

# Hammocks Community Association Inc.

Minutes of the Landscaping Committee Meeting  
January 8, 2024 – 7:00 PM – Clubhouse and ZOOM

## 1. Call to Order

The meeting of the Landscaping Committee was called to order by Pete Cabrera at 7:05pm.

## 2. Proof of Notice of Meeting

Anthony Serrone advised that Management posted notice for the meeting on all the bulletin boards throughout the community and on the association website on Thursday, January 4<sup>th</sup>, 2024.

- **Pete Cabrera** – This is the initial Landscaping Committee meeting. We think it is very important to have homeowner’s opinions on the landscaping. Landscaping is very important and creates an ambiance when driving into the neighborhoods. There were members that volunteered but were unable to make it. For those sitting in the front of the room, please go through and introduce yourself.
- **Elaine Arratia** – lived in the community for 42 years. I will try to do my best to enhance the look of the property while on the committee.
- **Frank Perez** – I have lived at Palm Point since 1986. I am very familiar with the maintenance of the community.
- **Pete Cabrera** – we have residents in the audience that are here, for the record. Would you like to introduce yourself?
- **Noemi Rubalcava – Adagio** - I live in Adagio and have been living here for 27 years. The reason why I came today is to figure out what this is about. Every year, or when there is a storm, we lose several trees that we do not replace. The other thing is the lakes, where they bend, they look horrible. Sometimes when I am walking, I can smell them, maybe the fountains are not working properly. Everyone is aware we are losing butterflies and bees, so if we are going to replace landscaping, we can do something to attract these species.
- **Lilian Bernal – Heron** – I have lived here for 36 years now. I provided an email to FirstService Residential and volunteered for different committees. I have never received an email from FirstService about being on the committee. As far as the landscape is concerned, I am very passionate, and I know a lot about landscaping. I do butterfly gardens and I also study architecture. I think I have a lot of years of experience living in The Hammocks. I was told to reach out to the
- **Julietta Romano** – I am part of the Hammocks Association chat. I saw that the landscaping committee was meeting today. I was referred to you by Idalmen Ardisson to be on the committee. I have been a homeowner in Juniper since 2011. I am a case manager for people with disabilities. I love all the landscaping in The Hammocks and am interested in helping the landscaping get better.

## 3. Initial set up of the Landscaping Committee.

### a. How many members should be on the Committee?

- **Pete Cabrera** - When would be best to meet monthly? There are many dates for all the committees. There are two days that we could have it on which would be the first Tuesday of each month or the fourth Wednesday of every month. All members vote for the first Tuesday of each month so the next meeting will be February 6<sup>th</sup>, 2024. Originally the Judge said that there was not to be anyone on two committees at a time. So down the road, there are committee members that will need to make a decision on which committee they would like to be on.

