

Hammocks Community Association, Inc.

Minutes of the Neighborhoods Committee Meeting

December 13th, 2023 – 7:00PM

1. Call to Order

The meeting of the Neighborhood Committee Board was called to order by Kristen Gurucharri at 7:05pm.

2. Determination of a quorum

Present: Neighborhood Committee Members Present:

Kristen Gurucharri
Fernando Figueroa
Frank Morrison

Anthony Serrone, FirstService Residential

3. Proof of Notice of Meeting

Anthony Serrone advised that Management posted notice for the meeting on the bulletin boards throughout the community and on the community website on Friday, December 8th, 2023.

4. Approval of Minutes

Management presented minutes for the prior meeting held on November 8th, 2023.

MOTION

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

Motioned by: Kristen Gurucharri

Seconded By: Fernando Figueroa

Motion Carries unanimously.

5. Old Business

Lights

- Kristen Gurucharri – There were around 80 poles that need to be fixed, still working on them.
- Anthony Serrone – Had to bring the lights to the ACC because there are multiple kinds of fixtures in the neighborhoods. I drove around the neighborhood to do a survey of the types of fixtures in each neighborhood to present to the ACC to approve the aesthetics.
- Frank Morrison – It was my understanding that the lights were going to be changed to LED lights.
- Anthony Serrone – All of the lights that will be changed will be changed to LED lights.
- Frank Morrison – In my neighborhood, there are 15 poles that need to be repaired? Those will be changed to LEDs.
- Anthony Serrone – The light fixture will be changed but it will be the same style and the light will be an LED light.

Hammocks Community Association, Inc.

- Frank Morrison – someone was changing the lights before COVID and then they stopped so some of the neighborhoods have lights that have different styles. Are we going to all have the same style lights or are we keeping the same lantern style light?
- Anthony Serrone – The lights that need to be replaced will be replaced with what style the majority of the lights in each neighborhood are.
- Frank Morrison – Do those lights belong to FPL? They have always serviced the lights
- Anthony Serrone – That’s the issue we’re facing. A previous board messed with the lights and their components, so The Hammocks is responsible for those lights. We have put in a ticket with FPL to ensure that we are, in fact, responsible for the lights.
- Kristen Gurucharri – Previous board hired someone to change their lights, and now the lights are the responsibility of The Hammocks. If you drive down Hammocks Blvd., there are purple lights. That was just to get lights up, so we have light. Going forward there are going to be either the lantern or saucer lights. I
- Frank Morrison – Before the pandemic most of the lights in Chantarelle were fixed by FPL. I have called FPL myself and they have come to fix the lights if they have a number on them.
- Anthony Serrone – All of the poles in the neighborhood were, at one point, the responsibility of The Hammocks, so all the poles will have the numbers. Whether they are still servicing them or not is the question.
- Frank Morrison – Are we only looking at maintaining existing lights or are we looking at putting up new lights.
- Anthony Serrone – We are only looking at fixing existing lights.
- Frank Morrison – The Judge said all of the lights so are the lights under the bridges getting fixed?
- Anthony Serrone – The main focus right now is the neighborhoods for the safety of the homeowners that live there.
- Frank Morrison – Bridge number 1 and bridge number 3 don’t have lights.

Lakes

- Kristen Gurucharri – Lake Doctors came out to the property. The main fountain out is the fountain behind the clubhouse. There were two quotes provided. One was for \$7,000 to have the existing fountain repaired with a 1-year warranty on the labor or a new fountain for \$12,000 that has a 5 year warranty on the fountain. That is in the receiver’s hands. I’m not sure about the water testing of the lake?
- Anthony Serrone – the proposal is also in the hands of the receiver.
- Kristen Gurucharri – The receiver has the proposals for those and will determine how to move forward with the fountain and the testing of the lake.
- Frank Morrison – Under the neighborhoods, there are pools, gym, those were always part of the master association. Has that been folded into the neighborhoods?
- Kristen Gurucharri – This is just for people discussing their concerns so if people make suggestions, it is added to the minutes, and we try to get them addressed. We deal with peacocks, as well.

