

Hammocks Community Association, Inc.

Minutes of the Board of Directors' Meeting
September 10, 2024 – 7:00PM – Clubhouse and ZOOM

1. Call to Order

The meeting of the Board of Directors was called to order by Don Kearns at 7:10pm.

2. Pledge of Allegiance

Everyone stood and recited the pledge of allegiance.

3. Determination of a quorum

Present: Don Kearns
Idalmen Ardisson
Pete Cabrera
Frank Perez
Kristen Gurucharri
Ryan Guso – Alternate for Juan Franco

Jesmany Jomarron, Eric Thompson Association Counsel; Anthony Serrone, Melissa Diaz, Alyson Theale; FirstService Residential.

4. Proof of Notice of Meeting

Anthony Serrone advised that Management posted notice for the meeting on all the bulletin boards throughout the community and on the association website on **Saturday, September 7, 2024.**

5. Approval of the Previous Meeting's Minutes

MOTION

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

Motioned by: Idalmen Ardisson

Seconded by: Pete Cabrera

Motion Carried Unanimously

6. Court Monitor Report – Honorable Judge David Gersten

- **Transition of Receivership** – Last month a motion was filed with Judge Butchko proposing that Judge Gersten step down as the Receiver and let the Board become the full Board of Directors. Judge Gersten will stay on as a monitor for the Association, as the court monitor Judge Gersten will assist the Board of Directors in governing, Judge Gersten will have access to all the Associations finances and be able to give the Board of Directors his recommendation.
- **Town Hall** – The Association will be holding a town hall meeting with the Mayor on October 10th, 2024. Judge Gersten encourages all homeowners to come to the Associations club house for the town hall meeting or watch via zoom.
- **Fining Committee** - Due to a lack of committee members, Judge Gersten urges homeowners to volunteer for the Fining Committee. The Legal Team has two Potential Committee members to interview Friday September 13th, 2024.

7. FirstService Residential update

Anthony Serrone presented in the Court Monitors Report.

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- **Lake Security Vehicle** – The lake security vehicle has been delivered; Elite is going to be fitting the vehicle with lights at their expense. FirstService is in the process of verifying the insurance to insure there is no liability to the personnel driving the lake vehicle.
- **Buoys**– Anthony Serrone stated Aquagenix will send over their proposal to install buoys on Wednesday September 11, 2024.
- **Chanterelle Entrance Wall** – Anthony Serrone stated FirstService had a meeting with Miami Dade County Building Department where it was confirmed the Association doesn't need a permit to tear down the wall.
- **Fence**- Anthony Serrone stated FirstService has submitted the new addresses to Miami Dade County for the second round of fences to be completed. Miami Dade County flagged the Associations permits and told the Association to stop working. The manager Eric from URI has stepped in to handle the situation, Miami Dade County is now saying the Association needs to have a surveyor come to the property to do surveys for every fence line that has been replaced and is going to be replaced.
- **Pools** – Anthony Serrone stated that FirstService has submitted everything to the city that was needed to get black creeks operation permit, the city has come back with notes on what was submitted and is now asking for more information, FirstService is now awaiting the city's review. FirstService met with the Department of Health as well as the Building Department to better understand what documents were needed from the Association to get Water Oaks Permits up to date. First Services is Working together with the Associations pool servicer to get all the documents put together. The Wild Lime pool leak has been repaired in addition to the leak that was in the filter.
- **FPL**–The lighting proposals for the LED conversion for the 15 neighborhoods have been signed and sent back to FPL, the Association is awaiting a start date.
- **Fountains**- The Association is continuing to work with Lake Doctors to repair the fountains. The fountain behind the Associations club house has been repaired and is now working at its full capacity. Lake Doctors has come back and stated the fountain in Mimosa Lake has an issue with the motor, FirstService has asked Lake Doctors to give a quote on what it would cost to replace the motor.
- **Playground** –FirstService has submitted all necessary documents to the playground installation company is now awaiting instructions for the next steps. The installer and equipment company have checked their records to see if they could find a survey for the gym equipment behind haciendas, but neither were able to find the survey for the previous installation of that equipment.

8. Committee Reports

8a. Architectural Control Committee

Frank Perez presented on behalf of the Architectural Control Committee.