## 4. New Business

# Hammocks Community Association Inc.

## a. What streets belong to the Hammocks?

- **Pete Cabrera** – We received a map of The Hammocks from Turf and the green areas are the areas that The Hammocks is not responsible for maintaining. Hammocks has all of Killian parkways, except from 157<sup>th</sup> Ave. to 162<sup>nd</sup> Ave. on high-hand side which belongs to Garden Hill and the county does that. On Hammocks Blvd. we are responsible for everything except where The Hammocks Town Center is, where Hammocks Middle School is, where Oliver Hoover is, and where Water Oaks is. We need to meet with Turf and see who takes care of those areas. I am assuming Hammocks Town Center is the Town Center's responsibility, the school areas are the responsibility of the school system, and the park is done by the park system. We must make sure whoever is in charge of doing those areas is completing the work.
- **Julietta Romano** – Wild Lime is also done by the city too, a correct?
- **Pete Cabrera** – Yes.
- **Frank Perez** – What about Beckman Coulter? Do they take care of that themselves?
- **Pete Cabrera** – Yes, also by Garden by The Hammocks they do themselves. On 112<sup>th</sup> street, where Oliver Hoover is at, all belongs to the Hammocks except by La Maison on the right-hand side all the way to Hammocks Boulevard.
- **Julietta Romano** – Sunflower is The Hammocks?
- **Pete Cabrera** – Yes. 157<sup>th</sup> from 104<sup>th</sup> to the bridge; that belongs to The Hammocks. On the right-hand side all the way to the lakeside belongs to the Hammocks. 152<sup>nd</sup> is very confusing and we will have to figure out who does that. Another question is who does the median by Varella. These are all questions we need to ask Turf to figure out what is going on. Does anyone have any questions on this?
- **Julietta Romano** – what about 147<sup>th</sup>?
- **Pete Cabrera** – On 147<sup>th</sup> the median and the east side belong to county. The west side, which is Chanterelle and Juniper, belongs to the Hammocks.
- **Julietta Romano** – They took out all the bushes. The wall looks terrible. I thought that we were supposed to paint the wall.
- **Pete Cabrera** – What happens at Hammocks town center, Hammocks Middle school, and Hammocks Park.
- **Noemi Rubalcava** – In Adagio, on the houses that face the lake, the grass past a certain point is the responsibility of Adagio but on both sides of the path is the responsibility of The Hammocks.
- **Pete Cabrera** – Does Adagio trim that?
- **Frank Perez** – Yes, the green means that Adagio cuts that and in my community, it is the same thing. You have the community and then you have the houses. Let's say 10 feet from the house, the local association is responsible for cutting that. The Hammocks is responsible for the remainder.
- **Julietta Romano** – I think the confusion is with the map.
- **Pete Cabrera** – Another issue is that we have a lot of Royal Palms, the very tall ones. Frank and I were just talking about two, one Royal and one Sable. We are not cutting because we do not have the equipment. Royal Palms were planted by the county, and they are responsible for replacing them. I have communicated with the county and some of them the tops are gone, so they need to be replaced. Those along are 112<sup>th</sup>, 157<sup>th</sup>, and 104<sup>th</sup>.
- **Lilian Bernal** – Regarding the palm trees, birds love to nest in there, even if there is no greenery. So, you can just leave them there. If you cut them down, you could be destroying their nest.
- **Pete Cabrera** – I understand what you are saying but I think they look terrible. It is my opinion that they should be replaced.
- **Julietta Romano** – She mentioned the animals, but I am worried about their stability.
- **Frank Perez** – Another reason why the palms may not have any greenery is because they could have been hit with the Palm Plight and if they are left it could infect the other trees.

# Hammocks Community Association Inc.

- **Pete Cabrera** – The next item I wanted to bring up is that I want everyone to know how much has been spent on landscaping this year. Our lawn maintenance budget was \$628,000. To date we have spent \$60,606 monthly and if that trend continues, we will end up spending \$722,000 and we would be over budget by \$143,000. As for tree trimming, if we continue the trend of how much has been spent monthly, we will spend \$291,000 when our budget was \$187,000. Our budget is \$139,000 for tree trimming in the upcoming year. We will have to talk to the Judge and see if a certain amount of money should go towards the trees. That info came from the budget in November. Any questions?
  - **Frank Perez** – You have to realize last year’s budget for the sake of not using a negative word was not accurate and this year there is an increase in the amount we are able to spend. Even though we were in the red last year, we can keep an eye on this year’s budget.
  - **Pete Cabrera** – my idea is that we are going to need more money and we can ask the judge if there is any money to be had.
  - **Lilian Bernal** – As you know the Hammocks logo is a Mahogany tree and there are many throughout the community. Landscaping is so important it consists of 30% curb appeal and first impressions are very important. It is also important architecturally.
  - **Pete Cabrera** – What is the point?
  - **Lilian Bernal** – The point is that this committee is very important, and we have a big problem within the community.
  - **Pete Cabrera** – I do not want to elongate this meeting. Your point is acknowledged, and we feel the same way and that is why we are here to improve the landscaping in the community.
  - **Anthony Serrone** – This is the first meeting of the committee and this is why we are here to form the committee and to address the issues in the community.
- b. What streets belong to the County?**
- Topic was discussed above.
- c. Review plan from Green Wise.**
- **Pete Cabrera** – Green Wise is a company that met with FirstService Residential. I asked Judge Gersten if I could sit in at the meeting. Green Wise is run by Gene Sherwood, and he used to work in The Hammocks, and something happened, so he was not contracted to take care of the community anymore. I drove around with Gene and discussed things that need to be done. I asked for a proposal from Green Wise and Turf for the tree trimming. Green Wise proposed having someone here every day for \$442,000 and Turf proposed \$356,000 which is something I want to discuss in the next meeting. I want to get them both out here to discuss how we can do what we need for a price that would fit our budget. I want to ask Anthony to set up a meeting with Turf and Green Wise to discuss their proposals. Then we can really come up with an opinion on the best way forward for tree trimming. I personally feel that Turf should do the landscaping and someone else do the tree trimming. I don’t think Turf has the equipment.
  - **Julietta Romano** – which company is doing the actual landscaping?
  - **Pete Cabrera** – Turf.
  - **Elaine Arratia**– Maybe it would be good to hear from both.
  - **Noemi Rubalcava** – You mentioned FSR, what is that?
  - **Pete Cabrera** – FirstService Residential
  - **Julietta Romano** – I know the two services are landscaping and tree trimming, but we also need to discuss what we do in case of the Hurricane.
  - **Pete Cabrera** – Great point. Gene Sherwood has mentioned that we need a hurricane readiness plan.
  - **Frank Perez** – There is an amount set aside for contingency in the budget. That means for anything that was not planned. I’m not saying that it should all go to hurricane clean up, but there is money for contingency.

