

Hammocks Community Association, Inc.

Minutes of the Neighborhoods Committee Meeting

January 10th, 2024 – 7:00PM

1. Call to Order

The meeting of the Neighborhood Committee Board was called to order by Kristen Gurucharri at 7:01

2. Determination of a quorum

Present: Kristen Gurucharri
Fernando Figueroa
Janine Manzano

Anthony Serrone, FirstService Residential

3. Proof of Notice of Meeting

Anthony Serrone advised that Management posted notice for the meeting on the bulletin boards throughout the community and on the community website on Friday, January 5th, 2024.

4. Approval of Minutes

Management presented minutes for the prior meeting held on December 13th, 2023.

MOTION

To approve the meeting minutes for the December 13th, 2023, meeting of the Neighborhood Committee

Motioned by: Kristen Gurucharri

Seconded By: Janine Manzano

Motion Carries unanimously.

5. Old Business

- **Kristen Gurucharri** - Last night receiver and Anthony touched on topics that have been talked about in prior meetings, namely:
- **Lakes** –
 - There was a proposal for a new fountain that will be installed behind the clubhouse. It was \$12,000 and it comes with a five-year warranty, we are looking forward to having that installed soon.
- **Pools** –
 - **Kristen Gurucharri** – We are still waiting for the permits for the Black Creek pool to be completed.
 - **Anthony Serrone** – We received three proposals from the pool servicing company for the Black Creek pool. One proposal was to fix the violations that are outstanding at the pool. One proposal was to fix the filter that is broken in the pump room and the last was recommendations from the pool company that they said would need to be remedied for us to pass the Department of Health inspection. We are waiting on one more proposal from the pool servicer that will be the proposal to permit the change of equipment that was done by the previous Board to bring us into compliance. The other three have been submitted to the Receiver and the legal team.
 - **Jeanine Manzano** – The violations have been corrected?

Hammocks Community Association, Inc.

- **Anthony Serrone** – The violations have not been corrected, yet. The proposals were to remedy the violations.
 - **Jeanine Manzano** – So the pool cannot be used?
 - **Anthony Serrone** – The pool cannot be used until we get a certificate of operation.
 - **Jeanine Manzano** – So there are no pools open?
 - **Anthony Serrone** – Wild Lime is open. Black Creek and Water Oak have work to be completed on them.
 - **Kristen Gurucharri** – They cannot open the pools until they get a certificate of operation.
- **Playground -**
 - **Kristen Gurucharri** – The initial locations of the playground were supposed to be at Wild Lime.
 - **Anthony Serrone** – Yes, the initial location of the playground equipment was at the Wild Lime Center and the exercise equipment was supposed to go in between Chantarelle and Juniper.
 - **Kristen Gurucharri** – The locations are not 100% yet because there are options to move the equipment.
 - **Anthony Serrone** – The options to move the equipment would cost the association approximately \$10,000 for surveys and permits.
 - **Kristen Gurucharri** – I believe that is in the hands of the ACC right now. Idalmen “Chicky” Ardisson is here with us today and perhaps can provide more insight into the locations of the playground.
 - **Idalmen Ardisson** – The original playground was placed by wild lime and the exercise equipment was placed near the lake area of Chantarelle. There are permits for those locations already. Judge Gersten instructed the ACC to determine if those sites are ok to install the equipment. Should we change the location we lose 10,000. It is a matter of balancing if we spend \$10,000 to move them or leave them where they were intended to go. The issue with Wild Lime is that you have a playground right down the road and it is redundant. My suggestion is to move it by the Lakeside area because there is nothing over there.

