

Hammocks Community Association, Inc.

Minutes of the Neighborhoods Committee Meeting

November 8th, 2023 – 7:00PM

1. Call to Order

The meeting of the Neighborhood Committee Board was called to order by Kristen Gurucharri at 7:03pm.

2. Determination of a quorum

Present: Neighborhood Committee Members Present:

Kristen Gurucharri
Fernando Figueira
Jaime Stanton
Guillermo Roldan
Jeanine Manzano

Zoe Azpeitia, FirstService Residential; Alexandra Cruz, Minute Taker.

Resident sign in sheet attached, and approximately 14 residents attending via zoom.

3. Proof of Notice of Meeting

Zoe Azpeitia advised that Management did not post notice for the meeting on the bulletin boards throughout the community but that it was listed on the events tab of the association website on Friday, October 27th, 2023.

4. Approval of Minutes

Management presented minutes for the prior meeting held on October 11th, 2023.

MOTION

To approve the meeting minutes for the October 11th, 2023, meeting of the Neighborhood Committee

Motioned by: Kristen Gurucharri

Seconded by: Fernando Figueira

Motion Passes Unanimously

5. Old Business

a. Lighting throughout Community

- **Kristen Gurucharri**: The Project of fixing the lights and having them functional working to the standards of safety has been underway. Some of them have been repaired. I can defer to Zoe that some still are not working but they are in the process of being repaired.
- **Zoe Azpeitia**: They have been onsite working diligently on these issues. They were able to fix some of the lights. You might find that some lights have different colors but that was done only to be able to address the immediate safety concerns by placing some lights out for the community. A lot of the poles that were not able to be fixed was because they are not receiving electricity, or the fixture was damaged due to wear and

Hammocks Community Association, Inc.

tear. However, the fixtures themselves must all be replaced. I have the list of repairs needed in a master roster in order to keep track of the progress. They will be on premises tomorrow to go over the next list of approvals needed in order for the Judge to sign off on them so they can proceed with their repairs. This includes the new proposals for all the items that must be ordered including all the electric work needed to get these lights running again. We also have tickets that residents have reported. Thank you for sending us the information. Anytime we receive a notification like these, we document it and create a ticket so that we can have a comprehensive list of all the work needed to be done.

b. Lake

- **Kristen Gurucharri**: I know the Lake Doctors came out and they are working on the fountains which I know is a big concern. I know we are waiting on parts to repair those and Zoe can add to this.
- **Zoe Azpeitia**: The fountain right outside the Clubhouse was pulled out and I know they have been trying to repair it. Since the fountains are so old, the parts that are inside the motor are not easy to source. I have expressed my concern for the lack of parts despite their multiple visits and was told that even after they purchase the parts to restore function, they end up not fitting the machine. I requested to have other proposals from three other companies to give options to Judge Gersten including the pricing of new fountains versus excessive repair bills on antiquated machinery.

c. Waste

- **Kristen Gurucharri**: I know this has been an issue with the neighborhood and the waste stations. We have to hold ourselves accountable as well as our neighbors. As far as the peacocks and iguanas, that is status quo, and we cannot do anything, and we are aware it is a South Florida issue. Additionally, it was requested that we post the ongoing contracts. FirstService Residential has been working with the Finance Committee to gather the contracts in place. I know it has not been posted just yet, but they are working on it to be able to make it available to everyone.

6. New Business

a. Pool, Gym, and Fencing

- **Kristen Gurucharri**: Zoe can elaborate on that as I know it is exciting.
- **Zoe Azpeitia**: The pool and the gym is open at Wild Lime. The pool at Black Creek just had the pumps replaced. The water is beautiful, but they are now having some problems with the roof. Although the roof is not very big, it has now been discovered that it has leaks. I was on the roof today and saw there are also termites present. I hate to be the bearer of bad news, but I had to report it and we are waiting to hear what they are going to do. Yes, it is still closed but it is not because of the pool entirely. Once the Health Department comes out and inspects it then we will continue to work on the other issues. I was concerned because there are some cracks present in the concrete which was also reported. I must do this for everyone's safety, for the community to be aware of what is going on. There is a white fence there that has the bottom areas loose due to wear and tear which include some rust. Healthwise, we are going to need some time before we open to meet safety standards for those issues.

Hammocks Community Association, Inc.

