

Hammocks Community Association, Inc.

Minutes of the Neighborhoods Committee Meeting

February 14th, 2024 – 7:00PM

1. Call to Order

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

2. Determination of a quorum

Present: Kristen Gurucharri
Frank Morrison
Janine Manzano

Shirley Arteaga, FirstService Residential

3. Proof of Notice of Meeting

Shirley Arteaga advised that Management posted notice for the meeting on the bulletin boards throughout the community and on the community website on February 12, 2024.

4. Approval of Minutes

Management presented minutes for the prior meeting held on January 10, 2024.

MOTION

To approve the meeting minutes for the January 10th, 2024, meeting of the Neighborhood Committee

Motioned by: Kristen Gurucharri

Seconded By: Janine Manzano

Motion Carries unanimously.

5. Old Business

Fencing

- **Kristen Gurucharri** – Old business and new business tie together. If you were listening yesterday at the Advisory Board of Directors meeting, there was a fencing vendor that was chosen to complete the fencing project. The contract is not available as it has not been finalized. The company that was selected was URI for the cost of approximately \$274,000. It is approximately 44,000 linear feet.
- **Frank Morrison** – So the price of \$274,000 divided by 44,000 linear feet will give you the cost per linear foot.
- **Kristen Gurucharri** – I am not sure how the math works.
- **Frank Morrison** – So \$274,000 divided by 44,000 is about \$6.23 a linear foot which is cheap because after Irma it was \$21 per linear foot. Unless there is an extra 0 on that number and it is 4,400 linear feet.
- **Kristen Gurucharri** – that quote was chosen by the receiver.

Lighting

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- **Kristen Gurucharri** – FirstService Residential completed a survey of all the lights in the neighborhood which includes the style of the light, location of the light, working or not working, and it has been assigned a number to identify each light. FPL is being difficult and is not working with us. So, we have a contract in FPL, that will give us the lights that are their responsibility 100%. Of 59 poles that were reported out to FPL, 6 of them have been closed which means that they have repaired by FPL. It has been determined that the skinnier black poles do not belong to FPL, and they are the responsibility of The Hammocks to fix. Therefore, the lights in Ensenada 1 were fixed. We should be receiving a quote tomorrow for Pelican Point and Cedar Landing as well.
- **Janine Manzano** – I want to know if they included the one that I had sent to them in my neighborhood.
- **Kristen Gurucharri** – The survey included every light that is in the neighborhood.
- **Frank Morrison** – I know that there were some poles that they were disputing, and I think I brought up to Anthony at the last meeting that after Irma the electric company Pike was out her that FPL subcontracted to do work in The Hammocks.
- **Kristen Gurucharri** – The issue was that the previous board did go in an update the poles. We were charged \$13,000 per light pole to change them from standard light to LED. The poles unfortunately have not been done correctly that is the issue that we have been having to deal with.
- **Frank Morrison** – So all the ones that have the saucer lights are the ones that FPL is not servicing?
- **Kristen Gurucharri** – that is what they are working on and that is where we are at. FirstService Residential seems to have a contact that they have found that is willing to help us out.

Playground Equipment –

- **Kristen Gurucharri** – The previous board also purchased playground and gym equipment that we have waiting to be installed. The intention was that it was supposed to go somewhere behind cedar landing, but it slopes and there is a lot of water that accumulates. So we can either put it in the place that it was surveyed for or we need to do new surveys for \$5,000 apiece.
- **Frank Morrison** – I think it was in Chantarelle.
- **Kristen Gurucharri** – I believe you are right, and it is in between Chantarelle and Juniper.
- **Frank Morrison** – I know there is space behind Cedar Landing and then more space between Chantarelle and Juniper.
- **Kristen Gurucharri** – I believe that the problem is the sloping of the land, and it floods.
- **Janine Manzano** – In between Cedar landing there is.

