

Hammocks Community Association Inc.

Minutes of the Advisory Board of Director's Meeting
July 9, 2024 – 7:00PM – Clubhouse and ZOOM

1. Call to Order

The meeting of the Advisory Board was called to order by Judge David Gersten at 7:07pm.

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 (Zoom)
Pete Cabrera
Fernando Figueira
Don Kearns
Frank Perez
Kristen Gurucharri

Jesmany Jomarron, Eric Thompson Association Counsel; Anthony Serrone, Melissa Diaz, 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 Sunday, July 7th, 2024.

5. Approval of the Previous Meeting's Minutes

MOTION

To approve the meeting minutes for the Advisory Board of Directors Meeting held on June 11, 2024.

Motioned by: Pete Cabrera

Seconded by: Frank Perez

Motion Carried Unanimously

6. Receiver's Status Report and Recommendations – Honorable Judge David Gersten

- **Recovery efforts – Rasko Klock & Hilton napoleon lawsuits** – Judge Gersten Stated the Hilton napoleon lawsuit had been settled for an additional 2.35 million net back into the hammock's treasury. Judge butchko is requiring for them to show us some bank statements as well as bank numbers.
- **Criminal Attorneys** –there is a lawsuit against the accountant, Jose Que, that we are still working on. There will be more to comment on later, as the legal team does not want to give away their strategy in this case.
- **Cepero Case**- the bankruptcy court litigation is finally over; the Association will be paying some attorney fees. There is another Cepero case that mirrors the case from the bankruptcy court that's been filed with the states court, there is a hearing next Thursday.
- **Collections** - There's currently \$1,535,874.23 in assessments that are over 90 days delinquent. The Association will start filing cases against homeowners. There has been an independent collection

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agency chosen that will be pursuing delinquent accounts. All homeowners can reach out to FirstService Residential for payment plans.

- **Disputed accounts** - FirstService continues to work to resolve accounts with disputed balances. Almost every month the number of accounts fluctuates. As of today, 111 accounts are under review by First Service.
- **Finances** - As of yesterday, the Association has \$3,813,719.83 in the bank. Homeowners have till the 15th to make payments, we anticipate that between today and the 15th will be getting more money in.
- **Bill Of Rights** - The Bill of Rights is now in place, which is something that has never been done in the history of any Homeowner Association.
- **Town Hall** - We will be holding a town hall meeting with the mayor. The entire board of directors and Judge Gersten had a meeting with the mayor it seems like they genuinely want to help the Hammocks.
- **Zoom Meetings** - There have been recurring problems with our ZOOM meetings that we hold on to a monthly basis. We have a budget between \$15,000 to \$20,000.
- **Transition of Receivership** - This might be one of the last meetings with an Advisory Board and with The Receiver, Judge Gersten might stay on as a monitor. If that happens, the Board of Directors will be making all the decisions on behalf of the Association, with Judge Gersten being the back-up.

7. Committee Reports

7a. Architectural Control Committee

Idalmen Ardisson presented it on behalf of the Architectural Control Committee.

MOTION

To approve 14 homeowner ACC applications and deny 2 applications as was determined by the Architectural Control Committee at the meeting on July 1st, 2024.

Motioned by: Idalmen Ardisson

Seconded by: Kristen Gurucharri

Motion passes 6-0

- Idalmen Ardisson stated that FirstService Residential was tasked to do metal fence survey, overall, only 13% have metal fences, FirstService Residential was tasked to do another round of surveys.

7b. Finance Committee

Pete Cabrera Presented on behalf of the Finance Committee.

- May & April, The Association had approximately 2.7 million cash on hand.
- Accounts Receivable in May was 1.2 million & 1.3 million in April.
- Budget timeline - Melissa Vazquez will give us the first draft of the budget by the August 6th the Financial Committee Meeting.

MOTION

To Advise the Hammocks Advisory Board of Director and The Receiver to open a separate bank account to manage all 18-neighborhood assessment

Motioned by: Pete Cabrera

Seconded by: Kristen Gurucharri

Discussion:

- Kristen Gurucharri stated that as the neighborhood committee she understands why we might want this separate bank account, but we don't need a separate bank account to accomplish what we want we should be able to have a place to allocate the fund to where we want with in our bank with out adding different bank accounts.
- Idalmen Ardisson stated that there are no representatives for all 18 communities in the Neighborhoods Committee and questioned what would happen for those without representation as they would not be able to advise what is needed within said neighborhood.

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The Neighborhoods Committee will have to go into those neighborhoods with no representation and do their best to assess what is needed.

