

# Hammocks Community Association Inc.

## Minutes of the Finance Committee Meeting October 1<sup>st</sup>, 2024– Clubhouse and ZOOM

### 1. Call to Order

The meeting of the Finance Committee was called to order by Pete Cabrera at 6:02pm

### 2. Determination of a quorum

Present: Pete Cabrera  
Katherine Johnson  
Evelio Aleman

Anthony Serrone, Melissa Vazquez; FirstService Residential.

### 3. Proof of Notice of the Meeting

Anthony Serrone confirmed that the Notice of the Meeting was posted on the Association Bulletin boards on Thursday, September 26<sup>th</sup>, 2024, as well as on the Association website.

### 4. Approval of the Previous Meetings Minutes

MOTION

***To approve the meeting minutes for the September 3<sup>rd</sup>, 2024, Finance Committee meeting.***

Motioned by: Katherine Johnson

Seconded By: Pete Cabrera

**Motion Carries Unanimously**

### 5. New Business

#### a. Review Financial Statement for August

- Melissa Vazquez reviewed the financial statements for the month of June with the Finance Committee. Financial statements attached.
  - Recurring income - Master Assessments - \$465,000 / Neighborhoods - \$47,000.
  - Non-recurring Income – Nothing significant to report for August - \$6,700
  - Total Master Revenue - \$471,000
  - Current Outstanding Balance of Assessments - ~\$1.1 million – Prior Month - \$1.3 Million
  - Expenses –
    - Property Insurance – Variance of -\$64,000
    - Administrative – Variance of \$-131,000 – Based off of accruals, received court order in September.
  - What has happened since August financial was produced –
    - Recurring Income – Master -\$465,000 / Neighborhoods \$47,000
  - Delinquency – As of 28<sup>th</sup> of September approx. \$1.2 Million in outstanding delinquency.
  - Expense that was outside of budget - \$19,000 for increase in insurance premium.
  - Neighborhoods estimated cash position - Should be a surplus at the end of the year. We are going to have to wait for the audit to see if there is a surplus balance in the neighborhood's fund and, if so, what the balance is going to be.
  - The Committee discussed the surplus and how it relates to what will be budgeted for the 2025 year for the neighborhoods.

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- The Committee discussed the bank accounts that are open. FirstService only had the main operating account and the security deposit account under management when they first started managing the community. There were other bank accounts that were held by the Receiver and his team. Those bank accounts have now been turned over to FirstService Residential. A bank account was opened (MM02) to gain interest on the association funds.

MOTION

***To advise the Board of Directors to move the funds in OPR2, OPR 3, OPR 4, OPR 5, OPR 6, OPR7 (\$287,000) and MM01 into the MM02 account and close out the accounts that we are moving the funds from.***

Motioned by: Pete Cabrera

Seconded By: Katherine Johnson

**Motion Carries Unanimously**

- Melissa Vazquez reviewed, and the Committee discussed the fund balance, current year net income/loss, prior year adjustments made by HOA books.

## 6. Old Business

### a. Review 2025 budget – Master and Neighborhoods

- The Committee discussed the 2025 budget drafts that Melissa Vazquez had been directed to put together, including drafts that do not raise the assessments for the Master Association or the neighborhood assessments.
- The budgets were reviewed and the committee made suggested changes to the budget for 2025.
- Topics discussed included.
  - Legal and Monitor fees
  - Budgeting for actual historical data and getting competitive bids for vendors.
  - Building a budget on actual expenses vs. building a budget to not raise assessments for homeowners.
  - Cost of insurance and shopping for insurance
  - Accounting Fees
  - Staffing

### b. Review Finance Committee Request to the Board

- Frank Morrison gave recommendations to the Board of Directors at the last Board of Directors meeting. The board is reviewing and will vote on it at the next Board meeting.

## 7. Review Next Meeting Date Scheduled for November 5<sup>th</sup>, 2024.

- Next Meeting scheduled for November 5<sup>th</sup>, 2024, is potentially going to move to November 6<sup>th</sup>, 2024.

## 8. Owner Comments on Agenda Items

- **Fernando Figueira – Haciendas** – Insurance costs are going to be what they are going to be. Our community has the lowest association fees for an HOA. I think we should be more “middle of the road” with our assessments; not too high and not too low. The Board has a hard task because it is hard to raise fees considering everything that has happened. I believe you should get your money’s worth for a fair price.

## 9. Adjournment

Motioned By: Pete Cabrera

Seconded By: Kathrine Johnson

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Meeting adjourned at 7:34 pm  
Motion Carries Unanimously