Fountain

- **Kristen Gurucharri** – We have been having problems with the fountains specifically the fountain behind the clubhouse. Judge Gersten decided to purchase a new fountain that has a 5-year warranty for \$12,000. The fountain is being delivered this week. We just need to have the electrical box installed by an electrician so we can hook the fountain up to it and then Lake Doctors will install the fountain. We have a tentative date of installation for the fountain of March 6th, 2024, assuming the electrical work is completed.
- **Frank Morrison** – I have a comment about the main fountain, it is working but the timer is set for 12 in the afternoon and goes off at 12 at night. Shouldn't it be on a timer for a time such as

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7am to 7pm? People walk around the lake in the morning and it would be nice for them to have that on.

- **Shirely Arteaga** – I will forward that to the maintenance team.
- **Frank Morrison** – Is that something that Lake Doctors will have to do or can we do it?
- **Kristen Gurucharri** – I am not sure.
- **Shirley Arteaga** – There is a timer to see if they can fix the timer.
- **Frank Morrison** – It is the big one at Mimosa Lake.

Pools

Black Creek

- **Kristen Gurucharri** – Ana from Bright Blue pools was at the property today with a contractor to determine if we need to update the surveys for the pump room at Black Creek so that we can submit permits to get the pool back up and running.

Water Oak

- **Kristen Gurucharri** – URI, the company that is doing the fencing work is also contracted to complete the work necessary to clear up the violations at the Water Oaks pool. We are one step closer to getting the pools back up and running once the violations have been cleared.

Storm Drains

- **Kristen Gurucharri** – We received quotes to have the storm drains cleaned out so that the streets wont flood when it rains. There is a disparity in the quotes that we have received so we have reached out to the engineer who completed investigated some of our storm drains to see if he could provide some insight as to why the proposals are so different.

Beaches

- **Kristen Gurucharri** – The FirstService Residential team has scheduled for their maintenance team to go out once per month to pick up weeds, trash, etc. from the beaches. The proposals for the quarterly beach maintenance have been updated and given to the receiver for his consideration.

Chantarelle Wall –

- **Kristen Gurucharri** – Anyone that lives in Chantarelle knows that the entrance wall is not very pretty the way that it was painted. We have ordered paint that was supposed to be delivered last Friday so that should be getting painted soon.
- **Frank Morrison** - it is painted four different colors.
- **Kristen Gurucharri** – They were supposed to have the paint delivered Friday, but Sherwin Williams called FirstService Residential on Tuesday to let them know that there was an outstanding invoice that needs to be paid before they can deliver the paint. We are processing that invoice to get it paid so that we can get the paint for the Chantarelle wall.

6. New Business

- **Frank Morrison** - As you come up 147th and you go from Juniper to 111th where the street goes into Chantarelle Ravena. What about the Juniper wall? They look terrible.

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- **Kristen Gurucharri** – I don't know if the Juniper wall was discussed. I know that the Chantarelle wall was the one that was the big issue and that was discussed in the ACC Meeting.
- **Frank Morrison** – I will ask Chicky about that. It should all be the same color going down 147th.
- **Kristen Gurucharri** – That makes sense. Any new business Jeanine?
- **Jeanine Manzano** – I am just wondering when the lights are going to be done because it seems to be dragging out.
- **Kristen Gurucharri** – That is what is being determined right now. Are the poles black or is it a concrete pole that your speaking about?
- **Jeanine Manzano** – I think it is black.

