

# Hammocks Community Association Inc.

## Minutes of the Board of Director's Meeting April 4, 2023 – 7:00PM

### 1. Call to Order

The meeting of the Advisory Board was called to order by Judge Gersten at 7:01 p.m.

### 2. Determination of a quorum

Present: Receiver Judge Gersten is present therefore Quorum is established;

Advisory Board Members Present:

Idalmen Ardisson  
Pete Cabrera  
Juan Franco  
Kristen Gurucharri  
Don Kearns  
Marcoantonio Real  
Carlos Villalobos

Alternate Advisory Board Members Present:

Virginia Alastra  
Marisol Marin  
Maria Masongsong  
Jaime Staton

Judge Gersten formally appoints Melissa Vazquez, with FirstService Residential, as Secretary for the purpose of taking minutes.

### 3. Proof of Notice of Meeting

Melissa Vazquez advised that Management posted notice for the meeting on the bulletin board and on the association website.

### 4. Receiver's Status Report

- i. Election Process
  - Every vote was accounted for. Not one vote that was done improperly.
  - Happy that everyone in the Hammocks was able to participate.
  - Kept the doors open an extra hour to ensure everyone was able to participate.
  - People were able to vote by absentee ballot.
  - Alternates are important. They will step in, in the event a board member was unable to complete their duties.
- ii. Advisory Board Task: What is your vision for moving forward for our Hammocks residents?
  - Think about your vision, email the judge what your vision is.
  - Our agenda's moving forward will depend on you.
  - Judge Gersten will compile requests and implement on the agendas moving forward, accordingly.
  - Must be done prior to the next meeting.

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## iii. Board Certification

- You are required by law to take a Board Certification course within 90 days of being elected. Judge is giving the board 30 days to complete. All inclusive; 2-3 hours; not for residents; just for BOD Members.

## iv. Election of Association Attorney

- Judge Gersten thanks Steve Katz and Michael Kaufman for their work on getting the association to this point.
- Judge Gersten formally appoints Jesmany Jomarron, with the Morgan Group as Association Counsel moving forward.

## 5. Termination of Advisory Committee

Judge explains Court order officially terminating the Advisory Committee, effective immediately.

## 6. Election of President

Nomination: Don Kearns was nominated for the role of President.

By: Pete Cabrera

Second: Idalmen Ardisson

Nomination: Idalmen Ardisson was nominated for the role of President.

By: Kristen Gurucharri

Judge Gersten identifies that Idalmen Ardisson seconded the nomination of Don Kearns. Idalmen Ardisson yields to Don Kearns.

Being no further nominations, Don Kearns is elected President.

## 7. Election of Officers

### a. Vice President

Nomination: Idalmen Ardisson was nominated for the role of Vice-President.

By: Pete Cabrera

Second: Kristen Gurucharri

Being no further nominations, Idalmen Ardisson is elected Vice-President.

### b. Secretary

Nomination: Pete Cabrera was nominated for the role of Secretary.

By: Idalmen Ardisson

Second: Don Kearns

Being no further nominations, Pete Cabrera is elected Secretary.

### c. Treasurer

Nomination: MarcoantonioReal was nominated for the role of Treasurer.

By: Kristen Gurucharri

Second: Don Kearns

Being no further nominations, MarcoantonioReal is elected Treasurer.

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## 8. Swearing in of the Advisory Board of Directors

Alyson Theale, FirstService Residential presents the Oath of Office to the Advisory. All members are sworn in.

## 9. Determination of dates, places, and times of regularly scheduled Board meetings

Association Counsel Jesmany Jomarron confirmed the minimum requirement per the documents is one meeting per month.

Don Kearns, as Advisory President: Opens the floor to discussion regarding meeting time and location.

### MOTION

*To hold the Advisory Board Meeting the second Tuesday of the month at 7PM at clubhouse and via zoom beginning in May.*

Motioned by: Pete Cabrera

Seconded by: Kristen Gurucharri

### AMENDMENT TO MOTION

Idalmen Ardisson proposes a friendly amendment to the motion:

*To record the meeting and publish on the Association website for residents to access.*

Pete Cabrera accepts this amendment.

### FINAL MOTION

*To hold the Advisory Board Meeting the second Tuesday of the month at 7PM at clubhouse and via zoom beginning in May and to record the meeting and publish on the Association website for residents to access.*

Vote: Unanimous

### Discussion:

Don Kearns: In the event the board would like an additional meeting, the board will get the approval of the judge and per Jesmany will post at the clubhouse and on the website.

MarcoantonioReal: Can a BOD attend via Zoom?

Don Kearns: Yes

MarcoantonioReal: What if the said day falls on a holiday?

Don Kearns: We will make adjustments accordingly.

Idalmen Ardisson: There is a Marquee that used to be posted prior to the meeting. She would like the meeting to be posted there the week of the meeting.

## 10. Owner's Comments on Agenda Items

Approximately 40 Residents Present in Person.

Approximately 86 Residents Present via Zoom.

**Maria Escuaricido:** Can the agenda be posted on the mail box?

Jesmany Jomarron: The current process is to post at the clubhouse.

**Steven Smiley:** He would like the Advisory Board Members to attend in person. Suggested there should be a limit to the number of times a member can attend via Zoom.

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**Karen Henry:** Can you email the agenda?

Melissa Vazquez: First Service is in the process of compiling emails for residents within the community. We can send it out to those with access.

**Clarissa Garcia:** How can we get their email to us?

Melissa Vazquez: You can provide your contact information at the Clubhouse, to the onsite staff.

**Felix Clavelo:** Seconds the comment about in-person attendance of Advisory Board Members. It would mean a lot to the community.

**Danaí Abreu:** There is a issue with parking at Palm Place. She would like the Advisory Board of Directors to consider the request to authorize owners to park at the clubhouse.

Judge David Gersten: Thank you for your recommendation, we will not be addressing this tonight.

**John, via zoom:** Recommends having a microphone for the Secretary, so those on zoom can hear the questions.

**Laura Chevel:** Will the meetings be translated to Spanish, as some of the residents are not bilingual?

Judge David Gersten: That is not in the works right now.

Jesmany Jomarron: The meetings are being recorded, if the resident would like to play back at a later time, for someone to translate.

**Alvaro Angulo:** Future meetings, main things are contract reviews, and would like everything to be transparent.

MarcoantonioReal: As your Treasurer, I will make sure everything is transparent, so you know where your money is going.

**Christian Kahjanapisal:** Will that include in the current management company? Will we be bidding out the management contract?

Judge David Gersten: This is not on the agenda right now. He interviewed other companies at the advice of the Advisory Committee, he selected the current management company.

**Jeanine Manzano:** I would like to address if Jesmany Jomarron has a conflict of interest for the Hammocks Association?

Judge David Gersten: There is no conflict of interest in Jesmany 's representation of the Advisory Board of Directors

**Mabel Parabio:** Will the board be setting up committees?

Judge Gersten: Thank you very much, yes, we encourage participation.

**MarcoantonioReal:** We can translate the minutes into Spanish.

## 11. Adjournment

Motioned by: Idalmen Ardisson

Seconded by: Pete Cabrera

Vote: Unanimous

Meeting of the Advisory Board of Directors was adjourned at 7:55 PM.

# Hammocks Community Association Inc.

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Signature: \_\_\_\_\_

Approved By: \_\_\_\_\_

Date: \_\_\_\_\_

*[Handwritten Signature]*  
*PEPE CABRERA*  
*5/9/23*