6. New Business

- **Fences –**
 - **Kristen Gurucharri** - This has been a huge issue thus far. We received three quotes last night and they were outdated by approximately six months. We are verifying if the quotes are still valid from two companies named Osuna and GC builders. We did make a motion that was unanimously passed to have all updated and detailed proposals by January 23rd, 2024. The Advisory Board of Directors will review and make a recommendation by January 30th, 2024, and hopefully on February 13th, 2024, we will have selected a vendor and have start and end dates for the project. Trying to make headway, the quotes were not very detailed. The scope of work in the quote was not plainly stated. We need more detail such as identifying markers on fences that need to be repaired. Fences did not have painting included in them, either. So there needs to be some more information provided to us to make the best decision on fencing.
- **Jeanine Manzano –**
 - I have a question which is technically an old business because it was mentioned at the last meeting, and it is about violation.
 - **Kristen Gurucharri** -The Fining Committee just met, and no Board member is sitting on the Fining Committee. Violations and Fining go hand in hand, and I believe that they have had their first meeting.
 - **Anthony Serrone** – They just had their second meeting. We are waiting for the updated violation procedure from the legal team. I know Jesmany was working on this.
 - **Jeanine Manzano** – My concern is the moral grounds that are going to be used to call these violations.

Hammocks Community Association, Inc.

- **Kristen Gurucharri** – The violations are going to be distributed per the By-Laws of the Association. There is a big lapse on new homeowners who did not get a copy of bylaws. The by-laws are now posted, and residents can look up the by-laws. There should be no reason to break the rules now that they are posted. The violations are not going to be made up and there will not be any retaliation. Judge Gersten ensured that there will be no funny business going on as it pertains to the violation process.
- **Jeanine Manzano** – there are no lights, fences are falling, the facilities are not operational.
- **Kristen Gurucharri** – The violations are going to be more along the lines of do not leave your trash cans out, don't operate a business out of your house, and no parking semi-trucks at your house.
- **Fernando Figueira** – All these rules and regulations are not a matter of morality, it is in black and white.
- **Jeanine Manzano** – my concern is that if the association is not up to standards, how is it that demands are going to be placed on homeowners.
- **Fernando Figueira** – All of those problems do not affect the fact that roofs need to clean, grass needs to be cut, trash cans need to be brought in, etc. You live in a deed restricted community. We are the ones that start by shining. It is very important that people take pride in their homes. What I hope is that people will understand that we are asking them to do their part. The violations process is in place so that you do what you are required to do. It is not going to be used as a retaliatory tool. Families that don't care or people that live elsewhere must be held accountable to the standards. I understand your point about the association but hopefully that will get fixed.
- **Kristen Gurucharri** – Just because our community was taken advantage of by the previous board of directors does not mean that we forego the responsibility to clean up our houses. The neglect that happened is not a reason for people to say I shouldn't care either. FirstService Residential is working on getting these pools up. Keeping your own property up is important, too. If someone is under hardship that will be taken into account. The intention is to make people realize and become accountable. People need to be held accountable otherwise our community will never get better.
- **Quotes for Asphalt** –
 - **Kristen Gurucharri** - We are requesting that Seal Coating quotes be obtained to resurface the 18 communities.
 - **Anthony Serrone** – Yes, that was brought up last night. The only thing that needs to be decided on is if we are just doing the inside of the 18 communities, all the major roadways, etc. and if we are quoting doing a seal coat or if we are re-asphalting every community.
 - **Kristen Gurucharri** – I think it was mentioned that it should be done as a collective in the entirety of The Hammocks and not just the 18 communities that the Master Association is responsible for.
 - **Fernando Figueira** – It was discussed whether the master association will do that? Does anyone know what was done in the past? Who was financially responsible?
 - **Idalmen Ardisson** - For the local associations it is their responsibility to have the sealcoating or asphalt replacement done. The eighteen communities used to have reserves for that. I know that the last time the 18 communities were done was a good 20 years ago. I just brought it up at the meeting because the work is weather permitting. The best way to do it is to do it before the rain comes so that the work can be done, and the potholes fill up.
 - **Fernando Figueira** – Thanks for the pushiness on the fencing.
 - **Jeanine Manzano** – I have some questions from last meeting. Mr. Gil Roldan gave a suggestion about the budget on page 6 in some fashion for the neighborhoods would have access to the funding.

Hammocks Community Association, Inc.