Waste stations

- Kristen Gurucharri – Waste stations are still an issue. Our maintenance personnel are limited. They drive around in their trucks and pick up waste.
- Anthony Serrone – In the upcoming year we have budgeted for groundskeepers that will be dedicated to waste removal. That will be their sole job.
- Kristen Gurucharri – This also references peacocks and iguanas. There is a removal company that will remove them for \$200 and relocate them into a sanctuary. It was brought up at the Advisory Board to look into iguana removal as well. We have a company that we were suggested to remove them. This is a Florida wide issue, not just a Hammocks issue.

Pools

- Kristen Gurucharri – Black Creek pool pump is running.

Hammocks Community Association, Inc.

- Anthony Serrone – Yes, the pump is running. What is happening now is that we are working with Florida Bright Blue Pools to come up with proposals to cure the violations that have been levied against us by the Florida Department of Health.
- Kristen Gurucharri – It is in discussion with the receiver to have some of the money that was recovered used towards getting the pools back in operation.

6. New Business

Violations

- Fernando Figueroa – My concern is in the neighborhoods when there is a violation. Will there be someone that will go out and notify the residents about their violations?
- Kristen Gurucharri – last night it was unanimously approved that we will implement the currently standing by laws to hold neighbors accountable.
- Fernando Figueroa – Spoke to FirstService Residential about a neighbor had trash outside of their house and the next day it was gone. Most of the time when people realize there will be consequences, they will fix that issue.
- Kristen Gurucharri – Nobody knows who to call at this point? Something that will be implemented moving forward and hopefully, we will have a clear line of communication going forward. The violation does not have to be monetary in nature. It is just making people aware of the rules.
- Frank Morrison – There is a problem in Chantarelle. These homes were built as single family's homes. We have homes that have eight cars in their driveway. We know that the rooms are being rented out. Our previous property manager would call Miami Dade County to investigate.
- Fernando Figueora – We have that, as well, and I investigated that. Miami-Dade County said that they cannot tell anyone what to do within their home. I informed them that they were single family houses, and I was told that if they wanted to rent out every room in their house that they could. There used to be a unit in Miami Dade specifically for that and they are defunct.
- Frank Morrison – Budget was discussed last night. Did we need a reduction? Nobody is taking pride in community. Fences are falling, the roads need seal coating. On 147th avenue, we have three different color paints.
- Kristen Gurucharri – FirstService has been aware of that.
- Anthony Serrone – Yes, we have the samples that are going to be put up. We wanted to do it today, but it was raining. ACC will review, and make a recommendation, to paint the wall a different color.
- Frank Morrison – I have the original email from September 13. Which was three months ago.
- Kristen Gurucharri – Everything must go through the receiver. It is a process. ACC will delegate what colors are going to be put up.
- Frank Morrisson – We used to have a reserve for every Hammocks managed neighborhood as an example to sealcoat the streets, replace fences, etc.
- Kristen Gurucharri – Again, this is on the table for things that the recovered money will go towards. There are many things that the receiver is deciding on regarding what the money will be used for. For the record, I did not approve the finance budget because I wanted to review it longer. It is not just getting the work done, it is having a plan to use this money wisely.

Hammocks Community Association, Inc.