- **Kristen Gurucharri**: Yes, that is a safety concern. We must have a fence around the pool.
- **Zoe Azpeitia**: Yes, once that is finalized whether it is by repairing the existing fencing or directing me in how to have it replaced then I can notify you once I am told. However, the pool itself does look beautiful.
- **Ed Kalbfleisch**: So, two of the three pools are closed.
- **Zoe Azpeitia**: Yes, correct.
- **Ed Kalbfleisch**: What are the deficiencies of the ones that are closed?
- **Zoe Azpeitia**: A lot
- **Kristen Gurucharri**: Yes, it is a lot. That is the biggest project.
- **Zoe Azpeitia**: Every time I do a field inspection, I find new things. I know the difference between minor cosmetic fixes such as a small hole in the wall or an unsightly wire coming out. Those issues can be addressed quickly. All the lights need to be repaired. We cannot open the pool and risk someone being injured by simply leaning over a pole when the pole itself is not safe. We need everything to be up to safety standards throughout the community for everyone to properly enjoy the amenities. I know the community really wants it fixed right away and we are working closely with the receiver and doing everything possible but there are still concerns that prevent us from opening just yet.
- **Ed Kalbfleisch**: Which pools are next to be looked at?
- **Kristen Gurucharri**: I believe they are all being looked at simultaneously for different reasons. They are not fixing one and then moving on to the next. They are all being looked at, at the same time. The one she is stating is the one that we are waiting for the Health Department to conduct their inspection with regards to the pool being unsafe. Now the roofing that is by the baby pool has termites and that is what she is speaking about. They all have issues. The only one that is open right now is Wild Lime.
- **Zoe Azpeitia**: I do have good news about the Gym. We are looking to open earlier and close later as all residents have requested. The hours of operation are being considered and will be brought to the attention of the receiver for approval.
- **Ed Kalbfleisch**: Is it open right now?
- **Zoe Azpeitia**: Yes, it is open now from 9am until 9pm. We are requesting for an approval from the Receiver to open from 6:30am and to close at 10pm as per the request of the residents. All we are waiting for is the approval from the Receiver.
- **Kristen Gurucharri**: There is a list that the Judge asked us to look over in regards to the allocation of the \$2,000,000. That was passed onto him. We are still waiting to hear what he has decided but what we discussed in the last meeting and in the Finance Committee meeting has been passed onto the Receiver, but nothing has been finalized or determined just yet.
- **Ed Kalbfleisch**: Does this include perimeter fencing?
- **Kristen Gurucharri**: Yes, that is number one on the list. They already know that is a big deal. What the Judge is looking into is wood versus synthetic wood. We all know wood deteriorates and so we are looking into synthetic wood which lasts a lot longer. The only issue is it happens to be much more expensive. We need to decide if we will spend more money on the synthetic option to have the longevity that natural wood cannot provide. That is up to Judge Gersten to decide. He is looking up different

Hammocks Community Association, Inc.

vendors and conducting his own research to see which is more cost-efficient and beneficial to the community.

7. Owner's Comments on Agenda Items

- **Ed Kalbfleisch- Juniper**

- **Ed Kalbfleisch:** There is a light that still has not been looked at.
- **Kristen Gurucharri:** What address?
- **Ed Kalbfleisch:** It is off SW 106th Street and SW 147th Avenue on the Juniper section. It has been out for quite a while.
- **Zoe Azpeitia:** We have a very long list and we will check the list out.
- **Kristen Gurucharri:** Is it one of the lights that has a dome on it?
- **Ed Kalbfleisch:** I am not sure.
- **Kristen Gurucharri:** I am not sure if you heard what Zoe mentioned earlier with the lamps and the corrupt cords. The previous association is to blame for this because they altered the lines that FPL was responsible for and put in those solar panels. All the solar panels are broken. She wrote it down.
- **Zoe Azpeitia:** When you drive in by that intersection you described, is it on the right or left side?
- **Ed Kalbfleisch:** It is on the left side. If you give me your email address, I can provide you the exact address,
- **Zoe Azpeitia:** Yes, you can have my email address. It is Zoe.Azpeitia@fsresidential.com.
- **Edward Kalbfleisch:** We should also have background checks for the committee members.
- **Kristen Gurucharri:** This is a Neighborhood Committee meeting so it does not pertain to this specific meeting, but the Judge did input that measure into place.
- **Ed Kalbfleisch:** Can you bring the suggestion up to them?
- **Kristen Gurucharri:** This is the Neighborhood Committee Meeting. Discussing background checks for committee members is not pertinent to this agenda.
- **Ed Kalbfleisch:** Got it. The other comment I have is regarding the pools. The fact that they are working on all three at the same time sounds counterproductive.
- **Kristen Gurucharri:** The issue is the neglect and despair that was done to these pools from the previous association for years which has worsened the damage. I am a new pool owner and if my pool cleaning were to skip a week, I would immediately be able to tell. Can you imagine what would happen if that were to be extended for years? It is mayhem. The slime grows quickly, and they were not addressed for years. For this level of damage, it would be impossible to open from one month to the next. The Miami-Dade Health Department came in and shut them down. That is above my pay grade, but I understand that anything in regards to permitting within the County takes forever. Since they wanted us to redo the tile and the pumps were not operative along with the cracks in the foundation and the Diamond-Brite needing attention, it required an entire overhaul especially the one located by the Gym. They won't stop progress on one pool just to fix another because they are working on all of them simultaneously by fixing what they can in the meantime. Instead of just fixing to only have one opened. It

