

Hammocks Community Association, Inc.

Minutes of the Neighborhoods Committee Meeting

July 10th, 2024 – 7:00PM Clubhouse and ZOOM

1. Call to Order

The meeting of the Neighborhood Committee Board was called to order by Kristen Gurucharri at 7:01pm.

2. Determination of a quorum

Present:

- Kristen Gurucharri - Spicewood
- Fernando Figueira- Haciendas
- Frank Morrison- Chantarelle Ravena
- Chris Recicar – Spicewood
- Karolyn Demery- Skylark

Absent:

- Yolima Tiger- Corella
- Maria López-Peralta- Oakwood Estates
- Ana Laura Morales – Paseos

Shirley Arteaga, FirstService 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 July 5, 2024.

4. Approval of Minutes

Management presented minutes for the prior meeting held on June 12th, 2024.

MOTION

To approve the meeting minutes for June 12th, 2024, meeting of the Neighborhood Committee.

Motioned by: Frank Morrison

Seconded By: Fernando Figueira

5. Old Business –

○ 5 top Neighbor Hood Project

-Kristen Gurucharri: Provided information about the 5 top neighbor projects. The Board of Directors directed management to start looking for proposals for certain projects like the seal coating for the committee.

-Frank Morrison: requested Shirley Arteaga to assign the top 5 projects for the communities that do not have a committee representative.

-Shirley Arteaga: recommended that for each neighborhood that does not have a committee representative, another member from the committee can make those recommendations to be added to the 5 top project form. Or the option to bring the item to Kristen so she advises on the matter.

-Frank Morrison: asked if the fences located inside the neighborhoods will be added to the projects

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6. New Business –

○ Violations

-Fernando Figueira: provided information about the inspections in the community that have been conducted and informed that courtesy notices had been addressed with door hangers on each property.

-Shirley Arteaga: informed that all 18 neighborhoods had been inspected and courtesy notices about trash cans and parking on the grass has been first addressed as a first phase. Management has started a second round of inspections addressing the same issues but adding cleaning of the roof and painting of the properties.

○ Financial

-Frank Morrison: wanted to have clarification about the delinquent accounts that have yet submitted payments and how the budget for next year will be organized once those homeowners start paying due that the money is all located in one bank account.

-Kristen Gurucharri: The idea to have multiple bank accounts was shut down and the legal team will provide their recommendations.

-Frank Morrison: Requested to have a job description for Shirley Arteaga who is overseeing the 18 neighborhoods. He wants to have clarification for the management expenses that are been charged on each neighborhood.

-Kristen Gurucharri: Agree upon the request from Frank Morrison.

7. Owner Comment on Agenda Items

- **Laura Chevel – Cedar Landing** – Inquired about the streetlights in the community that are still not working and wants to have an update. It is her understanding that the streetlights allocated in her neighborhood are solar lights. She wanted to add that specific item about keeping the community with solar lights only on the agenda.

-**Kristine Gurucharri**: Informed that the only information she has is that the Board of Director voted to not add the item to the agenda for the meeting.

-**Shirley Arteaga** – provided information that management is currently gathering bids for the repair of the light bulbs that are not working in the community.

-**Kristine Gurucharri**: requested to Shirley Arteaga to obtain more information about the solar lights in the community of Cedar Landing.

8. Adjournment

Motioned By: Kristine Gurucharri

Seconded By: Frank Morrison

Meeting adjourned at 7:48 PM