

Hammocks Community Association, Inc.

Minutes of the Neighborhoods Committee Meeting

March 13, 2024 – 7:00PM

1. Call to Order

The meeting of the Neighborhood Committee Board was called to order by Kristen Gurucharri at 7:03pm

2. Determination of a quorum

Present: Kristen Gurucharri
Fernando Figueira
Frank Morrison

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 March 11, 2024.

4. Approval of Minutes

Management presented minutes for the prior meeting held on February 14, 2024.

MOTION

To table the meeting minutes for the February 14, 2024, meeting of the Neighborhood Committee.

Motioned by: Kristen Gurucharri

Seconded By: Frank Morrison

Motion Carries unanimously.

5. Old Business

Fencing

- **Kristen Gurucharri** – As it was stated at the meeting last night there is an issue with the fencing going on where the contractor hit a bed of limestone will trying to set the posts. The contracting company is looking into what they are going to do to remedy the situation. It is pretty well known that there is limestone in the ground in Miami. I would be interested in looking to see if there was another vendor that already anticipated this. I want to know if that is going to affect the quote and if it does, I think that's breach of contract and we can open it up to see if anyone else can do the project.
- **Anthony Serrone**- I met with the contractor and sub-contractor to see how they are going to remedy the situation and we want to know if there is an additional cost if they are going to cover that cost.
- **Frank Morrison** – In the minutes from last month, I questioned why the price was so low. After Irma, it was \$21 per linear foot.

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- **Anthony Serrone** – Yes while doing the minutes, I noticed that the number of linear feet that was stated was incorrect. At the last meeting, it was stated that there are 44,000 linear feet that are going to be repaired or replaced. The correct number of linear feet is 4,400.
- **Frank Morrison** – So what is the correct amount per linear foot?
- **Anthony Serrone** – it is around \$62.00 per linear foot.
- **Fernando Figueira** – These were the people who didn't know that there was limestone in the ground.
- **Anthony Serrone** – yes, but I do not recall any one of the quotes including going through limestone.
- **Frank Morrison** – Well they should have known that.
- **Kristen Gurucharri** - Right, I work for the City of Miami Fire Department and work closely with the facilities department, and I looked up our contract that we have for fencing. The top vendor was a company called Golden Fence and suggested that we get a quote from them. They came in at the lowest quote and I am not sure why they were not chosen. I think it is quite clear that you are digging holes, and the quotes need to include this kind of thing.
- **Frank Morrison** – What Committee did this go up through?
- **Kristen Gurucharri** – We do not have a say.
- **Frank Morrison** – What committee did the bid go up through?
- **Kristen Gurucharri** – FirstService Residential got the quotes from vendors and gave it to Judge Gersten.
- **Frank Morrison** – Anthony was there a request for proposal that went out?
- **Kristen Gurucharri** – Was there a scope of work that was presented to the vendors?
- **Anthony Serrone** – We did give them a scope of work to be performed but limestone was not included in that.
- **Laura Chevel** – If FirstService Residential is a big company that is experienced in all of this. By any chance do they do research with documentation to get an idea of the cost. I remember in the past during one of the hurricanes, it demolished the fences, and we ended up paying \$100 per fence because there was not enough money to pay for it.
- **Kristen Gurucharri** – Right I think we have the same idea. The scope of work is provided to vendors, and we tell them to give us the best price to complete this job. The fact that this company wasn't aware of the limestone is questionable to me.
- **Laura Chevel** – But FirstService Residential is a big company that has experience.
- **Anthony Serrone** – yes, we are a big company with a lot of experience, but we are not professional fence installers. We manage the property, but we have to rely on our vendors who are the experts in the field. Just as we have gotten the clubhouse roof repaired in the past, doesn't mean we know the components of putting a roof on.
- **Kristen Gurucharri** – In general, I don't believe it is FirstService Residential's responsibility to know the soil quality that is here. As a professional, you need to know where you are digging and conduct the correct tests to ensure what you're going to need for your job. The vendor could have dug a hole to see what the conditions were. It is not on FirstService Residential to do that because they are not the subject matter experts in doing this. My suggestion is that something needs to be revisited because I believe this was not properly done. I do understand what you're saying but the company that gave us the bid did not represent the costs correctly, this is not the fault of FirstService Residential.
- **Frank Morrison** – I understand that the Board is aware of this.