Hammocks Community Association, Inc.

is not an overnight project; this is a massive project that we are undergoing from the neglect that was done. The Judge is very aware of the unhappiness from the community during the hot summer we just endured and not having the pools open. They are aware and are working diligently to try to fix them.

- **Ed Kalbfleisch:** I appreciate your concern but five years ago these pools were perfect. There wasn't even any tile missing, they were great.
- **Kristen Gurucharri:** Five years is a long time. If my pool isn't serviced in a single week, I would notice immediately because I would get mold on my tiles.
- **Ed Kalbfleisch:** I am not saying there was no neglect, I am simply saying that there was no neglect five years ago. Now the damage within those five years was incredible. If you can try to take it up with the Board to perhaps work on one at a time. It would seem logical to work on one instead of all.
- **Zoe Azpeitia:** I have been out there myself. A lot of the repairs are in regard to the electrical panels that need to be replaced. Why would we want to delay the other repairs during that period when we can shift our resources to the next pool while we wait for those repairs to take place? The permitting also takes time. We would not want to waste that time that we are waiting on permits, therefore, we work on other things. Once we shift to the other pool, the same process is done. We look to see what we need and get the process started on those as well. If not, I would be waiting for them to finish the electric panel which takes roughly three weeks. Once we get electricity, then we can move forward and get the pumps working so we can troubleshoot what part of the pumps are inoperative and what parts are needed in order to get them functional. The truth is none of them were working because they were clogged and backed up which requires a process to bring them back to code. Keep in mind, we must have every single detail approved then permitted and sent to the Receiver; he does not allow us to make those decisions directly as this is a court-appointed Receivership. He requires an in-depth view of all the proposals listing three different vendors including warranty policies offered. While they are delegating on those matters, I move on to the next task so I can use my time more efficiently.
- **Jason Otero- Live Oak**
 - **Jason Otero:** I did not know anything about the pools. I am new to the community and so I cannot help but wonder what the bidding process is like? Is there more to just obtaining three different proposals? This is a massive scope of work and are you obtaining quotes from Contractors who are ultimately subcontracting out a portion of the work or are they able to entirely produce it themselves?
 - **Kristen Gurucharri:** I have some information on this. I do very similar things at my job. I am a requisitioner for the City of Miami Fire Department, so I am very familiar with the bidding process. I have no involvement with our vendor policies. However, the Judge does not just pick the cheapest option. He chooses the Contractor who is best equipped for the job. Issues like warranty come into play here because although the proposal might be a higher price, if it is better for the community to secure the contract with an extended warranty which is why he requires a minimum of three quotes to get a specific job done. It is up to him to decide who will be awarded the project. I have

Hammocks Community Association, Inc.

heard him say that myself, plenty of times. He is the ultimate decision maker throughout our vendor process.

- **Ed Kalbfleisch- Juniper**

- **Ed Kalbfleisch:** So you are saying that nothing can be fast-tracked? Besides the electrical box, nothing can be fast-tracked in one pool before starting on the next.
- **Kristen Gurucharri:** No. With regards to the County Permitting, nothing is fast.
- **Ed Kalbfleisch:** I know that it is obvious that you will need a lot of parts. All I am saying is that, as you mentioned, you need parts. What I am suggesting is that while you are waiting for them there is nothing that can be fast-tracked on that particular pool? For example, permits.
- **Zoe Azpeitia:** Right, so I move on to the next pool because I don't want to sit there and wait if I can use my time more wisely.
- **Kristen Gurucharri:** I will pass along your comments and suggestions to the Board so they can bring it up to the Judges.