- **Kristen Gurucharri** – The funding that is allocated for the community is to deal with landscaping and improvements to the community. I do not believe that a homeowner can say they want something specific. The question was posed to see if the residents can have access to the funds allocated to do specific projects. The answer to that question is no, the neighbors cannot dictate what that money is used for.
- **Jeanine Manzano** – My understanding is that the community has its own reserves.
- **Kristen Gurucharri** – Each community has its own budget. The way that the 2024 budget is set up is specific to each neighborhood. You are paying in relation to the needs of your neighborhood, so you are not underpaying or overpaying.
- **Jeanine Manzano** – I don't mean to have access to bank accounts. What I mean is that the neighborhoods should have a balance of money in coffers and then that money is used for improvements within the community.
- **Idalmen Ardisson** – For example, you live in Live Oak. Say throughout the year you collect \$20,000. That \$20,000 is only used for your community. It doesn't go into a separate bank account, but it is allocated to you.
- **Jeanine Manzano** – If out of those \$20,000 we only use \$15,000. What happens then?
- **Idalmen Ardisson** – It should roll over into the reserves.
- **Jeanine Manzano** – I just want to know if that is how it will work going forward.
- **Idalmen Ardisson** – that is how it used to work. You also have a life cycle, that you budget for length of time to save up for different projects. We are starting from \$0, which makes everything more difficult, as well.
- **Kristen Gurucharri** – Per Guillermo's comment, I thought you were saying that you would like to have authorization to use the money in the way that you would like to.
- **Jeanine Manzano** – I have a suggestion; can we see if FirstService Residential can bring an employee who is skilled in project management to put a scope of work together? So that is when things are happening, the residents are informed. People want to know.
- **Kristen Gurucharri** – What would be nice would be if you clicked on your neighborhood on the website a description of the projects was on there. Which would give everyone a better idea of what is happening. And hold our management company accountable.

7. Owner's Comments on Agenda Items

Charlene Gurucharri – Spicewood –

- **Derelict Home** – We have a derelict home in the neighborhood. When it comes to a derelict home, no matter how many violations or liens that you give them, they are not going to clean their house up. What happens in a situation like that. What responsibility does the HOA have?
- **Fernando Figueira** – From what I understand is from the order of procedure used to be that a violation will go against your house. Foreclosure was done from the bank; The association can maintain the property to whatever extent and then charge that property and then put a lien on the house.
- **Idalmen Ardisson – Paseos II -** The spotlight from Paseos II, that is still out and was told to Andrew. For the last sixth months, I have heard a lot of people complaining about the light. I have requested it to be repaired. I would like to find out what the problem is. Two light poles for the community as one that keeps flashing, the number on the pole. Tilting, a swift wind can tip it over. Also there is an RV that has been parked inside of the community. It cannot be parked there per the by-laws.
- **Anthony Serrone** – I will have Elite Security patrol looking for that RV to put a tow sticker on it to notify them that I must be moved.

Hammocks Community Association, Inc.

- **Idalmen Ardisson**- As far as the violations go, we do not see it as a money-making opportunity. Any homeowner that comes and speaks to the committee could qualify for an extension. If they don't respond, then the committee can decide if they want to fine or not. I don't think it is going to devolve into a situation where it will become retaliatory and a money-making opportunity.

Jaime Staton – Pelican Point

- **Jaime Staton** – The lights are still out in-pelican point. Also, I don't know if people are people operating a business there but there are a lot of cars in a particular driveway.
- **Kristen Gurucharri** – I share your frustration. FPL has been contacted to come out to the property for lights that are out.
- **Jaime Staton** – Also this just happened last Friday, there was a party in the neighborhood. I called security at one o'clock in the morning to notify them. Finally, at around 1:30am the party and noise stopped.
- **Kristen Gurucharri** – Miami-Dade has a noise ordinance that supersedes The Hammocks. You can call after eleven, and report that to the PD. Don't approach and call them to deal with it.
- **Jaime Staton** – I don't mind until around twelve O'clock but after a certain point, it is not acceptable.

MOTION

8. Adjournment

Motioned by: Kristen Gurucharri

Seconded by: Fernando Figueroa

Meeting of the Neighborhood Committee Meeting was adjourned at 7:50