Hurricane Andrew, because of the damage I had to replace the roof. My roof now is 32 years old, and I need a new roof. I have leaks and mold and it is making me sick. Knowing I am in desperate need of a new roof, I came here at the end of January and spoke with Rony. When my roofer came here, he said that he could not accept the application. I came to the meeting a couple of weeks ago, when I came here, he said “I don’t have the application”. I came back and saw Rony the next day and he said that he could not accept it. He said that the ACC has to pick a color for shingles.
- **Idalmen Ardisson** – I am the ACC chair and that is misinformation. Give your information to Anthony. There are colors that are approved for your neighborhood. Email the application to Anthony and he will get it over to me and we can expedite this application on an emergency basis because you have leaks in the roof.

Cesar Morales – Paseos I

- The tree trimming needs to be taken into consideration. All those leaves cost me money when they are not trimmed in pool damage and fence damage. They also ball up and damage the fence as they get wet and the fence rots.
- **Analaura Morales** - I know Pete and the team are working on consistently having the trees trimmed with that said. What is the timeline for the fences? The fence line behind our fence is falling down.
- **Anthony Serrone** – I will have a better timeline by tomorrow. I am meeting with the fencing contractor and the subcontractor to, hopefully, get this project back on track. There was an issue where the sub-contractor found limestone that he needs to figure out how to get through to reset the fencing posts.
- **Analaura Morales** - I am also interested in volunteering for the Neighborhoods committee again. Can we be part of more than one committee?
- **Anthony Serrone** – No just one.
- **Analaura Morales** – In the light of transparency can we post the recordings of the video online.

Jose Delgado – Spicewood –

- I came to a meeting before and reported that there were roots that were growing towards my house and I have never heard from anyone at FirstService and no one has come to my house.
- **Idalmen Ardisson** – Give your information to Anthony, as well, and he will make sure that someone comes to take a look at the roots that are at your property.

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Renee Perez – Spicewood

- I have the same problem as the previous gentlemen. I have been emailing Zoe about the issue, but I have not heard back from her.
- **Anthony Serrone** – Zoe no longer works at The Hammocks, please give me your information and we will have someone come look at your property, as well.

Francisco Miliano – Vice president – Royal Palm Place

- I would like to state that we are not looking for preferential treatment. We have a lot of issues; we have brought in new transponders that have been getting rid of people who were in the community that were not supposed to be there. Our security will be available, and we will put a camera so that the area is covered and will not be a liability. Please don't close the door, we will get the documents to you asap. Hopefully by the end of this year we will have everything in order.

Andrea mora – Royal Palm Place

- The community is asking for help, the same thing happened to Royal Palm Place that happened to The Hammocks. We want our community to look pretty just as the Hammocks does. There is no one parked at Black Creek other than a police vehicle. Royal Palm Place is asking for relief for a couple of months from 9pm to 9am. No one goes there or walks there because it is totally dark. I am just going to ask you not to close the door because we are doing the same thing that you are. We are the first people that are asking for this permission. We are part of The Hammocks, as well. What is going to happen there? Nothing. Go check it out for yourself. I live on the corner and I can see and hear that parking lot and nothing happens there. I have my own parking space, but I am here for the others in the community, not me. They park in Publix across the street and uber to get home but there are families there that need us each of you and me to do something for them.
- **Gail Sharpe – Heron –**
 - Our buildings are very near to where the fireworks are set up. Live oak is near by, as well. I have been here for twenty years. It is very emotional to me that our community should go through the fireworks set up twice per year. Would you consider finding another location for the fireworks. Is there somewhere else that you could use?
- **Daney Abreu – Royal Palm Place**
 - I need to let you know that I am really disappointed. To give a little history we have been requesting this for almost a year. I think this is completely unfair because I don't think this is professional. We insist on a year to protect our community. I had spoken to Don, and he said that he understood, and he would forward my email to Judge Gersten and that my idea makes perfect sense to me. Chicky also reached out to me and said that we are working more towards a permanent situation. What happened? I don't want any preferred treatment. We are trying to make a change in our community that we voted on. We are just asking for help and to look deeper into our problem.
 - **Don Kearns** – Yes you reached out to me, and I was not aware of how long this had been going on. On the surface, there was sense and there was a situation and there were timelines that was not met. There has to be an element of fairness to this. From my point of view if we open it to one community it should be open to all. Thank you for

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your interest. You have heard the board's decision here tonight. We are over the two-and-a-half-minute limit.

- **Daney Abreu** – The emails were read, and it would have been better to discuss what can be done instead of reading those emails.
- **Don Kearns** – We sympathize with you and thank you for your contribution.

11. Adjournment

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

Meeting of the Advisory Board of Directors was adjourned at 10:34pm