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- **Kristen Gurucharri** – Yes.
- **Mel Ordonez – Paseos I** – I think that at some point FirstService Residential needs to step up and have professional guidance and if they are going to enter into a contract, that they need to be detailed. I am a businessman, and I know that if I am going to hire someone that they need to know exactly what I want.
- **Kristen Gurucharri** – This is something that deserves attention. I would like to get feedback from The Receiver. I agree that this is unacceptable.

Playground Equipment

- **Kristen Gurucharri** – The issue is where the playground equipment was selected to go. We are looking for previous surveys for The Hammocks to see if we can use them, so we don't have to spend more money getting new surveys. We are looking to see what we have filed away and what we can get from Miami Dade. The previous board bought a lot of equipment and the place that they chose for it to go apparently floods. The surveys that we are looking for are for better places for it to go. That has been placed in the hands of the ACC.

Fountain

- We are waiting for the electrical panel to be installed. We purchased a new \$12,000 fountain to replace the one that was out in back of the clubhouse. The old fountain was outdated and the parts were no longer available.

Lighting –

- Currently there are 36 lights that were reported that FPL has come back and said that they will not repair. The suggestion last night was to find vendors that FPL recommends that will be able to fix the lights. There were around 52 that were reported that are out.
- Anthony Serrone – There are more than 52 that are out. We have received communication back on 52 of the lights that were reported. Shirley has been working tirelessly with FPL to see what we can do to get these lights back up. What FPL has now proposed is giving us proposals for them to replace/repair the lights so that they will maintain them. We were supposed to have the quotes yesterday from FPL for them to replace the lights with LED lights.
- Frank Morrison – My question is the saucer lights, did FPL install those?
- Anthony Serrone – No the saucer lights were replaced by the old board of directors. If they are those lights, that means that FPL does not maintain them since they were changed. They sent us a specific picture of those lights and said if it is that model that they will not repair/replace it. That accounts for 70% of the lights in the neighborhood.
- Frank Morrison – So the ones that are in Chantarelle.
- Anthony Serrone – There are some in Chantarelle.
- Kristen Gurucharri – Also, what was brought up last night was a suggestion that has been made multiple times. The suggestion is for FirstService Residential to number the light poles so that if a resident wants to report one out, there is a number for that pole. You won't have to use the crossroads of where the pole is.
- Anthony Serrone – We will have that map up on the website. That is the quickest thing we can do right now. The long term plan is to spray paint, or put on the pole in some fashion, so that you can report out a pole with a specific number.

Chantarelle Wall –

- Kristen Gurucharri – Chantarelle was supposed to get pressure cleaned today.

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- Frank Morrison – It was not pressure cleaned.
- Anthony Serrone – they were here this morning. I had one person go show them what to pressure clean and then another check to ensure that they are doing exactly what they are supposed to be doing.
- Kristen Gurucharri – The wall was supposed to be pressure cleaned so that we can move on with the long overdue painting of that wall.

Pools –

- Kristen Gurucharri – The pools still have violations that we are looking to clear. Anthony can you touch on that?
- Anthony Serrone – We are having a survey drawn up for the Black Creek pool because we need to have updated surveys drawn up to outline the equipment that is there and will be installed. The surveyor has already started working on that survey and should be done by the end of March. Ana with Bright Blue pools is going to start the work that they need to do so that when they are done all we have to do is submit the permits so that we can get our certificate of operation. We're hoping to have the Black Creek pool open by the beginning of May. Water Oaks on the other hand is the one that needs a lot of work. There are many violations that need to be cleared up.