Budgets

- **Frank Morrison** – I brought up a couple of meetings ago that our individual neighborhood budgets are a mess, has anything been done about that?
- **Kristen Gurucharri** – I was ill and had to leave the meeting, so I was not there. Yesterday, Chicky was ill, it was ruled in a motion that we will move it to the next meeting to discuss. It was brought up by Jesmany Jomarron last night. He was stating, for example, that if we need to replace the roof and it costs \$50,000 and it lasts for 30 year, that we have to save up for that. We don't have that right now.
- **Frank Morrison** – That is a reserve.
- **Kristen Gurucharri** – Yes, and it is the same thing for the neighborhoods.
- **Frank Morrison** – Such as sealcoating the street?
- **Kristen Gurucharri** – We are looking to get sealcoating and asphalt right now and after we do it then we will establish a reserve.
- **Frank Morrison** – It mostly needs a sealcoating.
- **Kristen Gurucharri** – Some needs sealcoating and some needs new asphalt.
- **Frank Morrison** – The Asphalt should be done first and then everything should be seal coated. I was on the Finance Committee for 10 years. We had a reserve for everything, and each neighborhood would pay into their own reserves to have money saved for the major projects for their neighborhood. We have that budget, and it should be around here somewhere.
- **Kristen Gurucharri** – I am sure that it is around here, but I am not sure if the budget is going to be done as it was before.
- **Frank Morrison** – Why not?
- **Kristen Gurucharri** - That would be a question for Judge Gersten.
- **Frank Morrison** – It is a question for him because that way worked.
- **Kristen Gurucharri** - It worked until someone came in and stole all the money. FirstService Residential is aware. I am the only Board member that did not approve of the budget because I did not agree with how it was done. I think there is a better way to separate the neighborhoods. For example, if there is a cost for landscaping that is done more in one neighborhood than another, then the cost should be separated more.
- **Frank Morrison** – Well this is a Finance Committee topic, but each neighborhood has a certain number of units, certain footage that belongs to them that they are required to maintain so each neighborhood should have its own unique budget.
- **Kristen Gurucharri** – That is what we are working towards and how it will end up being.

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- **Frank Morrison** – each neighborhood used to have a line item for the drains to be cleaned every year. I was also on the Board of Directors for 3 years. Just so you know, I don't know why it wasn't put in and why our electric bill went from \$6,500 per year to \$25,000 this year.

Public Safety –

- **Frank Morrison** – In old business there is an issue that was brought up about a party going on late into the night. In Chantarelle, we have a problem where we call security.
- **Kristen Gurucharri** – Is it a noise ordinance? Because after 11pm if you call Miami Dade PD they will come out.
- **Frank Morrison** – We do, and nothing happens because she is not home. When she is home, we call 311 and they don't answer.
- **Shirley Arteaga** – Can you provide me with the property address?
- **Kristen Gurucharri** – I understand how frustrating it is but 311 does not respond like they used to. The police don't come out for barking dogs like they used to.

7. Owner Comments on Agenda Items

- **Ray Gurucharri – Spicewood** - I lived through the days when we had to recover from Hurricane Andrew. People like Frank came in and were able to keep money in the coffers. I question, in the state that we are in right now, if a hurricane comes through is The Hammocks prepared with a plan to handle this?
 - **Kristen Gurucharri** – The landscaping committee is now headed by Pete Cabrera has now selected a company which is Green Wise, and they are going to start trimming the trees down in The Hammocks. That is one aspect. The drainage is the second part of the equation that we need to ensure happens. Frank stated they used to be done annually and they have been severely neglected for a very long time. As far as disaster cleanup, we have Turf, that would do our disaster clean up.
 - **Frank Morrison** – That was talked about a little while ago. I believe Judge Gersten said that we have money in the bank that we can use in case there is a disaster that strikes. FEMA will not come in here anymore. In 2008, they said they wouldn't come in because it is private property.
- **Rosibelle De Jesus – Ensenada II** – We had some trees damage in Ensenada during a hurricane. Each neighbor did their part for their own household and the County came and took everything away. We even used the common areas to stack up the debris. Neighbors should work together to get this done. I hope that we don't lose the trees to the community that we are trying to get into the community.
 - **Kristen Gurucharri** – What she is speaking about is that we were trying to get a grant from the County to get more trees which they would match dollar for dollar. We only have 14% of canopy in The Hammocks, even with how large we are. After speaking to someone in Miami Dade County she is going to donate 300 trees to us if we put them in the ground. It is a moving wheel; we are trying to work everything out.
 - **Rosibelle De Jesus** – I know that there are a lot of high schoolers that need community service hours that we can engage to have them help.
 - **Kristen Gurucharri** – There are liability issues with that considering that these are big trees and there will be heavy machinery around.