MOTION

To approve 23 ACC applications and deny 2 applications as was determined by the Architectural Control Committee at the meeting on September 5th, 2024.

Motioned by: Idalmen Ardisson

Seconded by: Kristen Gurucharri

Motion passes unanimously

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8b. Finance Committee

Pete Cabrera Presented on behalf of the Finance Committee.

- Cash-on-hand - 4 million cash-on-hand.
- Unpaid Assessments - \$1.1 million.

8c. Fining Committee

Anthony Serrone presented on behalf of the Fining Committee.

- Anthony Serrone stated that the violation process remains the same, FirstService is still giving out friendly notices. The Association's legal team must review the letter that would go out to the homeowner prior to their hearing to figure out if the letter is compliant to the statute.

8d. Landscaping Committee

Pete Cabrera presented on behalf of the Landscaping Committee.

- Pete Cabrera stated the Landscaping Committee is working on the landscaping for the entrances of the community. FirstService is now getting quotes for this project.
- **Bike Path** – Frank Perez stated the bike path project is now in the permitting phase, the permits have been signed by Don Kearns.

8e. Neighborhoods Committee

Kristen Gurucharri presented on behalf of the Neighborhoods Committee.

- Kristen Gurucharri stated that violations is one of the biggest issues in the neighborhood, people are receiving the friendly notices but not everyone is compliant. The main issues the neighborhood is having are the illegal parking and trash dumped outside the homes. There are signs throughout the neighborhood stating that parking is only for 24 hours, but they are being ignored, and long-term parking is accruing. The neighborhood committee is still waiting to see what is going to happen with pressure cleaning and seal coating, there also waiting for Shirley Arteaga job description to be sent over.

Guillermo Lanza presented the Security Update

- Guillermo Lanza stated the community crime rate went down from 17% to 9%, Elite is preparing the lake vehicle with lights as well as working together with FirstService to verify the insurance is good to go. Elite Security communication with the homeowners has been improving.

9. Old Business:

Review RFP for painting, Pressure cleaning clubhouses, and Seal Coating

RFP for Pressure cleaning and painting – The three companies are all general painting, Miami Soft Wash and Pressure Kleen, these are for the three-club house including the main club house which might not get done due to there being a leak.

- Idalmen Ardisson questioned if these quotes are for pressure cleaning or soft wash and are all the companies licensed & insured because Miami Soft Wash doesn't appear on Sun-biz.
- Anthony Serrone stated he would get in contact with the companies and confirm if the quotes were for pressure wash or soft wash and verify the companies are listed with the State of Florida.

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MOTION

To table all the RFPs. In Addition, any proposals to be considered by the Board of Directors needs to be given to the Board of Directors by at least the Friday before the Board of Directors meetings moving forward.

Motioned by: Idalmen Ardisson

Seconded by: Kristen Gurucharri

Motion passes unanimously

10. New Business:

2025 Master and Neighborhood Budget

- Master Budget was prepared based on contracts that are in place and actual data over the course of 2023 and 6 months of 2024.
 - Administrative – includes legal fees, which should come down since the receivership is over.
 - Insurance – Increased as seen across the board.
 - Utilities – Decrease
 - Contract – Stayed similar as the numbers are based off of the contracts that are in place.
 - Salaries and Benefits – Breakdown of associates that are currently working at The Hammocks.
 - Repairs and Maintenance – Different items that are maintained by the Master Association.
 - Overall standpoint of Draft 4 – Master Association fees would remain the same for 2025.
 - Pete Cabrera stated that we are taking some of the excess income, \$377,000, to lower the assessments. The insurance went up almost \$400,000. The salary went up almost \$300,000. So, of the \$4,000,000 the association has, the \$377,000 will come out of that.
 - Melissa Vazquez stated that a similar process was conducted last year with the credit that the Receiver implemented.
 - Don Kearns asked for clarification on when it would be prudent to go to market to get insurance quotes.
 - Melissa Vazquez clarified that typically the time would be approximately 60 days prior to renewal but we do not anticipate the insurance rates to go down and that is widespread across Florida, not just The Hammocks.
- Neighborhood Budget
 - There are four different drafts of the Neighborhoods Budget which the operating costs are all the same. The difference between the four drafts is the Limited Voluntary Deferred Expenses (LDVE)
 - Don Kearns stated that the Limited Voluntary Deferred Expenses (LDVE) were previously referred to as reserves. If the term “reserves” is used the line items would be required to use for the items that the assessments are saved up for. Calling it the Limited Voluntary Deferred Expenses gives us the freedom to use the saved funds for different things.
 - The methods used to come to the numbers for the LDVE are the calculated in the same ways that reserves are calculated.
 - Draft 5 outlines the straight line method which sets money aside each year, in equal amounts, that add up to the cost of the project that will be spent in the