Budgeting

- Kristen Gurucharri - Each of the neighborhoods should have specific budgets for each neighborhood. That is something I feel very strongly about. We should not all be equally assessed because we do not all have the same layout. I believe that will be addressed a whole lot more this time around. The board and the receiver understand that we need to have a whole lot of detail. We need to have more line items more clear understanding of finances that are going to be allocated for each neighborhood. This will include timelines, vendors, what projects are outstanding, etc. It is imperative that we are able to have each neighborhood outlined in the neighborhoods on the website. I think the finances should be tagged on that issue as well. This is something a spreadsheet was prepared to look at what it should look like. If you click your neighborhood. It was brought up that maybe we can do this internally, if someone in the neighborhood is a web designer.
- Frank Morrison – I have a format of what we used to use. I was on the board for 3 years and on the finance committee for 11 years. We formulated each neighborhood's budget with reserves.
- Kristen Gurucharri - It needs to go back to where it was. If we are going to have asphalt placed, for example, we need to project out when it needs to be done and how much we need to save.

Public Safety –

- Kristen Gurucharri - Public Safety committee was disbanded last night. The reason was that we were not getting feedback from the committee. A suggestion was made was to have the security supervisor give reports. I don't know if we are going to be continuing with Elite as suggested by the Public Safety Committee and I know that there was a suggestion of supplementing Elite by hiring off duty Miami-Dade Police officers to come during peak hours. It is still an ongoing issue. We have two units that are patrolling, which I don't believe is enough.

6. New Business

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- Frank Morrison – I sent this to Jesmany and Chicky. We created a budget for each neighborhood. We surveyed each neighborhood for their expenses. We knew exactly which line items to run for each neighborhood as they are all different. Each neighborhood had a “shared expense” which was for the people who worked for The Hammocks and this line charged for how many hours they were in each neighborhood cleaning up and doing different tasks. We all had reserves. We knew the life of what was left for each capital item. For example, I am from Chantarelle Ravena, in regard to the asphalt we had a timeline of how long it was supposed to last for and what to save on a monthly basis for the next time that project was to be completed. The asphalt is supposed to last 30 years. We had 9 years left before that was going to be done and we had \$100,000 in our reserves for it. Fencing we had 13 years left in our fences and we had \$54,000 in our reserves. We don’t need to recreate the wheel; we already had it figured out. It is only fair. When I was on the finance committee, we had some locals that were complaining about why they are subsidizing the master. Our neighborhoods are full of mildew on the side. We had money set aside each year to have our sidewalks and mailboxes cleaned. We need to get back to the basics, the way our neighborhoods used to be. I am introducing this as a new business.
- Kristen Gurucharri - Pete Cabrera will be in charge of the Finance Committee this year but I completely agree with Frank. Once the receiver transitions it will be our responsibility come June or July. My goal is to have more representation from each community. I would like one representative from each community. The fences need to be touched on again and the spreadsheet for each neighborhood.
- Fernando Figueira – Touching on the representatives from each neighborhood, What would be the best way to get participations.
- Kristen Gurucharri – From my understanding, last year it was first come first served. I did receive the application from Mrs. Peralta, I did receive Maria Barrantes, and some others that volunteered. The best email will be HammocksTeam@fsresidential.com to submit your application to be on the committee.
- Ana Laura Morales – So what do we need to provide?
- Kristen Gurucharri – You should submit your name, address, neighborhood, contact information, and what committee you want to be on.
- Anthony Serrone – it is under the teams tab on the website.
- Kristen Gurucharri – So to prevent any questions on who gets picked, we are receiving the applications, it goes to all of the board members, and it goes to the Receiver to review it. I have to get as many people as I want but we need to have a minimum of three.
- Mel Ordonez– Paseos I – Is there still a requirement that we have to opt in to get important information via email from the website? A lot of people were mad because they were receiving a lot of emails from The Hammocks. If we have to reach everyone, we need to put something on the website so that we can get participation.
- Kristen Gurucharri – So the opt in is with FirstService Residential’s website, not The Hammocks.
- Anthony Serrone – That is correct, the Association website does not send emails.
- Kristen Gurucharri – When you sign in to FirstService’s website, you have the option to view your specific account and opt in for emails. Again, it comes down to having a web designer come in and putting something on the website that says, put your information in here and we will send you updates from the community. It is definitely something that deserves some attention.

