

Hammocks Community Association, Inc.

Minutes of Board of Directors' Meeting February 11, 2025- 7:00 PM Clubhouse and Zoom

1. Call to Order

The meeting was called to order by Donald Kearns at 7:03 PM.

2. Pledge of Allegiance

All attendees stood and recited the Pledge of Allegiance.

3. Determination of a quorum

A quorum was confirmed.

Present: Don Kearns
Idalmen Ardisson
Frank Perez
Pete Cabrera
Kristen Guacharo
Fernado Figueira
Attorney Jesmary Jomarron
Judge David Gersten- Court monitor attended via zoom.

Present from Affinity Management Services: Pedro Garcia, Santiago Grossy, Andrea Rojas and Iliana Lezcano Management Services.

4. Proof of Notice of Meeting.

Notices were posted on all bulletin boards on February 7, 2025, with an affidavit provided.

5. Approval of Minutes.

The Board approved the minutes from the following meetings:

- November 12, 2024
- November 25, 2024
- December 10, 2024

It was noted that there were no minutes for January of 2025 due to issues with the previous management company.

MOTION

Motioned by: Pete Cabrera
Seconded by: Idalmen Ardisson
Motion Carried unanimously.

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6. Affinity Update & Board Liaison

- a. Week One Update: Santiago Grossy shared the accomplishments from the first week, with the Board expressing enthusiasm about Affinity's progress.
- b. New Lake Fountain: No update available yet. Santiago Grossy will follow up.
- c. Community Survey & Permits: Pending.
- d. Seal Coating: No update.
- e. Community Survey Permits: Pending.
- f. Black Creek Pool Opening: Idalmen Ardisson mentioned that the pool opening is delayed due to ongoing contract reviews, and an update will be provided in March.

7. Audit Update

Don Kearns reported that the audit, originally due on August 31, 2024, has been delayed several times. The new deadline is February 28, 2025, as approved by Judge Beatrice Whichco Sanchez. The delay is due to FSR not providing the necessary documents, and the legal team is actively addressing this.

8. Live View Technology Security Presentation:

The presentation was postponed as they were unable to attend the meeting.

9. Spicewood Crosswalk Board Vote

Previously the approved crosswalk project at Spicewood has been delayed due to the need for a Miami Dade County Permit. Santiago Grossy/Affinity was proactive and re- stripped the existing road areas which did not require a permit. The board decided to advance this project to an alignment meeting with Affinity in March.

MOTION

Motioned by: Idalmen Ardisson

Second by: Kristen Guruchari

Motion carried unanimously.

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10. Neighborhood Guest Parking Next Steps

Briant Orue with Pave Mobility was in attendance to present an Implementation of a new parking management system for guest parking enforcement. The board approved the implementation of a new parking management system with Pave Mobility. The board would like Affinity Management to manage and take over this process.

MOTION

Motioned by: Pete Cabrera

Second by: Idalmen Ardison

Motion carried unanimously.

11. ACC Report and Approval of Minutes

Minutes from the ACC meeting that took place on February 6, 2025, were tabled until the next committee meeting for the committee to review and approve before the Board issues final approval. The Board reviewed the determination list with the results of the review of the applications that were submitted in January. Out of the ten (10) applications nine (9) were approved and one (1) was denied. The Board approved the determinations.

MOTION

Motioned by: Idalmen "Chicky" Ardison

Second by: Pete Cabrera

Motion carried unanimously.

- a. **Clubhouse Lobby Furniture:** The board approved a budget of up to \$5,000.00 to purchase new lobby furniture. Idalmen recommended durable industrial-style furniture that is built to last. The Board has agreed to appoint Affinity to manage this project.

MOTION

Motioned by: Kristen Gurucharri

Second by: Idalmen Ardison

Motion carried unanimously.

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12. Neighborhood Committee Report and Approval of Minutes

No minutes received from the previous meeting held on January 8, 2025.

