

Hammocks Community Association, Inc

Minutes of the Board of Directors Special Meeting,
March 24, 2026 — 7:00 p.m. Zoom

1. Call to Order

The meeting was called to order by Don Kearns, President, at 7:06 P.M.

2. Pledge of Allegiance

The pledge was not done

3. Determination of a quorum

A quorum was confirmed.

Present:

Don Kearns
Frank Perez
Idalmen Ardisson
Kristen Gurucharri
Pete Cabrera
Joanna Acosta
Juan Franco

Erick Thompson for Judge David Gersten, and Jesmany Jomarron- Association Counsel

From Allied Property Group Management: Ana Rivero, Maggie Ryan, Sebastian Ponce, Britney Abreu, and Jennifer Fernandez

4. Proof of Notice of Meeting

Notices were posted on all bulletin boards of the 18 communities and on the website on March 20th, 2026, with an affidavit provided.

5. Approval Of Agenda

Motion Frank Perez has made a motion to approve the Agenda
Idalmen Ardisson seconded it
Motion carried unanimously

6. New Business

a. Procedure for Owner Comments on Agenda Items when Zoom Only

b. Approval of Portal Letter and Owner Electronic Consent

Motion Frank Perez has made a motion to approve Portal Letter and Electronic Consent Form
Idalmen Ardisson seconded it
Motion carried unanimously

c. Update on IT

- Edward, IT consultant, advised the board on his professional insight into the IT-related portions of the projects and will aid us in getting the best service and the most efficient way to do so.
- Zoom Room is deemed the most important project they need to tackle first. The board has agreed to set up a meeting with a singular agenda item for IT.

Motion Pete Cabrera has made a motion to approve Virtuworks Invoice for 8 hours for \$1,200.00
Frank Perez seconded it
Motion carried unanimously

d. Collections Policy

Motion Frank Perez has made a motion to approve the Collection policy with the exception that the second NOLA will be removed pending legal review.
Pete Cabrera seconded it
Joanna Acosta opposed
Motion carried 6 to 1

e. Sunbiz Update

Motion Pete Cabrera has made a motion for Allied to update Sunbiz
Frank Perez seconded it
Motion carried unanimously

f. Community Website Maintenance

Hammocks ' website is not in compliance as they need to be a password-protected site. They have agreed to revisit this once Vantaca is up and running.

g. Rec Center Staffing

Hired one additional person to cover breaks and allow the supervisor to supervise.

h. Janitorial Services

Motion

Pete Cabrera has made a motion to allow Allied Property Group to handle the Janitorial as needed

Frank Perez seconded it

Motion carried unanimously

i. Sealcoating Update

Change orders were presented for the 18 subs, for the Thermoplastic is now required.

Motion

Frank Perez has made a motion to approve the change orders pending Allied's conversation with MA Construction to clarify that the amounts are the same for all 18 communities.

Pete Cabrera seconded it

Motion carried unanimously

j. Project Baseline

It has been agreed that we will revisit the project baseline at the next meeting on April 14th.

k. Affinity Accounting

Will reach out to Affinity for assistance on this matter.

l. Code Enforcement

Moving forward with cleaning the yard and removing junk cars/golf carts.

m. Board-Management Communication

The board has advised that for any and all communication be made to the entire board. Decisions to be made at regular board meetings or special meetings.

n. Vehicle Inventory and Operational Status

It has been agreed to remove the inoperable/junk vehicles after proper investigation and service the ones that are still working. An updated list of the vehicle operation status will be provided at the April 14th meeting.

7. Adjournment

Motion

Frank Perez has made a motion for the meeting to be adjourned at 9:23 pm

Joanna Acosta seconded it

Motion carried unanimously



A handwritten signature in blue ink is located at the bottom right of the page. The signature is stylized and appears to be "J. Acosta".