

# Hammocks Community Association, Inc.

## Minutes of the Fining Committee Meeting October 17<sup>th</sup>, 2024 – 7:00PM Clubhouse and ZOOM

### 1. Call to Order

The meeting of the Fining Committee was called to order by Gisela Benitez at 7:17pm.

### 2. Determination of a quorum

Present:

- Gisela Benitez
- Johana Acosta
- Ivan Gonzalez

Absent:

- Karen Wright

Shirley Arteaga, FirstService Residential  
Kervin Vancol, First Service Residential

### 3. Proof of Notice of Meeting

Shirley Arteaga advised that Management posted notice for the meeting on the bulletin boards throughout the community and on the community website on November 19, 2024.

### 4. Approval of Minutes

Management presented minutes for the prior meeting held on September 19<sup>th</sup>, 2024.

MOTION

***To approve the meeting minutes for September 19<sup>th</sup>, 2024, meeting of the fining***

**Motioned by:** Gisela Benitez

**Seconded By:** Ivan Gonzalez

### 5. Old Business –

Johana Acosta: brought up some concerns about parking issues in the community.

Shirley: informed that the parking has been previously discussed many times and there has not been a solution in place at the moment due that the association is at the first stage of notifying residents about any violations in the community. Once the violations are officially established, homeowners can start bringing these concerns to the Board of Directors.

### 6. New Business –

Gisela Benitez: has the association been able to evaluate the commercial vehicle situation?

Shirley: explained that as per the documents of the association it states that no commercial vehicles are allowed to be parked in front of the properties.

Gisela Benitez: she asked the questions because she still seen commercial vehicles parked in front of some properties.

# Hammocks Community Association, Inc.

Shirley: explained that at the moment management is addressing these violations with courtesy notices. No penalties are being addressed to the homeowner for not complying right away, and we may not see immediate compliance at the time. Some notices had been addressed more than three times as a courtesy and no resolutions had been made.

Ivan Gonzalez: informed that he had noticed that because the towing had not been established, when security is stickering the vehicles some of the residents just ignored the security officers and continue parking improperly. He also asked if First Service Residential is keeping records of the violations that are been addressed and if the violations get addressed if First Service Residential have a detailed record of the dates and times when it was inspected.

Shirley: explained that yes First Service Residential runs a system that allows us to have detailed information about each violation. At the moment, since we are doing courtesy notices, the report has yet been established because all notices are being closed because no enforcements are being done at the moment. Once the violation process starts, we will be able to run a detailed report.

Ivan Gonzalez: ask when the violation process will start.

Shirley: informed that the association's attorney has yet to provide the official letters to proceed to enforce the notices.

Johana Acosta: asked if renters had approval.

Shirley: informed that the documents of the association do not direct to proceed with approvals for renters. As per the Master documents, it only states that the homeowner is responsible for providing the lease agreement. The other local associations have their own regulations if the renter needs to be approved prior to renting the property.

Ivan Gonzalez: asked if fences in the properties that are the responsibility of the property owner to repair are being addressed to the homeowner.

Kervin Vancol: he informed that he is addressing any notices that are the homeowner's responsibility. At the moment, there are no time frames for the corrections of each of the items that are been addressed, but he usually provides a time frame to the homeowner to see more of the compliance; unfortunately, not all homeowners are complying in a timely manner.

Johana Acosta: asked if 4 feet fence by the lakes are allowed.

Shirley: informed that as per the regulations of the associations yes, they are allowed.

## 7. Owner Comment on Agenda Items

### 8. Adjournment

**Motioned By:** Ivan Gonzalez

**Seconded By:** Gisela Benitez

**Meeting adjourned at 7:54 pm**