

STATE OF THE UNION II

*Ana Danton v. Hammocks Community
Association Incorporated*

Case No. 2022-7798-CA-01

Judge David M. Gersten (Ret.)

**Partner, Gordon & Rees
Miami Florida**

Receiver's Goal = Same

I want to guide your Association to a new era; an era of transparency and fairness going forward.



HAMMOCKS COMMUNITY
ASSOCIATION
HOME OWNERS ASSOCIATION

WHERE WE WERE: DAY 1

Triage: Remove Cancer

- Staff and vendors related to prior board
- Henchmen Security
- Inaccurate owner ledgers
- No estoppel certificates
- Meritless lawsuits
- Stranded vehicles
- Board arrests



FIRST STATE OF THE UNION

- Fired all staff/vendors related to prior board
- Fired security and landscaping company
- Safeguarded Association property
- Froze all bank accounts
- Created the Hammocks Hotline
- Opened the Clubhouse 7 days a week

WHAT HAVE WE DONE SINCE?

New Property Management Company

- FirstService Residential (“FSR”)
- 25-year company
- One of largest in North America.
- Andrew Weiner is the manager on site
- Handling day-to-day operations
- Processing mail and payments
- FSR handling the Hotline as of 1/5/23

WHAT HAVE WE DONE?

Consistently Positive Hotline Stats:

- Open Tickets: 267; Pending: 6; Closed: 286
- Urgent Issues: 6%
- Follows ups requested: 65%
- Communications logged on AirTable
- Categorized: Accounting, Architectural, Property Access, Closings, Security, Other
- Continuously monitored and allows ratings

WHAT HAVE WE DONE?

Hotline Feedback

2,143

CALLS PROCESSED

635

SURVEYS SENT

219

SURVEYS COMPLETED

4.8

OVERALL STAR RATING

“Fortunately for us, we wholeheartedly like to thank one and all of you for guiding and steering the Hammocks Community Association, Inc. into its much needed and deserved home port. Thank Goodness for the Hotline number! It's been a blessing!...nothing but God sent. Their patience, information, knowledge, communication skills, following-ups, attention to details, etc. has been just what we needed. . . . Thank you, thank you for providing such a professional, understanding, thoughtful, caring group on the other end of your Hotline!”

WHAT HAVE WE DONE?

Hotline Feedback

- “The very best. Knowledgeable, insightful and going above and beyond to help to save our Hammocks community. If only we could harness the people and resources of the Receiver's team for a long term solution for the Hammocks.”
- “I am in a situation preventing me from leaving my home and was authorized to mail in a paper check which will assuredly arrive late. Again, it was such a positive experience to speak with Kay and Edward, who strongly exemplified compassion and commitment. Best wishes for a safe holiday season.”

WHAT HAVE WE DONE?

Bank Accounts

- Identified all 13 Association bank accounts:
 - Truist Bank, Popular Bank, TD Bank, CIT/First Citizens Bank, City National Bank, Mutual of Omaha, Ally Bank, Fifth Third Bank
- Total balance: \$1,132,392.09
- Current loan balance: \$391,194.08
 - Monthly payments of \$44,353.59

WHAT HAVE WE DONE?

Inventory of Assets

- Vehicles
 - Cars, trucks, and utility carts
- Landscaping Equipment
 - Mowers, blowers, spreaders, and generators
- Office/Computer Equipment
 - Printers, shredders, computers, postage machine, tablets, and mobile devices

WHAT HAVE WE DONE?

Professional Fees

- Prior board fees in 2022 about \$1,700,000
- Fees 11/17/ 22 - 12/15/22: \$298,436.36
 - Receiver's office: Reduced 12% to \$73,172 plus costs
 - Damian & Valori: Reduced 11% to \$96,162.50 plus costs
 - EHRlinked: Reduced 19% to \$35,112.41
 - Michael S. Kaufman, Esq.: Reduced 1% to \$11,100
 - Morgan Law Group: Reduced 18% to \$49,767.50 plus costs
 - SBK Legal: Reduced 10% to \$22,457.50 plus costs

WHAT HAVE WE DONE?

Insurance

- Renewed all active insurance policies
- Claim under crime policy for prior board fraud
- Securing additional umbrella coverage

WHAT HAVE WE DONE?

Lawsuits

- Over 120 lawsuits by or against Hammocks
- Demanded copies of files from prior lawyers
- Negotiating judgment for \$288,437.60
- Dismissing meritless lawsuits and foreclosures

WHAT HAVE WE DONE?

Architectural Control Panel

- Previous: One x month w/ one month rollover
- Now: Frequent review and communication
- Panel: “Chicky” Ardisson and Ana Danton
- Review requests and make recommendations
- Receiver reviews recommendations
- All architectural control documents on website

WHAT HAVE WE DONE?

Town Hall Meetings

- First Receiver Town Hall Meeting – 12/19/22
- State Attorney Town Hall Meeting – 12/20/22
- Future Periodic Receiver Town Hall Meetings

WHAT HAVE WE DONE?

New Accountants

- Forensic accountants: Kapila Mukamal
- Millions paid to persons related to prior board
- Improper bookkeeping and budget
- Financial statements did not balance
- Last audited financial statements in 2018
- Still investigating full extent of theft
- Separate accountants to handle audits

WHAT HAVE WE DONE?

New Landscaping Company

- Hired Turf Management for landscaping
- Overwhelmingly positive owner response
- Serviced the Association 10 years ago
- First tree sucker/limb work to secure premises
- Working through community to re-beautify



WHAT'S TO COME?

New Security Company

- Negotiating contract with Elite Guard, Inc.
- 24/7 monitoring with 2 guards
- Services start week of 1/23/23



WHAT'S TO COME?

New Election

- A new election ordered by the DBPR
- Election scheduled for March 2023
- Permit State monitoring
- Board candidates unrelated to prior board



“You guys are brave.

It’s all over!”

--Judge Beatrice Butchko



**HAMMOCKS COMMUNITY
ASSOCIATION
HOME OWNERS ASSOCIATION**

Hound Dog Productions 2023

