

**THE HAMMOCKS COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS ORGANIZATIONAL MEETING  
MINUTES**

**March 4, 2026 – 7:00 PM – Clubhouse and Zoom Meeting**

**1. Call to Order**

The meeting was called to order at 7:05 PM.

**2. Oath of Office**

Judge Gersten administered the oath of office to all newly elected directors and alternates. The oath covered duties, compliance with Florida law, impartiality, and full transparency.

It was noted that oath documents must be signed, notarized, and published. Newly elected board members are also required to complete a 90-day certification, with links to be provided by Jesmany and David.

**3. Election of Officers**

The following officers were elected unanimously:

- President-** Don Kearns (motion by Kristen Gurucharri, seconded by Idalmen Ardisson)
- Vice President-** Idalmen Ardisson
- Secretary-** Frank Perez
- Treasurer-** Peter Cabrera

Board members acknowledged Idalmen Ardisson's diligence in reviewing invoices and safeguarding community finances. Frank Perez was recognized for his efforts in resolving storage centers and Miami-Dade County permitting matters. Peter Cabrera's appointment includes support from an independent accounting firm to enhance transparency.

**4. Meeting Schedule**

The Board confirmed that regular meetings will continue at 7:00 PM on the second Tuesday of each month at the current location.

**5. Unfinished Business**

None.

**6. New Business**

**a. Meeting Minutes Accuracy**

Concerns were raised regarding inconsistencies and inaccuracies in prior meeting minutes. It was noted that Allied's contract includes responsibility for preparing accurate minutes for all meetings.

**b. Improvement of Minutes Preparation**

The Board discussed potential improvements, including the use of AI transcription tools, court reporters, and dedicated minute-takers. Court reporters were noted to provide transcripts rather than summarized minutes and cost approximately \$300 per hour. AI tools may assist but require human review.

**c. Zoom Meeting Quality**

Recurring technical issues with Zoom meetings were discussed, including delayed starts and audio or battery failures. The Board considered engaging a technical specialist to improve reliability.

**d. Owner Comment Procedures**

The Board reviewed owner comment procedures in accordance with Florida Statute 723.032(B), which grants members the right to speak on designated agenda items. Current practice places comments at the end of meetings; however, decisions may still be amended afterward.

**e. Time Limits for Owner Comments**

Time limits were discussed, with the current guideline set at three minutes per speaker. Concerns were raised regarding inconsistent enforcement.

**f. Committee Assignments**

Assignment of committee chairs, including planning and architectural committees, was deferred to the March 10, 2026, meeting.

**7. Action Items**

- Juan Franco signed, notarized, and submitted an oath.
- Jesmany to publish signed oath.
- Jesmany to distribute 90-day certification links to new board members.
- Jesmany provides additional training resources for members requiring eight hours of education.
- Don to add the following items to the March 10, 2026, agenda:
  - Minutes/stenographer discussion
  - Zoom and technical improvements
  - Owner comment procedures and timing
- Idalmen to coordinate with Allied regarding AI recording tools for minutes preparation.

**8. Adjournment**

There being no further business, the meeting was adjourned at approximately 7:40 PM.

