

**NOTICE OF INTENT TO BE
A CANDIDATE FOR THE
BOARD OF DIRECTORS OF THE
HAMMOCKS COMMUNITY ASSOCIATION INCORPORATED**

I, (print name) Donald Kearns, hereby place my name in nomination as a candidate for the Board of Directors. I (circle one) am / am not enclosing (1) 8½ x 11 (only one side permitted) Information Statement about myself. I understand that I am responsible for the accuracy of the information contained in the Information Statement.

Address: 10245 SW 154th Place Apt.102, Miami FL 33196

Phone Number: 786.553.0795 Neighborhood: Villas at the Hammocks

Email Address: dkearns@att.net

Board Seat Sought (Pick Only One): General Fixed
(Only 18 Hammocks Managed
Neighborhoods without a local association)

PLEASE NOTE: YOU WILL NOT BE ELIGIBLE FOR BOARD OF DIRECTOR MEMBERSHIP IF ANY OF THE FOLLOWING APPLY:

1. YOU WERE A DIRECTOR WHO WAS SUSPENDED OR REMOVED BY THE DIVISION AND SUCH SUSPENSION OR REMOVAL TIME PERIOD IS PENDING;
2. YOU WILL BE MORE THAN 90 DAYS DELINQUENT IN THE PAYMENT OF REGULAR ASSESSMENTS AT THE TIME OF THE ELECTION;
3. YOU WERE CONVICTED OF A FELONY IN FLORIDA OR CONVICTED OF AN OFFENSE IN ANOTHER JURISDICTION THAT WOULD BE CONSIDERED A FELONY IN FLORIDA (UNLESS YOUR CIVIL RIGHTS HAVE BEEN RESTORED FOR A PERIOD OF NO LESS THAN FIVE YEARS AS OF THE DATE OF THE ELECTION); AND/OR
4. YOU ARE A DIRECTOR CHARGED WITH A FELONY THEFT OR EMBEZZLEMENT OFFENSE INVOLVING THE ASSOCIATION'S FUNDS OR PROPERTY AND SUCH CRIMINAL CHARGE IS PENDING.

Don Kearns Hammocks Candidate Information Sheet

I'm best known for my role in helping to topple the rogue, criminal board that pillaged the Hammocks and plundered its finances. I have served as President of the Hammocks and its first Advisory Board...and have lived here for 32 years.

My team in 2025 heard the community's pleas about shoddy accounting and terminated Affinity, the Hammocks property management company after the Board uncovered four instances where Affinity was acting without Board approval on matters that touched homeowner finances. The most egregious: charging homeowners \$150 for unapproved background checks and pocketing the money. Sloppy homeowner accounting will never be tolerated and the Board held Affinity accountable.

My administration has made noteworthy progress in public safety as reported crime statistics are down...compliments of increased and targeted security patrols augmented by off-duty Miami-Dade Sheriffs deputies. And it was the Hammocks security effort that caught and had arrested a ring that was stealing vehicle wheels... and confiscated a suitcase loaded with narcotics. Our nighttime lake patrols have been exceptionally successful.

Years of lighting complaints have been addressed with a new Florida Power and Light initiative that will be complete in March. Sealcoating for the 18 neighborhoods should be underway in the new year...and fence repairs, wall painting and Black Creek pool repairs continue after uncovering nearly a decade of Miami-Dade violations that had to be cured. Lake paths have been fixed with more paving to follow. Improved lawn care and tree trimming, lake and fountain maintenance...and general maintenance of the 18 neighborhoods must be prioritized in '26.

Your Association was run effectively and efficiently in 2025 as the Treasury balance totaled \$5 million in early December. Your money is safe.

Finally, I was committed to once again holding the line on fees...and mandating that there be no increase as there was no substantial progress on significant projects that have been delayed for too long. Your money is there, but lazy property management companies satisfied with just cashing a check are in for a surprise. The Hammocks is not a cash cow...and my record shows I will not tolerate excuses.

I humbly ask for your vote. I will offer my experience and leadership for one more year as we move into the next phase of Hammocks restoration.