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- **Rosibelle De Jesus** – the High school provides insurance for them. Planting is a big part of it but there are also things such as mulching that we could let them do and do together as a community.
- **Elliot – Ensenada I** – Is there quality assurance to ensure that the projects that are getting done are getting done the right way? There was painting that was done in previous projects and it was not done correctly, and it was a waste of effort and money.
 - **Kristen Gurucharri** – The receiver has stipulated to Anthony that the projects that are getting done need to be done correctly and should be getting checked up on.
 - **Frank Morrison** – Can someone from your company make that the jobs are getting done correctly?
 - **Shirley Arteaga** – Of course, I have already marked it down.
 - **Elliot** – I want to recommend that speed bumps be added in Ensenada II. There is no walkway, and during the night, people are speeding through the neighborhood, and it could be a potential liability.
 - **Frank Morrison** – Elliot you are talking about in the neighborhoods, right?
 - **Elliot** – I am speaking about where the houses are. There is also a terrible car park in Ensenada, and we have the space to expand to ensure that there is more parking.
 - **Kristen Gurucharri** – I will relay the message, but I know that this is an ACC issue. I know that this has been brought up in the past, as well. Unfortunately, the driveways were built small and cannot accommodate all the cars that everyone has nowadays. I know that there is a lack of guest parking. I can follow up with Chicky and see where we are at with that issue.
 - **Elliot** – it would probably be prudent to do this before the sealcoating/asphalting project is completed.
 - **Frank Morrison** – How it used to work is that the request would go through an input committee such as this one or the ACC. Then the bids would be received and the homeowners for that neighborhood would be assessed.
 - **Elliot** – in the rules and regulations there says that there is no parking on the green spaces so when the violations start getting rolled out, there should be some exceptions made.
 - **Frank Morrison** – Well there are other factors such as efficiencies.
 - **Kristen Gurucharri** – FirstService Residential will be doing violations. The goal is not to receive a monetary gain from this but to get everything in the community back on track. There needs to be an understanding that the rules and regulations must be followed.
 - **Frank Morrison** – I recommend that you go to the ACC and bring this to them. There are options for people to expand their driveways with proper approval.
 - **Elliot** – I am just bringing up that there is a culture of non-compliance in the community.
 - **Frank Morrison** – That is more of a violations committee or ACC topic, but we are aware of the issues.
 - **Kristen Gurucharri** – We must take baby steps and do one thing at a time.
- **Juniper Resident** – They stopped receiving mail some time ago.
 - **Frank Morrison** – So one of the neighbors, drove the truck into the mailbox and ripped it out of the ground.
 - **Shirley Arteaga** - We are aware of the issue, and we have looked into getting a new box. We found a cluster mailbox to replace it with, we need to purchase it and we have sent

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the prospective mailbox that we will be purchasing to Judge Gersten so we can replace it.

- **Charlene Gurucharri – Spicewood** - Chicky requested that a rules and regulations meeting being requested that we can do a tutorial on the by-laws and rules and regulations.
 - **Frank Morrison** – This is what I don't understand, we had violations in process. We gave a friendly reminder for education. They could come to us and explain why they cant fix it or ask for an extension. If granted, we would follow up, and if it wasn't taken care of then we would impose a fine.
 - **Kristen Gurucharri** – The old Board of Directors was using the fining process to make money and to use the violations as a weapon. Judge Gersten does not want to come in and punish people, as he believes that education about what is allowed and not allowed is more important.
 - **Frank Morrison** – I don't know why we need a fining committee when we have the amounts of the fines.
- **Frank Morrison** – We used to have a newsletter that got sent around every month that went to everyone's house. I don't understand why this is such an issue for communication.
- **Jeanine Manzano** – Everything must go through the receiver.
- **Kristen Gurucharri** – I have also suggested that each neighborhood have its own tab which is something that needs to be done in that aspect.
- **Elliot** – I think we should meet in the middle where we can opt in for email communications or regular mail.
- **Shirley Arteaga** – We are trying to do this, but the problem is that we only have 10% of the community's communication contacts. There is not a process for which everyone needs to come to the clubhouse to submit their contact information. I would suggest that everyone reach out to people that they know so they could give us their information.

8. Adjournment

Motioned By: Frank Morrison

Seconded By: Kristen Gurucharri

Meeting adjourned at 8:12pm

ADOB Agenda 4.9.2024