- Frank Morrison – For the record, I did provide a clean budget from 2008 to Chicky. We had that schedule done, please follow it. We need to get our neighborhoods back to normal.
- Fernando Figueroa – We have seen a lot of changes. There was how everything was, and that got ruined. What we must focus on now is how to fix it. Everything must go through the Receiver. What is going to have to happen is we are going to have to spend money. Also, everyone needs to help out and do their part, as well.
- Frank Morrison – Why wasn't anything put in the budget for each Hammocks managed neighborhood for all the expenses to maintain the neighborhoods?
- Anthony Serrone – Each of the neighborhoods have their own tab with their own budget.
- Frank Morrison – I understand that but, for example, we had curbs put in with no rebar that are falling apart. Just get rid of it.
- Kristen Gurucharri - Everyone wants the issues that they want fixed done right now. Just because we have that money in surplus does not mean we have always had it. The check just cleared two months ago. We have this money, now we must decide how to spend it wisely. The Receiver is working on this, and it is a process, but nothing is going to get fixed with the snap of a finger.
- Frank Morrison – It would improve the perception of The Hammocks; we need an updated communication because people are getting frustrated because no general maintenance is being done. Maybe we can post something on the mailboxes to let people know what is going to be done in those neighborhoods. I think that could go far.
- Kristen Gurucharri – Website is the biggest outreach and people are not looking at it. Maybe we can do a bulletin in every neighborhood of what is going on.
- Frank Morrison – How come there is nothing in the new budget for each neighborhood. There is nothing in there for maintenance.
- Anthony Serrone – The Finance Committee meeting is next week.

Playground Equipment

- Kristen Gurucharri – The previous Board of Directors had purchased outdoor equipment. We were able to negotiate the contract. The equipment was permitted to go in certain areas. I am not sure what the equipment is exactly.
- Anthony Serrone – One was playground equipment, and one was gym equipment.
- Kristen Gurucharri – He just wants us to know if we want to place it where it was permitted or if we want to move it.
- Anthony Serrone – The playground equipment was slated for the Wild Lime Center and the gym equipment was slated for Chantarelle.
- Frank Morrison – Just make sure they don't put it in a flood zone.
- Fernando Figueroa – Is it lake side?
- Anthony Serrone – I would have to look at the map, I don't know if it is Lakeside or not.
- Frank Morrison – I noticed that there is nothing in the budget for the neighborhoods for security.
- Kristen Gurucharri – That would be for the Security Committee and the Finance Committee.
- Anthony Serrone – All neighborhoods will be patrolled by Security in 2024.

Hammocks Community Association, Inc.

7. Owner's Comments on Agenda Items

Mel Ordonez – Paseos I

- **Paseos I** - Is there any goodwill with FPL. That they can convert their wiring back to FPL for saving in the long term.
- **Kristen Gurucharri** – I have asked the same question. You're talking about turning the bad Hammocks lights over to FPL.
- **Anthony Serrone** – I know it was discussed with FPL and I don't think that they are willing to do that. We can check with them when they come out here for the lights that we have reported.
- **Mel Ordonez** – Move it up to management because we have enough purchasing power when it comes to our community, maybe a commissioner or someone who is interested in politicking can talk to FPL on our behalf. The last thing is, is the water in the lake suitable or is it contaminated?
- **Anthony Serrone** – We have a proposal that is with the receiver for the coliform testing of the lakes that he is reviewing. Lake Doctors does service the lakes every month but without that test we would not be able to determine what kind of bacteria is in the lake.
- **Mel Ordonez** – When it is safe will you post something that is clean?
- **Anthony Serrone** – That would be up to the receiver.
- **Mel Ordonez** – Finally, I am one of the owners that does not mind an increase. When there is a committee like this one that communicates with the neighborhood, the budget is there for a reason if it is managed properly, and we can have reserves. All we have done here is win a popularity contest by reducing the fees. I want to say to all my neighbors, do not complain and do not show up. We all must do our part.
- **Fernando Figueroa** – In all Florida lakes there is some type of bacteria or lakes?

