The Hammocks Homeowners Association

Minutes of the Board of Directors Meeting,
April 14th, 2026 — 7:00 p.m.

1. **Call to Order**

   The meeting was called to order by Don Kearns, President, at 7:09 PM

2. **Pledge of Allegiance**

   The pledge was done.

3. **Determination of Quorum**

   Quorum was confirmed.

   Present:

   Don Kearns
   Pete Cabrera
   Joanna Acosta
   Kristen Gurucharri
   Frank Perez
   Idalmen Ardisson (ZOOM)

   Judge David Gersten (VIA ZOOM) and Jesmany Jomarron- Association Counsel. From Allied Property Group Management: Ana Rivero, Maggie Ryan, Sebastian Ponce, May Galan, Britney Abreu, and Jennifer Fernandez.

4. **Proof of Notice of Meeting**
   - Proof of notice posted on April 10th, emailed, and posted to all other subdivisions.

- Don Kearns advised on a procedural error on the agenda, omitting the Approval of the Agenda Items.

5. **Financial Report – January/February/March**
   - Pete Cabrera read the treasurer's reports.
   - Reviewed financial reports, including cash balances ranging from approximately $4.4M to $3.5M and an annual budget of approximately $6.1M–$6.3M.

SECRETARY

- Discussed budget variances, reserve allocations, and the status of approximately $500K in neighborhood-designated funds, with plans for updated reporting and corrective actions.
- Ratified insurance coverage increases totaling approximately $16K, with overall insurance expenses remaining under the $1.47M budget.
- Reviewed progress on neighborhood-level accounting segregation and future financial reporting improvements.

6. **Approval of Board of Directors Meeting minutes-**

Motion

Motion to approve meeting minutes from: March 4th, March 9th, March 24, and March 31st .
Kristen Gurucharri made a motion to approve.
Frank Perez seconded it.
Motion carried unanimously.

- Kristen Gurucharri states that the previous management did not accurately record previous minutes.

7. **Committee Reports & Updates:**

Architectural Control Committee

- A total of 20 applications. 17 approved and 3 denied.

Motion

Motion to approve the ACC meeting report and minutes from April 9th, 2026.
Kristen Gurucharri made a motion to approve.
Frank Perez seconded it.
Motion carried unanimously.

Neighborhood Committee:

Motion

Motion to deny Neighborhood Minutes from November 24th , 2025, December 9th ,2025, February 11th ,2026, March 11th ,2026.
Kristen Gurucharri made a motion to deny.
Frank Perez seconded it.
Motion carried unanimously.

Fining Committee:

- Management reported that the Fining Committee meeting for January 15th was canceled.
- Minutes for the February 19th meeting were not available.
- The March 19th meeting was also canceled.

8. **Project Updates:**

a) Seal coating-

- Notices will be posted on the bulletin boards, and door-to-door notices will be delivered.
- It has been agreed to have the relocation of vehicles instead of towing.
- Homeowners will need to move their vehicles by 8 pm the night before.
- May Galan has confirmed we are trenching for the curbing.
- Once the MA construction has finished with the curbing project, it will be inspected to ensure that it is fully satisfied by May Galan.
- Will schedule a meeting with the vendor to discuss painting the curbs white moving forward.

b) Black Creek plumbing:

Motion

Motion to approve the $3,569.39 from Fuze invoice and the $822.88 invoice from Bright Blue Pools.
Kristen Gurucharri made a motion to approve.
Joanna Acosta seconded it.
Motion carried unanimously.

Wild Lime Pool Invoice:

Motion

Motion to approve $3632.04 invoice from Bright Blue Pools.
Kristen Gurucharri made a motion to approve.
Frank Perez seconded it.
Motion carried unanimously.

Motion

Motion to approve the $896.30 invoice from Bright Blue Pools.
Kristen Gurucharri made a motion to approve.
Joanna Acosta seconded it.
Motion carried unanimously.

c) Water Oaks Pool Cover:

- Management was instructed to obtain proposals for Water Oaks pool cover.

d) Fencing:

- Management will work on obtaining vendors for quotes for the 18 communities and the master's common areas.
- At the March 10th meeting, it was decided to review, but to ultimately terminate the URI contract.
- Jesmany Jomarron recommends we get vendors lined up before termination, and he will assist with the termination process..

e) FPL Conversion:

- We need to reprint the utility easement surveys, and management will obtain quotes.

Motion

Motion to order surveys to be reprinted up to $1,000.
Kristen Gurucharri made a motion to order surveys to be reprinted.
Frank Perez seconded it.
Motion carried unanimously.

f) Tennis Court Resurfacing:

Motion

Motion to table the item for further review.

Idalmen Ardisson made a motion to table.

Frank Perez seconded it.

Pete Cabrera opposed.

5 to 1

Motion Passed.

g) Cedar Landing Monument:

- Management was instructed to obtain proposals.

h) Permits and Violations:

- Management will provide a status report for the board meeting in May.

i) IT and Zoom:

Motion

Motion to approve option #2 for hybrid for $35k-55k presented by Edward Makaron.
Kristen Gurucharri made a motion to approve.
Frank Perez seconded it.
Motion carried unanimously.

j) Website:

- As per the Bill of Rights, we must have certain documents to be password protected.
- The motion to authorize website revisions and expand the IT consultant's scope was passed. - Rationale: To ensure the community's web presence is legally
- compliant and to assign the task formally.