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year that the project needs to be completed. This method is the costliest and makes the assessments high.

- e.g. Asphalt needs to be replaced in five years and costs \$60,000. The Association would set aside \$12,000 each year. At the end of the 5th year, The Association would have the \$60,000 needed to spend on the project to complete it.
- Draft 6 determines a flat amount that every unit within the individual neighborhoods would contribute toward the LDVE That would determine the increase or decrease of the assessment.
- Draft 7 shows the assessments without the LDVE for comparison to the other drafts.
- Draft 8 shows the pooled method. This method takes the amount of money The Association would need at the point at which it would need the money and puts it into a spreadsheet and calculates how long it would take to get to the total. This draft has included in it a surplus, if the neighborhoods ever had a surplus.
- Pete Cabrera agreed with the Pooled method of reserves is the best option in terms of the costs of assessments.
- Idalmen Ardisson stated she does not believe that the assessments should go up at all. Also, that the neighborhoods have not been getting the services that they have been paying for in 2024. The neighborhoods should be getting a credit for the electricity that they were charged in 2024.
- Kristen Gurucharri expanded on what Idalmen Ardisson was saying and pointed out that the lights in her community are almost all out and that they should not be being charged for electricity.
- Melissa Vazquez added that up to this point FirstService Residential has only been managing two bank accounts. The operating account and the security deposit account. The Receiver's team has been handled all other accounts that belong to The Association.
- Idalmen Ardisson asked if there was a way for FirstService to delineate on the financial statements moving forward what belongs to the Master and what belongs to the neighborhood.
- Melissa Vazquez clarified that it can be done but cautioned that the association was set up the way it was from the beginning that FirstService was brought on and that this would be a large undertaking where all the account numbers for the homeowners would have to be changed to new account numbers.

MOTION

To initiate the process of separating the fund balances for the Master Association and the Neighborhoods.

Motioned by: Idalmen Ardisson

Seconded by: Kristen Gurucharri

Motion passes unanimously

Frank Morrison – 15 minutes to speak on Neighborhood Budget

- Frank Morrison expanded on the neighborhood budgets and financial statements. He indicated that he believes that for the Association to account properly that the Master Association and The Neighborhoods need to have separate financial statements that indicate what belongs to each. Also, that any surplus that belongs to the neighborhoods needs to be stated as there is money that is owed to them for their exclusive use.

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11. Owner's Comments on Agenda Items

Luis Santos - Corella – does the Association know when FPL will start the light conversion project?

Idalmen Ardisson Stated that the proposals were signed and sent back, the association is awaiting a final start date from FPL.

Jorge Torres – Chantarelle/ Ravena – asked when the budget was being explained is the salary portion being put as burden rate.

Melissa Vazquez stated the spreadsheet isn't made out like that were accounting for the labor rate not the burden rate

Yolima Tiger – Corella – stated the lighting is very bad, it's extremely dark in her community. There are peacocks everywhere, there are some trees behind her property that the tree trimming company has not been trimming the last couple times.

Anthony Serrone Stated that the cost per peacock would be around \$250 to get them removed.

Idalmen Ardisson Stated that FirstService could try getting in contact with the Zoo or "By Brothers".

Zoom Side Gates:

Cori - Lakeside asked what the status on the Associations two other facilities, as well as what are the rules and regulations for residents eating and drinking by the pool as she has pictures & videos

12. Adjournment

Motioned By: Kristen Gurucharri

Seconded By: Idalmen Ardisson

All in Favor

Meeting of the Board of Directors was adjourned at 8:51pm