

STATE OF THE UNION III

*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 DISASTER ASSESSMENT

- Employees related to prior board
- Henchmen security
- Meritless lawsuits
- Stranded vehicles
- Board arrests



STATE OF THE UNION I: DAY 11

DISASTER MANAGEMENT

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

STATE OF THE UNION II: DAY 49

DISASTER RECOVERY

- New property management company
- Consistently positive Hotline feedback
- New landscaping company
- New forensic accountants
- Inventory of assets
- Controlled bank accounts
- First Town Hall



WHAT HAVE WE DONE? DAY 103

ACCOUNTING

- Forensic auditors (KM) revealed:
 - 15 on payroll related to prior board
 - 55 bank accounts and credit cards
 - Over \$3 million in fraud uncovered
- Separate accountant for monthly audits
 - Citrin Cooperman
 - Fraud deterrent
 - Preparation of tax returns



WHAT HAVE WE DONE?

BANK ACCOUNTS

- **Day 49**
 - Banks: \$1,132,392.09
 - Loan: \$391,194.08
- **Day 103**
 - Banks: \$301,422.59
 - Loan: \$306,757.16
 - Monthly payment: \$44,353.59



WHAT HAVE WE DONE?

OPERATIONS

- Transition to property manager (FSR)
 - ClickPay for online payments
 - Managing AirTable database
 - Day-to-day bookkeeping and proposed budget
- New gym maintenance service
- Only 5 out of 32 vehicles needed
 - Unneeded cars to be sold AutoNation/CarMax

WHAT HAVE WE DONE?

AESTHETICS

- Landscaping (Turf)
 - Tree sucker/limb work
 - Tree trimming
 - Stump removals
- Painted over graffiti
- Addressed lake issues: safety/health
- Replaced broken clubhouse doors

WHAT HAVE WE DONE?

SECURITY

- New security company
 - Elite Guard
 - 24-hour patrol
 - Two (2) guards per shift
- Secured access gates to lake
- Action plan for suspected gang activity



WHAT HAVE WE DONE?

GOVERNING DOCUMENTS

- Prior board passed amendment in 2021
 - Only 33 1/3% of vote rather than over 50%
 - Court declared the 2021 Amendment VOID
- Late fees now \$20.00 rather than \$25.00
- No more restrictions or fees on transfers
- Payments due quarterly instead of monthly

WHAT HAVE WE DONE?

PROFESSIONAL FEES

- Fees 12/16/22 - 1/15/23: \$275,847.19
 - Receiver's office: Reduced 8% to \$88,956.00 plus costs
 - Damian & Valori: Reduced 5% to \$98,569.62 plus costs
 - EHRlinked: Final Bill of \$27,173.95
 - Michael S. Kaufman, Esq.: \$11,600.00
 - Morgan Law Group: \$19,500.00 plus costs
 - SBK Legal: \$4,977.50 plus costs
 - Kapila Mukamal (Forensic): \$21,737.86 plus costs

WHAT HAVE WE DONE?

INSURANCE

- \$3.4 million fraud claim
 - Subject to \$1,000,000 limit
 - Investigating separate directors and officers claim
- Solidified \$5,000,000 umbrella coverage
- Made repairs required to restore insurance
- Professional liability insurance

WHAT HAVE WE DONE?

LAWSUITS

- Notices of appearance in over 50 lawsuits
- Motion for relief from \$288,437.60 judgment
 - Resulting from self-serving misconduct of Gallego
- Analyzing prior foreclosures for self-dealing
- Investigating claw backs for prior legal fees

WHAT HAVE WE DONE?

PRIOR ATTORNEYS

- \$3.2 million in legal fees - 2019 until Receiver
 - \$1,295,000.00 – Hilton Napoleon PA
 - \$222,037.00 – Rasko Klock
 - \$257,237.00 – Alfaro and Fernandez
 - \$100,000 – Paul Arcia PA
 - \$825,000.00 – Gallego's criminal defense team
 - Balance among eleven (11) other law firms

WHAT'S TO COME?

ELECTION CANDIDATES

- Thirteen (13) Candidates
 - Each personally interviewed
 - Background check
 - Statements
 - References
 - Resumes
 - Diplomas



WHAT'S TO COME?

ELECTION SCHEDULE

- First Clubhouse Meet and Greet – 2/28 @ 7pm
- Second Clubhouse Meet and Greet – 3/18 @ 11am
- Hammocks Town Hall III – 3/22 @ 7pm
- Early Voting
 - Saturday – 3/25 10am to 2pm
 - Monday – 3/27 9am to 5pm
 - Tuesday – 3/28 9am to 7pm (open late)
 - Wednesday – 3/29 9am to 9pm (open late)



WHAT'S TO COME?

ELECTION DAY

- Annual Meeting and Election – Thursday 3/30
 - Voting 9am to 6pm
 - Ballot counting starting at 6pm
- All ballots will be posted
- First Board Meeting – Friday 3/31



“You guys are brave.

It’s all over!”

–Judge Beatrice Butchko



**HAMMOCKS COMMUNITY
ASSOCIATION
HOME OWNERS ASSOCIATION**

Hound Dog Productions 2023