Motion	Motion to move the revision to the Vantaca site in reference to the Bill of Rights. Kristen Gurucharri made a motion to move on to the revision. Frank Perez seconded it. Motion carried unanimously.

k) Minute Taking

- Discussion on alternative.

l) Inspection and Relocation of Stored Boxes:

- Frank has volunteered to help if needed, and the board has advised that there is storage in Wild Lime that we can use to store the boxes, along with the storage under the meeting room.
-

9. New Business

a) Owner Comments on these Agenda Items:

- Sharlene Cohen from 9015 SW 151 Ave has stated her concerns that her fence on her end has been fixed, but on the other side, there is no shadow box, and so iguanas are digging holes at the bottom and destroying her fence and garden. She needs to place roof tiles to try to stop them from coming in. Maintenance and management will inspect and come to a solution.
- Laura Chevel from 9622 SW 149 Ave has concerns about the pool cover, as it was previously approved in the December meeting in 2024 to have the cover placed. She also wanted to see if we could paint the curbs light grey and keep the solar poles. In which Kristen has expressed that the poles need to be completely removed, as they were done without permits and are illegal. She has expressed that her community is completely in the dark. Management shall follow up and get an updated bid for FPL poles.
- Eliana Arratia from 9849 SW 147 Pl was expressing how she wishes to keep the solar poles, which were previously done illegally and without permits, along with the fact that they are $6,000 each to replace.
- Rosivette Santiago from 11323 SW 160 Pl has expressed how Ensenada is stated as a gated community and has requested that the residents be allowed to park

their cars inside the tennis court car park, as they have very limited parking throughout the community. Management will investigate it with the county to determine whether this is possible. She has also stated that dyeing the lakes blue and restocking of fish are not necessary, and that fences need to be prioritized before we do the hedges.

b) Ratification of the board decision at the emergency meeting:

- The board has approved the increase in the insurance on crime, DO, and EPLI

Motion

Motion to approve ratification.
Kristen Gurucharri made a motion to approve ratification.
Pete Cabrera seconded it.
Motion carried unanimously.

c) Paint all utility boxes:

- Miami-Dade can be called, so they can come out and repaint.

Motion

Motion to deny.
Kristen Gurucharri made a motion to deny.
Joanna Acosta seconded it.
4/2
Motion passed.

- Frank Perez states that we can paint over and fix the graffiti.

Motion

Motion to table items D-N (except L. Beach cleanup) and allow Allied to inspect and come back with a report.
Kristen Gurucharri makes a motion to table.
Idalmen Ardisson seconded it.
Pete Cabrera opposed.
5/1
Motion passed.

l. Beach Clean up:

- The board decided to table the issue to get more information on the contracts and the scope of work for the vendors responsible for beach and lake maintenance.

(e.g., Aquagenix, Lake Doctors).

Motion

Motion for clarification on beach contract.

Kristen Gurucharri makes a motion for clarification
Joanna Acosta seconded it.
Motion carried unanimously.

o. Rule that two directors may not serve on a committee:

- The motion to maintain the rule prohibiting multiple board members from serving on the same committee—carried over from receivership—passed with a majority vote, affirming the board's commitment to the existing policy and preventing the appearance of 'stacked' committees.

Motion

Motion to maintain the rule prohibiting multiple Board members from serving on the same committee as is.
Kristen Gurucharri makes a motion to maintain as is.
Idalmen Ardisson seconded it.
Pete Cabrera and Frank Perez opposed.
Joanna Acosta abstained.
This motion has died and will continue as is.

p. Board Member Communication with Vendors:

Motion

Motion that there is no involvement between the board and the vendor except the Management Company.
Don Kearns makes a motion for no involvement between the Board and the vendor, except the Management Company.
Kristen Gurucharri seconded it.
Pete Cabrera and Frank Perez opposed.
4/2
Motion passed

q. Status on vehicles:

Motion

Motion to allow $3k per vehicle for repairs for a total of $15,000.
Kristen Gurucharri makes a motion to approve.
Frank Perez seconded it.
Motion carried unanimously.

r. Policy for incumbent committee members:

- The board will decide on a case-by-case basis whether former board members.

- need to be re-interviewed to join a committee, except the Finance Committee.

Motion

Motion to keep it up to the decision of the board if an interview is needed.
Kristen Gurucharri makes a motion to approve.
Frank Perez seconded it.
Motion carried unanimously.

s. Collections Policy:

- Second NOLA has been removed.

Motion

Motion to approve/pending legal review.
Kristen Gurucharri makes a motion to approve.
Frank Perez seconded it.
Motion carried unanimously.

t. Update on Transition

10. Adjournment:

Motion

Motion to adjourn the meeting at 10:38 PM.
Kristen Gurucharri makes a motion to adjourn.
Don Kearns seconded it.
Motion carried unanimously.