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- Frank Morrison – Going back to public safety. So, we do not have a public safety committee anymore?
- Kristen Gurucharri - Correct.
- Frank Morrison – So if the homeowners have a problem with public safety where do they go? For example, number 5 on the rules and regulations states, no motorized recreational vehicles allowed in or around lakes, greenbelts, pathways, or beaches. This past weekend some kid was riding on the pathway on a motorcycle was riding on a pathway and there was another kid riding on his motorized scooter, and they almost hit each other. I talked to Jesmany about this because of the risk that we are all under if we have an accident about this? This is a serious issue what can be done about this?
- Kristen Gurucharri – I understand because there is another person who rides around the lakes and when you ask him to slow down, he is very aggressive and will curse at you.
- Fernando Figueira – There is an issue because they are not considered motorized vehicles because they are powered by electricity and not by gasoline.
- Frank Morrison – whether it is powered by gasoline or by electricity is not outlined in the documents. They both have a motor whether they are powered by gasoline or by a battery.
- Fernando Figueira – They are not considered the same.
- Frank Morrison – whose connotation is that?
- Fernando Figueira – These rules and regulations were drawn up before there were electric bikes. We need to decipher this because those things move way too fast and are not safe.
- Kristen Gurucharri – That is something that needs to be voted on.
- Frank Morrison – someone on the Board needs to vote on including electric motorized vehicles in the rules and regulations.
- Kristen Gurucharri- There was a format last night that was discussed and if you want to have an item added to the agenda you can submit your recommendation to hammocksteam@fsresidential.com so that it can be voted on by the Board of Directors to be put on the agenda at the monthly HOA meetings.
- Frank Morrison – Can we come up with some captains that would like to get involved in the community? If I am going to join a committee, what are you going to expect from me?
- Kristen Gurucharri – The understanding of the neighborhoods committee is that you are the eyes and the ears of the community, and you bring your concerns to the committee. That is currently brought to the Board, which is the Receiver, right now and will be the Board soon. What is important is your outreach into the community and understanding what their wants and needs are.
- Ana Laura morales – Paseos I – I have a few things I want to get clarified. We are going to send our application to the email, but how we can move forward with these 18 neighborhoods? I think that every neighborhood should have a sign posted that there is help wanted in the committee. I had a hard time looking for what I was supposed to do to join the committee. I think it is a great idea to itemize the budget, as well. Should we knock door to door to get emails so that we can create an email tree to communicate with my neighborhood.
- Kristen Gurucharri -so how this would work going forward because there is legality that we have to take into consideration. I would have your email and we would be in communication. You would be the one to branch out and then get the community involved.