Yolima Tyler – Corella

- **Yolima Tyler** – I want to know what the receiver said about the trees.
- **Kristen Gurucharri** – They had a meeting with FDOT about the butchered trees.
- **Anthony Serrone** – We spoke with FDOT, and they have the right to come and trim the trees if they are hanging over the sidewalk. I met with them and asked a bunch of questions and tried to get them to come up with a solution and come on the other side of the fence to do the other side of the trees. I know that Pete Cabrera is working to put together the Landscaping Committee and working on the tree plan.
- **Yolima Tyler** – I know it's possible because FDOT has done it before, and The Hammocks has neglected the trees for a long time. Now we have all the branches that are coming on the side of the fence that faces the houses. It is Hammocks' responsibility to trim those trees. I think we don't have to lower our fees; I think we must do what we must do to get The Hammocks back to a good place.
- **Kristen Gurucharri** – So the quote that Pete was able to get for the trees is half a million dollars. It is an important issue to you because you have the trees. Others that don't have trees in the back yard have a different opinion about how we should spend the money because there are different things that are important to them. It is in the process of getting it done. There is the other issue of having an arborist come. I believe you cannot cut off more than 30% of a tree before it dies. The arborist will determine what is able to be done with the trees.
- **Yolima Tyler** – It becomes a liability if a hurricane comes through, so it is important for everyone. We are paying the price for the old board. I know it takes time, but I think we should make it a priority. I have experience with trees, my house has two of them. I take care of them twice per year. The roots are going down below my pool. Andrew told me about the arborist when I went to him. It is expensive to maintain my property and pool.

Hammocks Community Association, Inc.

- **Kristen Gurucharri** – The landscaping Committee was approved last night to take care of these kinds of issues.
- **Yolima Tyler** – Can we borrow money to get it done?
- **Kristen Gurucharri** – I don't think anyone will loan us money at this point.
- **Yolima Tyler** – We have two houses in Corella that are doing mechanical work in Corella.
- **Kristen Gurucharri** – I know that they stopped a person in Corella doing work in Corella.
- **Frank Morrison** – This is a Miami Dade issue.
- **Kristen Gurucharri** – The Miami Dade PD is not being as cooperative as they used to be.
- **Yolima Tyler** – There is also a neighbor that had her car stolen the other day.
- **Kristen Gurucharri** – Yes, I just bought another security camera, they came in my yard and checked my cars to. If you see anyone call the police. Your complaints aren't falling on deaf ears, we are continuously working on the issues that are brought here.

Zoom

Gil Roldan

- I have a suggestion; I was impressed on the budget that there were different neighborhood budgets designated for the communities. I suggest that in some fashion we authorize the neighborhoods to use that budget to improve their community.
- **Anthony Serrone**- We will note that in the minutes and bring that up to the receiver and the Advisory Board of Directors.

Laura Chevel – Cedar Landing

- I have been talking with Jean Carlos since August about submitting some sort of report or timeline about the project so that we know what is going on. I haven't heard anything about it. Social Media is saying that there is no type of report or
- **Kristen Gurucharri** – Do you like the idea of putting up neighborhood tabs on the website?
- **Laura Chevel** – I think it is a great idea. I know this isn't the Finance Committee, but my big concern is to have a protocol to ensure that the job is done properly.
- **Kristen Gurucharri** – Right now that is the receiver.
- **Laura Chevel** – Who is going to make sure that the jobs are getting done properly.
- **Anthony Serrone** – FirstService Residential is responsible for checking that the work is done properly.
- **Laura Chevel** – Well what happened with the beaches? They were done and they haven't been maintained.
- **Anthony Serrone** – We are getting proposals to have the beach done on a quarterly basis. We have proposals from Aquagenic and Turf.
- **Laura Chevel** – I think that we did this in the wrong time of the year. Turf did the job in 2015 and why did they now know to not doing it in the summer?
- **Frank Morrison** – When they did the job it was beautiful in Adagio and then The Hammocks did not maintain it.
- **Kristen Gurucharri** – Did you hear the meeting last night?
- **Laura Chevel** – Yes, they want to bring in another company and we are going to have to pay more.
- **Kristen Gurucharri** – Yes, we are going to have to pay for every service. We have limited personnel for maintenance but in 2024 we will have more employees so we can take care of this issue.

MOTION

8. Adjournment

Motioned by: Kristen Gurucharri

Seconded by: Fernando Figueroa

Hammocks Community Association, Inc.

Meeting of the Neighborhood Committee Meeting was adjourned at 8:14