

The Hammocks Homeowners Association
Minutes of the Emergency Special Board of Directors Meeting
March 31st, 2026 – 7:00 pm – Zoom meeting

1. Call to Order:

The meeting was called to order by Don Kearns, President at 7:03 pm

2. Determination of a quorum

A quorum was confirmed.

Present:

Don Kearns

Frank Perez

Johanna Acosta

Pete Cabrera

Juan Franco

Eric Thompson for David Gersten and Jesmany Jomarron – Association counsel

From Allied Property Group: Maggie Ryan, Britney Abreu, May Galan, Sebastian Ponce

3. Proof of Notice of Meeting

Notices were posted on all bulletin boards and on the website, with an affidavit provided.

4. New Business

Motion Pete Cabreara made a motion to review one by one, Frank seconded,
Motion carried unanimously.

Approval of Crime coverage as presented.

Motion Motion by Pete Cabrera to approve the Crime coverage as presented with increase to \$4,00,000.
Seconded by Frank Perez
Motion carried unanimously.

Approval of D&O and EPLI coverage

Motion Motion by Pete Cabrera to approve D&O increase to 2,000,000 and add EPLI coverage for
1,000,000 as presented.
Seconded by Frank Perez
Motion carried unanimously.

Approval of Excess/Umbrella coverage

Motion

Motion by Pete Cabrera to approve Excess/Umbrella coverage increase from 3 million to 5 million as presented by Allied.

Seconded by Frank Perez

Motion failed two to three, Frank Perez, Johanna Acosta, and Juan Franco opposed.

Approval of coverage of Excess/Umbrella coverage to remain as is and amend the Allied Contract.

Motion

Motion by Frank Perez.

Seconded by Johanna Acosta

Motion carried unanimously.

5. Owner Comments on Agenda Items

No owners were present at the meeting.

6. Adjournment

Motion

Motion to adjourn the meeting by: Frank Perez

Seconded by: Johanna Acosta

Motion carried unanimously

Meeting adjourned at 7:46 pm