- Fernando Figueira stated has there been any occurrence that has led this to be something we would want to do.
- Pete Cabrera stated we could do these two ways through ledgers or through a bank account, having said that I still think the ledgers are good enough for this and we don't need another bank account.

Motion failed 6-0

7c. Fining Committee

Anthony Serrone presented on behalf of the Fining Committee.

- Anthony Serrone Stated that the violations process Started on June 10th, 2024, the last meeting was postponed to June 20th because quorum wasn't complete. There were no fines. The top four items we've been giving courtesy notices for are. The fining committee also had a recommendation to change the meeting start time to 6:00pm.
- Trash cans
- Vehicles parking improperly
- Landscaping
- Debris removal

7d. Landscaping Committee

Pete Cabrera presented on behalf of the Landscaping Committee.

- Pete Cabrera stated the landscaping committee is trying to make sure the budget is correct for 2025. There are some neighborhoods that are bringing in work orders for trees. There's a question of whether the tree work order is for the inside of the community or the homeowner's property. If it's on a common area it's the association's responsibility if it's in the homeowner's property, the homeowner should pay.
- **Bike Path** - Frank Perez Stated the Root Pruning Proposals were received for root pruning and for an option that includes root pruning with installation of barriers. The question arose, do we need barriers installed for an additional cost of \$15,000 to \$20,000? After research and debate the Committee suggests that we do not install the barriers. The landscaping Committees recommendation is using Green Wise to prune 1,298 linear feet of roots for a cost of \$5,200. Asphalt Paving We received bids from 3 vendors: Atlantic Southern, Paving Lady and Sunshine Paving. The committee recommends Atlantic Southern Paving & Sealcoating. 10,100 square feet in 90 areas approximately \$7.55 per square foot for a total of \$76,244.

MOTION

To Advise the Hammocks Advisory Board of Director and The Receiver for acceptance of using Green Wise to prune 1,298 linear feet of roots, without installing barriers, for a cost of \$5,200, after vetting by our legal team.

Motioned by: Frank Perez
Seconded by: Kristen Gurucharri

MOTION

To Advise the Hammocks Advisory Board of Director and The Receiver to accept Atlantic Southern for re-pavement of 10,100 square feet in 90 areas of damaged trails at a cost of \$76,244, after vetting by our legal department.

Motioned by: Frank Perez
Seconded by: Kristen Gurucharri

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Discussion:

- Pete Cabrera stated the root barrier wasn't needed so completely agree with this motion
- Kristen Gurucharri stated what about those tree that are damaging homeowners' fences and pools is this going to be a part of that project.
- Pete Cabrera - stated as the homeowners have been requesting via the work orders we've been fixing
- Idalmen Ardisson stated looking at the asphalt why is there a such a discrepancy
- Frank Perez stated the area was previously marked by FSR and they marked approximately 90 areas the vendors were asked to calculate the square footage that they thought needed to be repaired in each marked area. So, each company came up with different square footage based on those 90 areas.

Motion Passes 6-0

- **Community Aesthetic** - Frank Perez Stated the signs that were posted by the old administration along the bridges are tacky looking and they are old and need to be replaced. as well as blocks of concrete, and memorial sites. Most of these things are eye sores we need to take this into consideration do we really want these things throughout our community.

Discussion:

- Don Kearns stated somewhere in Florida there's a state law about roadside memorials
- Fernando Figueira stated he agrees with frank, but he says we should replace those signs with new ones to be cautious, but as the memorial sites we should ask legal to be sure of what the right steps to take.
- Jesmany Jomarron stated what the common area controlled by the hammocks is the association decision if we have memorial sites, the public roads are where we have no say on whether there are memorial sites.

MOTION

To Advise the Hammocks Advisory Board of Director and The Receiver to get legal to look at the reason for the signs on the bridge and depending on that we look on replacing those signs

Motioned by: Pete Cabrera

Seconded by: Kristen Gurucharri

Motion Passes 5-1

7e. Neighborhoods Committee

Kristen Gurucharri presented on behalf of the Neighborhoods Committee.

- Kristen Gurucharri Stated The biggest news is one of the committee members brought up we should have the neighborhood repair template and the top 5 for each neighborhood

7f. FirstService and Board Liaison Update

Anthony Serrone and Idalmen Ardisson presented in the Receiver's Report.

- **FPL Light Pole Conversions** - Anthony Serrone Stated there were many conversations with FPL regarding the proposals they've given us to replace the fixtures on top of the light poles. The numbers there giving us is for the existing poles and what we'll be paying now is from 2022 were looking to get more accurate data from 2023. We're also talking with FPL about doing full conversions to those neighborhoods that aren't FPL owned.
- **Black Creek Storage facilities** - there are three electricians that will be coming out this week. Fuse will be coming out to look at the lighting, there is a down box there going to be looking at that as well. The association well be fixing the fencing in house.