- **Ana Laura Morales- Paseos I**

- **Ana L. Morales:** During the last Board meeting, my neighbor was put on on the candidate election list. We spoke briefly about the role as Head of Community.
- **Kristen Gurucharri:** Yes, I remember him.
- **Ana L. Morales:** Is that now official? I wanted to know so I could notify him since he could not be here today.
- **Kristen Gurucharri:** The four people that were agreed upon and selected were Jeanine Manzano, Jaime Stanton, Guillermo Roldan, and Juan Ordonez.
- **Kristen Gurucharri:** Yes, it is official, but we are waiting on the HOA meeting to officialize it, so it becomes adopted. There has been no news to get it pushed off but expect the HOA meeting to come after next Tuesday.
- **Ana L. Morales:** I know each community has a budget awarded to it and that each comes with its own Profit & Loss Report
- **Kristen Gurrucharri:** I know it was discussed in the Finance meeting of how to allocate. It is not a blanket budget, there is one assigned to each subdivision, individually

- **Laura Chevel-Cedar Landing**

- **Laura Chevel:** I have sent you a report of everything in Cedar Landing. My priority right now is the lighting at the end of the community. Thank you for the mirror by the way, but there is a sign blocking it, not sure if you are aware.
- **Kristen Gurucharri:** Yes, I just made sure that mirror was installed but we are in the process of also updating the Towing Signs as we do not even use that company anymore. Bear with me. I know capital improvements are on hold, but I know lighting is a priority.
- **Laura Chevel:** I have reported all the lights in the community, I believe I sent you five of them.
- **Kristen Gurucharri:** They're going through the process of fixing it instead but they cannot fix it without approval.
- **Laura Chevel:** Do we get updates on each light pole? For example, I have reported five, so can I have an update?

Hammocks Community Association, Inc.

- **Kristen Gurucharri**: You want an update on each light pole reported throughout the Hammocks?
- **Zoe Azpeitia**: Come see me and I will give you the update on the lights you are wanting an update on.

- **Jaime Stanton- Pelican Point**
 - **Jaime Stanton**: Speaking of the lights, I am not sure if it has been assessed that the problem with them is perhaps one of the circuits.
 - **Zoe Azpeitia**: The Receiver is looking into it and making decisions based on the findings.
 - **Jaime Stanton**: Because if you go into the FPL bills then maybe we can also have access to this to see what is really going on.
 - **Zoe Azpeitia**: I know that was requested during the Finance meeting.
 - **Jaime Stanton**: Because what about the costs for the fences?
 - **Kristen Gurucharri**: if it is for the perimeter fencing, half of it is the responsibility of the association and the other half is the responsibility of the homeowner.

- **Rene Perez-Spicewood**
 - **Rene Perez**: Back to the lighting issue, I know the Judge or the Board itself was going to come to a determination with regards to the brightness of the light.
 - **Zoe Azpeitia**: Right now, we are fixing the lights and placing the bulbs in the posts to have the immediate repairs done. Afterwards, the Board will approve a set color.
 - **Rene Perez**: Right now, I have a tree in my side yard that the roots are so overgrown that I cannot even walk into the side yard. It is breaking the pavement and everything. I have contacted Miami-Dade County. They've stated I need to speak to my Association. It's still on within my property line though so I don't know where it falls under.
 - **Zoe Azpeitia**: What is your address?
 - **Rene Perez**: 18901 SW 150th Place Circle
 - **Zoe Azpeitia**: I will give you my email. I have your address. I am going to pass by and take a look at the tree and I will get in contact with Miami-Dade County to find out if they will allow the repairs.
 - **Zoe Azpeitia**: What kind of tree is it?
 - **Kristen Gurucharri**: It seems like it might be black olive which would fall under the new committee the Judge is looking to set up which will be known as the Safety Committee.

8. Adjournment

MOTION

Motioned by: Kristen Gurucharri
Seconded by: Fernando Figueira
Vote: Unanimous

Meeting of the Neighborhood Committee Meeting was adjourned at 8:01pm.