Hammocks Community Association, Inc.

Minutes of Annual Meeting of the Members
May 28th, 2026 – 7 PM – Clubhouse and ZOOM

1. Call to Order

The meeting was called by Don Kearnes at 7:04 PM.

2. Pledge of Allegiance

Everyone stood and recited the Pledge of Allegiance.

3. Roll Call

A quorum was confirmed.

Present:
Don Kearns
Idalmen 'Chicky' Ardisson (Zoom)
Frank Perez
Joanna Acosta
Andrew Costa (Alternate to Juan Franco, Zoom)
Pete Cabrera (Zoom)

Judge David Gersten and Jesmany Jomarron (Association Counsel, Zoom).
Leonardo and Co. CPA- Alex Leonardo (Zoom).
Allied Property Group: Maggie Ryan, May Galan, Britney Abreu, Jennifer Fernandez.

42 homeowners present via Zoom and 21 present at the clubhouse.

4. Proof of Notice of Meeting

Notice was posted on all bulletin boards, uploaded, emailed, and mailed on May 13th, 2026.

5. Mandatory Annual Statement of the Business Conditions and Affairs of the Hammocks (Including 2024 and 2025 Audited Financial Statements)

- Management presented the Manager's Report, updating the membership on community matters, including compliance initiatives, financial statements, and the status of ongoing projects.
- The meeting was turned over to CPA Alex Leonardo of Leonardo & Company to present the 2024 and 2025 audited financial reports.
- The 2024 audited financial report reflected approximately $5.0 million in cash assets at year-end and a net position of approximately $4.8 million after liabilities.
- The 2025 audited financial report reflected approximately $4.8 million in cash assets at year-end and a net position of approximately $4.6 million.
- Total expenses for 2025 were approximately $6.0 million, exceeding the budget by approximately $296,000

6. Owners' Comments

- **Edward Kalbfleisch, owner from Juniper,** requested the contact information and positions of the Allied team members. Management provided the requested information.
- **Ana Galarza, owner from Haciendas,** inquired about the status and anticipated timeline of the community sealcoating project. Management advised that sealcoating work for Haciendas is scheduled to commence between June 8 and June 15, with specific dates varying by M.O.B., weather permitting.
- **Jeffrey Hurst from Banyan Tree** encouraged greater community involvement and participation among residents and expressed appreciation to the Board of Directors and management team for their hard work, dedication, and service to the community.
- **Alberto Miranda, owner from Palm Point**, addressed a matter regarding an emergency repair resulting from a leak that occurred several months ago. Mr. Miranda stated that the repair process was delayed after being advised that an Architectural Control Committee (ACC) application was required before completing the work. He requested clarification regarding the requirements for emergency repairs and suggested that such repairs be expedited to prevent further property damage. In response, Board Member Don Keams apologized on behalf of the Association and Board, clarified that emergency repairs do not require prior Board approval, and confirmed that emergencies will be handled accordingly moving forward to avoid unnecessary delays.
- **Jennie, a homeowner from Live Oaks attending via Zoom,** inquired about the status of the community sealcoating project. Management confirmed that the sealcoating work for Live Oaks has been completed.
- **Maria Castro from Heron** expressed concerns regarding the presence of loose chickens throughout the community and inquired whether measures would be taken to remove them. Management acknowledged the concern and advised that efforts to address the issue are ongoing; however, the process is challenging due to the difficulty involved in safely capturing the animals.
- **Gladys Canizares from Jasmine** brought to Management's attention concerns regarding cracks along portions of the bike path surrounding the lake and indicated that the condition was not satisfactory. Management acknowledged the concern, documented the information provided, and advised that an inspection of the completed work would be conducted.
- **Maikel Mirabal from Atrium Homes** requested information regarding the recent closures of the two community pools and the anticipated timeline for their reopening. Management explained that the closures were necessary due to outstanding permits and regulatory citations that are currently being addressed and advised that efforts are underway to reopen the Black Creek pool as soon as possible. Mr. Mirabal also inquired about responsibility for the roadway between SW 104th Street and SW 112th Street and was informed that the roadway falls under the jurisdiction of Miami-Dade County.
- **Daiseny from Atrium Homes** expressed concerns regarding individuals observed congregating near the lakes and reportedly selling items in the area. She suggested increasing security presence and implementing restrictions on fast-moving motorized bikes. Management acknowledged her concerns and advised that any suspicious or unlawful activity should be reported to the appropriate authorities.
- **Reilly Connell from Chanterelle** inquired about plans for future community events and suggested the creation of a social media page to help keep residents informed of community activities and initiatives. Management advised that efforts are underway to increase community engagement through events, with the upcoming Fourth of July celebration serving as the first of several planned community gatherings.
- **Erick from Juniper** homeowner, expressed concerns regarding the ongoing construction activities surrounding the community, noting the increased traffic and inconvenience experienced by residents. The homeowner also inquired about the possibility of increasing security patrols within the community. Management advised that Board Member Don Kearns has attended local Town Hall meetings to address concerns related to the construction and its impact; however, no updates or feedback have been received at this time.

- **Laura Chevel from Cedar Landing** expressed concerns regarding the aging conditions of various community assets and encouraged the Board to consider long-term capital improvement planning. Suggestions included evaluating the feasibility of rebuilding the Water Oaks and Black Creek Club facilities, obtaining estimates and developing a funding plan for future roadway resurfacing projects, and exploring alternative fencing materials and phased replacement strategies for community fencing.

7. Adjournment:

- Don Kearns has addressed the Board-approved actions related to the Redlands Property, retention of a realtor, and other measures to protect and maximize the Association's interests.

- **Meeting Adjourned at 8:19 PM**

SECRETARY