

Hammocks Community Association Inc.

Board of Directors Meeting Notice

NOTICE is hereby given of the Meeting of the Board of Directors on **Tuesday, March 11th, 2025, at 7:00 p.m.** The meeting will be held at the **Hammocks Clubhouse located at 9020 Hammocks Blvd., Miami, FL 33196.** Owners may attend in person or via Zoom at the following link.

<https://us06web.zoom.us/j/83354113460>

1. Call to Order
2. Pledge of Allegiance
3. Determination of a Quorum
4. Proof of Meeting Notice
5. Approval of minutes
6. Affinity Update & Board Liaison Update to include, but not limited to:
 - a. Monthly update
 - b. The Lake Mimosa fountain package and installation in the amount of \$22,775.49, was approved by the Board of Director. The deposit payment in the amount of \$11,387.74, was processed by Affinity on 3/6/25 and is pending Board signatures.
 - c. Wild Lime Pool. Bright & Blue representative, Ana Torres, will provide an update to the board. Board discussion and approval of estimates totaling \$1,914.27 to follow.
 - d. Black Creek Pool. Bright & Blue representative, Ana Torres, will provide an update to the board. Board discussion and approval of estimates totaling \$12,193.92 to follow. Electrical permits will need to be added to the cost for Black Creek.
 - e. Water Oaks Pool. Bright & Blue representative, Ana Torres, will provide an update to the board. Board discussion and approval of actions needed to re-open the Water Oaks pool to follow.

This notice was posted on Friday, March 7th, 2025

- f. Pool permit fees: All three recreational centers. additional permit fees will apply due to changes in the requirements from the Department of Health Permit costs and fees will always be separate and will be considered an additional service.
7. Audit Update.
 - a. A Motion for Extension of Time to Produce the 2023 Audited Financial Statements filed by court-appointed Monitor, Judge David M. Gerstein was granted extending the audit deadline until Marh 31, 2025.
8. Committee Reports and Updates
 - a. ACC approval of minutes
 - b. Frank Morrison appeal of denial by ACC committee.
9. New Business
 - a. Approval of Wild Lime internet service reconnection. The package includes internet, 3 TV boxes and phone for \$574.66 monthly plus a one-time installation fee \$129.95. As per Comcast, FSR stopped making payments back in October of 2024.
 - b. Black Creek and Water Oak internet connections. There are AT&T internet boxes at both locations. Will need reconnection approval when recreational centers are ready to open.
 - c. Insurance: Gallagher Insurance's proposal for the Crime Policy that expires on 4/28/2025 came in. They are proposing a short-term policy to align with the other January renewal dates. Proposed Term – 4/28/2025 – 1/6/2026 \$3,012.83 and the alternative is 4/28/2025- 4/28/2026 \$4,360.03.
 - d. Board discussion and approval of Lake Doctors proposed quarterly fountains maintenance agreement in the amount of \$1,050.00.
 - e. Wildlime Recreational Center- Electrical repairs needed to the tennis court lights, pool lights and parking lights.
 - Silver Coast Construction \$10,350.00
 - Fuze Electrical Services \$11,572.05
 - Panther A/C and Electric \$10,286.00.
 - f. Approval of Affinity staff to paint all electrical boxes. FPL (dark green) Cable (light Blue).
 - g. Vote on Board liaison
 - h. Discussion of mobile security solutions
 - i. Approval of homeowner payment plans
 - j. Start date of Pave Mobility Parking Enforcement.
10. Old Business
11. Owner Comments on Agenda Items
12. Adjournment

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