13. Fining Committee Report and Approval of Minutes

No minutes from December or January meetings Idalmen "Chicky" Ardison motioned to approve the minutes from the November 21, 2024, meeting.

MOTION

Motioned by: Idalmen Ardison

Second by: Fernando Figueria and Frank Perez

Motion carried unanimously.

14. Finance Committee Report

No meeting minutes were approved. Approved to remove late fees for Isabel Villaroval-

MOTION

Motioned by: Idalmen Ardison

Second by: Frank Perez

Motion carried unanimously.

15. Landscape Committee Report and approval of Minutes.

The Landscape committee presented two (2) proposals. The first proposal is for the replacement of trees palms, and shrubbery along major roads estimated at \$23,000 and \$30,000. The second proposal is for the installation of new and replacement of hedges at various locations estimated at \$56,000. The board wants Affinity to manage the RFP's process and request 3 vendor proposals. Pedro Garcia of Affinity wants to move forward on projects that do not require a permit. He suggested an alignment meeting in March. Don motioned to move this forward to the Affinity Alignment meeting in March to further discuss. Idalmen opposed the motion, raising concerns about replacing the plants before addressing the fences.

MOTION

Motioned by: Frank Perez

Second by: Fernando Figuera

Motion passed by majority vote.

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16. New Business Affinity Management Action Items

- a. Clubhouse rental procedures are to be reviewed and standardized. To be discussed at the Affinity Alignment meeting.
- b. Office lock replacements and proposals were approved for the Wild Lime Center and Main Clubhouse for \$1622.28.

MOTION

Motioned by: Idalmen "Chicky" Ardisson

Second by: Frank Perez

Motions carried unanimously.

- c. Streamlining Operational Process/SOP was discussed for guest and resident registration for the amenities. The board agrees and it is to be further discussed at the Affinity Alignment Meeting in March.
- d. Consideration of extending Clubhouse office hours to better serve the residents was discussed. The Board agrees. Affinity to review current schedules and evaluate labor costs for Grounds and Office. Will be further discussed at the Affinity Alignment meeting in March.
- e. Hardship payments: Tabled
- f. Routine Maintenance Expenses: Approval of \$2,000 monthly discretionary expense for routine maintenance and supplies to include a corporate credit card was approved. Fernando mentioned that this amount might be low. We can re-evaluate this item in the future.

MOTION

Motioned by: Peter Cabrera

Second by: Kristen Gurucharri

Motions carried unanimously.

- g. **Unit transfers:** Pedro Garcia suggested the necessity of implementing a registration process for all new sales and rentals for all forty (40) communities. However, we need legal counsel to set up the parameters for approval as per the association by-laws. To be further discussed at the Affinity Alignment meeting in March.

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MOTION

Motioned by: Idalmen Ardison

Second by: Frank Perez

Motions carried unanimously.

- h. IT Equipment and Domain Names: Board previously discussed at an emergency meeting purchasing new equipment for the management office totaling \$11,400. It was approved and purchased. Idalmen "Chicky" Ardison ratified this.

MOTION

Motioned by: Pete Cabrera

Second by: Idalmen Ardisson

Motion carried unanimously.

Several domain variations exist. Pedro Garcia suggested we purchase all current variations domain names as well as any future variations may arise and redirect all to www.hammockscommunityassociation.info. Pedro Garcia will review domain name packages. He estimates there may be a total of ten extensions to be added at an estimated cost of \$400-\$500.

MOTION

Motioned by: Pete Cabrera

Second by: Idalmen Ardisson

Motion carried unanimously.

- i. Determination of Proper Notice: To be discussed at the Affinity Alignment meeting in March.
- j. Pete Cabrera raised a concern that the blue paint on the Pelican Point monument sign did not match, as it appeared lighter. Affinity will follow up on this.

17. Old Business

No Discussions

MOTION

18. Adjournment

Motioned By: Don Kearns

Seconded By: Pete Cabrera

Motion carried unanimously.

Meeting Adjourned at: 9:50 pm