

# **Hammocks Community Association Inc.**

Minutes of the Fining Committee Meeting

December 21st, 2023 – 7:00pm

## **1.Call to Order**

The meeting of the Fining Committee was called to order by Anthony Serrone 7:00pm.

## **2.Determination of a quorum**

Present: Hector Meneses

Karen Wright

Corey Tickner, Anthony Serrone; First Service Residential.

## **3.Proof of Meeting Notice**

Anthony Serrone advised that management posted the notice for the meeting on all bulletin boards throughout the community and on the Association's website on December 19, 2023.

## **4.Approval of the previous meeting's minutes**

*Motion - To approve the meeting minutes for the November 16, 2023, meeting of the Fining Committee.*

**Motioned By: Hector Meneses**

**Seconded By: Karen Wright**

**Motion Carries Unanimously**

## **5.Old Business**

- No old business

## **6. New Business**

**Fining Process - Corey Tickner** – Any violations of the community will be brought in front of the Fining Committee. The Fining Committee must have three people present to impose any fines per Florida Statute. Then they will be required to provide 14-day notice of the hearing. The receiver's attorney and the legal team are working on a violations process and fining process. That process has not been defined yet. Once we receive the process then we will bring that to the Fining Committee for their review and feedback.

**Hector Meneses** – Can an extension be provided to the homeowners in relation to time and money.

**Corey Tickner** – Do you mean an extension on time to pay fines or an extension on complying with the violation.

**Hector Meneses** – Both.

**Corey Tickner** – Yes more time can be granted to remedy the violation. I don't know what that is going to look like right now as we are still waiting for the draft of the violations process. Can a payment plan be made so that a homeowner has more time to pay the fine? Yes, that can be done as well. There is an appeal process to appeal a fine that is heard by the Board of Directors, which is right now, the receiver.

## **7. Owner Comments on Agenda Items**

- **Zoom Question (Galaxy)** – Can you go over the amounts for the fine?

**Corey Tickner** - \$100, \$500, \$1000. Those are for the first, second, and third violations respectively per the rules and regulations as they are stated right now.

- **Zoom Question (Galaxy)** – If they correct the violation within the 30 day period do they still owe the \$100.

**Corey Tickner** – If they correct the issue then they will not receive a fine. If they do not correct it then they will incur the fine and will be called to a hearing. There will be an appeals process but we do not know what that looks like yet.

- **Karen Wright** – Is there notification that is sent to the homeowner that they need to fix the violation?

**Corey Tickner** – The first letter usually gives you 30 days to correct the fine. If they need more time, to correct the issue that can be granted by the committee.

- **Mohammed Romain – Skylark** – What period of time is the homeowner given to correct the violation?

**Corey Tickner** – thirty days as it is stated right now.

- **Mohammed Romain** – If that does not happen is that when a citation is given?

**Anthony Serrone** – Yes if they do not correct it there is a fine that is imposed by the committee at a committee meeting.

- **Mohammed Romain** – So you will cite the homeowner at the meeting?

**Anthony Serrone** – Yes, if they are here then we will cite them at the meeting. If not a letter will be sent to them.

- **ZOOM Question (Galaxy)** – Are these fines only for permits on properties or does this apply to other items.

**Corey Tickner** – No you can be fined for anything in violation of anything in the documents or rules and regulations.

- **ZOOM Question (Galaxy)** – Will fines be applied retroactively, or will this be moving forward?

**Corey Tickner** – They will only be moving forward.

- **ZOOM Question (Galaxy)** – When will this procedure begin?

**Corey Tickner** – We are not certain yet as we are still waiting on the draft of the updated violations documents. We will send some sort of communication when the process starts.

**Jaime Staton – Pelican Point** – Who is going to be checking for these violations? How much is going to be the fine on violations?

**Corey Tickner** – The first violation will be \$100, the second will be \$500, and the third will be \$1000. There will be 30 days in between each letter to correct the issue. Our FirstService employees will be doing the checks for the violations.

## **8. Adjournment**

**Motioned By: Hector Meneses**

**Seconded By: Karen Wright**

**Motion Carries unanimously**

**Meeting adjourned at 7:14pm**