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- Ana Laura Morales – Paseos I – Another this is that the people in the community do not know what to do in terms of the rules and regulations. I think we should do the top 10 rules that we should pay attention to.
- Kristen Gurucharri – That is what Alyson from FirstService was saying last night. That we need to pick the top 10 violations to focus on and get that out there. Such as parking on the grass, no leaving your trash cans out, keeping your lawn maintained.
- Ana Laura Morales – Last night Pete mentioned that there is 4 million dollars in the bank. Is that all of the money including the neighborhoods?
- Frank Morrison – Jesmany and I had a conversation and I asked about the 4 million dollars. His understanding is that each neighborhood is going to get an allocation of that money. I am not sure how that money is going to be divided into each neighborhood.
- Kristen Gurucharri – I guess what you are asking is if that, lets call it 4 million dollars, is all the money. From what I understand, yes. The 3.8 million dollars that we collected from the lawsuit that is sitting here. Pete said last night that we are in the positive. We have positively adding instead of subtracting from our accounts.
- Ana Laura Morales- I just want to know that the money from Paseos I is going back into the neighborhood to make it beautiful again. We need to bring everyone up to par.
- Frank Morrison – What about the violations committee? When is that going to get back up again?
- Kristen Gurucharri – The Fining Committee has been established and the only thing that has been done so far is that we have given out friendly reminders. No one has gotten monetary fines just yet because we are not ready for that. The other thing that was discussed was that before violations go out it needs to be approved by the Board. If you don't know what the accurate or proper actions are then you don't know what you're going to get a violation for.
- Frank Morrison- When we come home from work, we want our neighborhoods to look nice. We need to have pride in our community and if people are violating the rules and regulations of the community then we have a fiduciary responsibility to hold them accountable.
- Fernando Figueira – Calling something the Fining Committee does not sit well with me. Violations mean that you are in violation of what our codes are, and you need to fix that. A former Violations Committee member had sent me something that says, first, you need a full set of rules and regulations based on which violations will be given. Second, you need a violations procedure. Third, communicate with the homeowners prior to the violations process being implemented. Fourth, implementation. If FirstService does an inspection, they insert the violation and send it to the owner. I don't understand why it needs to be reviewed so much.
- Kristen Gurucharri - The first wave of violations that went out should not have gone out. Chicky brought up having someone review the violations because, for example, a trash can violation went out with no trash can in the photo.
- Laura Chevel – Cedar landing – For the light posts in Cedar Landing, they are already numbered so you don't have to do them. I do not see the Committee meeting minutes online. Where can I find those?
- Anthony Serrone- We have been putting the Advisory Board of Director Meeting minutes online. If the Judge approves, we can post the Committee meeting minutes, as well.
- Laura Chevel – In terms of surveys, I don't know if you can check on the Miami Dade building department to see if they have them.

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- Kristen Gurucharri – Yes that is what is going to be done so we do not have to pay more money to get a survey.
- Laura Chevel – I think that there should be more than one representative for Cedar Landing.
- Kristen Gurucharri – I would be happy with just one. I did not have a representative from Cedar Landing last year.
- Laura Chevel- So what are the time frames that we are allowed to have the trash cans out?
- Kristen Gurucharri – that was a discussion last night on issues with the time frames. It has not been finalized yet.
- Anthony Serrone- We will not be issuing any more violations until we have approval from the Board on the violations and the violations process.
- Fernando Figueira - There are two aspects with the bins. They should not be visible from the street. The second issue is the time in which they are allowed to be out. There is nothing worse than driving down the street and seeing bins lining the whole street.
- Frank Morrison - I used to be on the violations committee for years and we had this couple that used to put out their trash cans out at three in the afternoon. They got violations and come to find out that they were flight attendants and got on the same flight every week. We gave them an exemption because of that situation. They have to come to a violations committee meeting and ask for an exception.
- Laura Chevel – I just want to make sure that you have received the report that I send every month. There is a property in there that needs their fence replaced. I just want to make sure that it is put on the list.
- Maria Peralta – Oakwood Estates- In Oakwood Estates we have a Whats App which we have found is the easiest way to communicate with the community. We did a Valentine’s day party in Oakwood Estates and we hung notices door to door and only 20 people came. When we did the Whats App message we got more participation.
- Karolyn Demery – skylark - Once we get the top ten list of things will we be able to put that on the bulletin boards in the community? Also, my community is filled with a lot of renters, and I am sure that these renters are not made aware of the rules. Also, in Skylark there are three lights that are not working out of five. Also, there are sidewalks that are severely damaged.

8. Adjournment

Motioned By: Frank Morrison

Seconded By: Kristen Gurucharri

Meeting adjourned at 8:24