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- **Lake Security Vehicle** - the association is going to have security detail that will only be monitoring the lake areas, the association will be purchasing a 4x4 vehicle that's able to drive around the lakes. We're waiting for their W-9 to be able to add them as a vendor and pay for that vehicle, we're also looking for insurance.
- **Resurfacing of black creek basketball court-** last week pressure cleaning started on the basketball court, were planning on doing the same thing with wild lime. Our recommendation is that they don't have to be resurfaced completely, the basketball courts in black creek should be open for use by the end of the week.
- **Hurricane Readiness Plan –** the association is signing a preup demo with green wise group, they would be coming to clean the neighborhood in case a hurricane was to come. The first thing they would clear would be any dangerous things in the roadways so the people could get in and out of the neighborhood. Green wise would be providing us with a proposal of any work outside of the contract. Were trying to get turf to divide the work with green wise so they could get it done quicker.
- **Food Truck Friday –** The first Food Truck Friday was a great turn out for it being the first one were having our second on July 19, 2024, from 5:00pm - 9:00pm, There will be food trucks, games, and music at the Wild Lime Center.
- **EDDM –** The association sent a flyer capitalizing what's going on with in our community, meeting dates and event dates. That was delivered within our community.
- **Fourth Of July Event -** was a great turn out we had a ice cream truck out there was as a DJ at the end of the night there was a couple thousand people that came out to watch our firework show.

Idalmen Ardisson- Liaison Report:

- **FPL-** Idalmen Ardisson Stated FPL is giving data from 2022 were working on getting the data for 2023 to 2024 there no where near what the contract is stating. So were double checking all the numbers, we have a meeting tomorrow.
- **Playground –** Idalmen Ardisson & Anthony Serrone Had a meeting with Candance from the playground company to see what we need to get the playground installed.

7g. Security Update

Guillermo Lanza presented the Security Update

- Guillermo Lanza Stated there is a big issue with the parking situation with the help of the residents and homeowners we can make sure that the community is safe. We're patrolling all the communities. We have two Miami Dade off duty police on site patrolling throughout the community as well.

8. Old Business:

- **Meeting With The Mayor -** Don Kearns Stated there was a zoom call with Jimmy Morales a large amount of the board was present as well as the judge Gersten the key items touched on were Converting neighborhood lights to led, if we take a look on hammocks BLVD well see a bunch of lights different colors we didn't know before but those belong to Miami Dade county. Certain trees belong to the hammock's others belong to Miami Dade county. We have damaged sidewalks that belong to Miami Dade county.

9. New Business:

- **Zoom Room-**

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MOTION

To Advise the Hammocks Advisory Board of Director to budget up to \$20,000 to investigate a zoom room for the club house setting aside 5,000 of that for Eduard macaron who will make a recommendation on what equipment will need.

Motioned by: Done Kearns

Seconded by: Frank Perez

Discussion:

- Idalmen Ardisson stated how many people do we have on zoom right now.
- Jesmany Jomarron stated that we had 11 homeowners via zoom
- Idalmen Ardisson stated it's a great idea, but do we really need it when not many people are going to be via zoom.
- Kristen Gurucharri stated why do we need Eduard macaron why can't FSR get quotes on there own
- Jesmany Jomarron stated has tried himself to get quotes and it's beyond his knowledge FSR could get quotes if that's something we would want.

Motion Fails

10. Owner's Comments on Agenda Items

Frank Morisson - Chanterelle Revena – asked judge Gersten about money the old board put into their own bank account, he requested once the hurricane plan is ready to go could we publish that on the website. he asked us to get together cinderblocks in front of chanterelle revena. The objective of the separate bank account is so the money from the 18 communities isn't all together. Those signs on the bridge are fading please replace those. The neighborhood needs work.

Jorge Torres - Zoom - when will security be able to enforce no trespassing in or around our lakes

MOTION

To Advise the Hammocks Advisory Board of Director to have Jesmany Jomarron will verify access to our lakes and common areas

Motioned by: Done Kearns

Seconded by: Kristen Gurucharri

Motion Passes 6-0

Marina Rivera - Lakeside - the lighting in my neighborhood is very dark, also the drains every time it rains it floods.

Anthony Serrone- the end of June all the drains were cleaned all through out the 18 communities

11. Adjournment

Motioned By: Idalmen Ardisson

Seconded By: Kristen Gurucharri

Motion Carries 6-0

Meeting of the Advisory Board of Directors was adjourned at 9:52pm