# Hammocks Community Association Inc.

- **Julietta Romano** – We need to account for more cuts in the summer when the grass grows faster and get with Green Wise and Turf to see what they can do on their price.
  - **Anthony Serrone** – When they give us proposals, they account for that. They give us a certain number of cuts per year, which includes more cuts in the summertime when the vegetation grows quicker.
  - **Frank Perez** – The two proposals we received for tree trimming are an ongoing, year-round tree trimming not for one tree trimming, correct? If this is ongoing then it is something that we can speak to Judge Gersten and request more funds.
  - **Pete Cabrera** – Yes. That is something that we will address in our next meetings.
- d. **Set up landscaping priorities.**
- **Pete Cabrera** – There was a tree assessment that had been compiled by Green wise. Gene Sherwood drove around to let us know what we need. On the first page, Gene Sherwood categorized it into the clubhouse and recreation centers, the common area and the green belt, and the roadways.
  - **Frank Perez** – And this was done at no cost?
  - **Pete Cabrera** - Yes. Starting with the clubhouse and rec center. The location is the Water Oak rec center. As for tree pruning, no tree lifting has been done recently. What we have been doing is cutting them, so they won't go on the roads and get hit by cars. What hasn't been done is trimming of the top because we have not gotten to it yet and it hasn't been done in seven years. The palm trees at the clubhouse do need to be pruned. There are stump removals needed and there are no dead trees. The second page has to do with the green belts, the lakes, the black creek lakes you can read across what is needed. As we look through all of this, this will be our guide to how we need to proceed. I think the roads are the most important thing because of the appearance as you enter the neighborhood. Please look at this so at the next meeting we can talk about what has happened.
  - **Lilian Bernal** – I think that in all fairness, we need to get Turfs input and have them provide an assessment, as well. They have been with The Hammocks for a long time.
  - **Julietta Romano** – There is one thing that I don't see which is that there is a root growing through the path. Some of the trees behind the clubhouse in the path the trees are pushing the asphalt up.
  - **Pete Cabrera** – It is in the Green Wise proposal to address that issue. I just want to make sure we have things to study for our next meeting. Hopefully, we will meet with Green Wise and Turf and see what the proposals outline and, hopefully, they can fit what we need into our budget so that we can give a recommendation to Judge Gersten so that we can start trimming the trees in The Hammocks. Then when we hire someone, we need to manage what they do in terms of the priorities of the neighborhood.
  - **Julietta Romano** – So we are going to put a date in between now and the next meeting to meet with them?
  - **Pete Cabrera** – Yes, Anthony will facilitate that. We need to decide how many people are going to be on the committee.
  - **Julietta Romano** – I think we should see what the people who want to be on the committee can bring to the table.
  - **Pete Cabrera** – The issue is that there are people here that want to be on the Committee so we need to see how we can accommodate that and not have an enormous committee.
  - **Frank Perez** – What if they are alternates?
  - **Noemi Rubalcava** – It has to be an uneven number.
  - **Pete Cabrera** – So I can speak personally to both of you to determine how to go forward.
  - **Lilian Bernal** – I had sent an email back in June or July that I wanted to be on the Committee.
  - **Pete Cabrera** – Well that is why we are speaking about it now.

# Hammocks Community Association Inc.

- **Frank Perez** – you are referring to an email that was sent in June or July and this committee was not approved until two weeks ago.

**6. Adjournment - 8:57 pm –**

**Motioned By: Pete Cabrera**

**Seconded By: Frank Perez**

**Unanimous**