

Hammocks Community Association, Inc.

Minutes of the Neighborhoods Committee Meeting

August 14th, 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 7:05pm.

2. Determination of a quorum

Present:

- Kristen Gurucharri - Spicewood
- Maria López-Peralta- Oakwood Estates
- Frank Morrison- Chantarelle Ravena
- Chris Recicar – Spicewood
- Ana Laura Morales – Paseos
- Karolyn Demery- Skylark

Absent:

- Yolima Tiger- Corella
- Fernando Figueira- Haciendas

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 August 12th, 2024.

4. Approval of Minutes

Management presented minutes for the prior meeting held on July 10th, 2024.

MOTION

To approve the meeting minutes for July 10th, 2024, meeting of the Neighborhood Committee.

Motioned by: Kristen Gurucharri

Seconded By: Frank Morrison

5. Management Report

-Shirley Arteaga: introduce the managers' report. Informed that this report will be provided on each meeting to inform and keep a record of any updates or outgoing project within the neighborhoods. She provided a violation report where it shows the number of notices that had been issued during the past month of July. Explained that the notices that were issued during the month of July were in reference to the cleaning of the roof and painting of the properties.

Project updates were provided about the Fence Project Phase II, informing that the project is still on hold until further notice.

FPL agreement was approved, and management is waiting for FPL to provide a start date.

The bike pathway project will start soon, this means that part of the pathways that are lifted and damaged by the trees will start getting restored soon. Installation of new trees are being reviewed to start the project.

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6. Old Business –

○ Pressure Cleaning

-Kristen Gurucharri: Provided information about Paseos II been pressure cleaned and sunflower will start to be pressure cleaned.

○ Painting of the Facilities

-Kristine Gurucharri: informed that management gathered quotes for the painting of the facilities. Quotes were not clear, and the Advisory Board requested to obtain more information.

○ Tree trimming

-Kristine Gurucharri: Informed that some trees that were not trimming were brought up to the attention of the contractors who are the ones assigned to the task. They are acting on it.

○ Reseal coating

-Kristen Gurucharri: informed that management is currently gathering quotes for the sealcoating project.

-Shirley Arteaga: informed that she had already met with one vendor, and it has been discussed that the speed bump and the repair of the curbs will be included in the quote.

-Frank Morrison: Brought to the committee's attention that the curbs in the neighborhood of Chantarelle are in really bad shape and he would like to have them removed.

7. New Business –

○ Fining Committee:

-Ana Laura Morales: Informed that the fining committee does not have enough volunteers and that there is a need for volunteers for this committee.

-Kristine Gurucharri: confirmed that one committee member resigned and since there is no quorum, meetings has not been scheduled. She explained that the reason for this committee is to appeal the violation notices if needed.

○ Landscaping Issues:

-Chris Recicar: he was concerned about weeds in his neighborhood that still has not yet been taken care of.

-Kristen Gurucharri: She informed that the weeds are not removed by the landscaping company, and they just trim them.

-Shirley Arteaga: informed that she had already scheduled a meeting with Turf, the company who takes care of the landscaping in the neighborhoods to oversee and get more information about the services that are been provided and point out any items that need improvements within the contract.

-Kristen Gurucharri: brought to the attention that the benches by Spicewood are in bad shape.

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-Shirley Arteaga: Mentioned that she will follow up with the matter to get the benches fixed.

-Karolyn Demery: Mentioned the Ficus hedges inside Skylark are in bad shape and need to be replaced with something drought resistant. i.e: Xiorias, Crotons, etc.

Maria Lopez-Peralta: Mentioned that the hedges are in need of replaced in Oakwood Estates. The hedges are completely missing on both sides of the entrance on 159th Place, as well by 105th Street.

- **Financial**

-Frank Morrison: provided information about at the financial committee they were discussing delinquency withing the neighborhoods. He suggested at the financial meeting to have a breakdown of the cost within the budget for all the neighborhoods projects. Separating the master finance from the neighborhoods finance to have a clear information with the budget, expenses, payables, ext.

- **Signs:**

-Karolyn Demery: Brought up to the attention that the entrance sign to her community is in bad shape. In addition the No Outlet sign has disappeared and needs to be replaced.

-Shirley Arteaga: Inform that the upgrade of all the signs of each community is part of a future projects, but there is not a start date yet.

8. Owner Comment on Agenda Items

Eliana Arratia– Cedar Landing – concerned about parking in the community due to the fact that in some of the properties are too many vehicles and there is not enough space in the properties to park. she wanted to know if a possibility is to create more parking spaces for the neighborhood.

-Maria Lopez Peralta: brought to the attention that some visitors parked their cars for days in the parking guest, not allowing others to park.

-Shirley Arteaga: informed that security is supposed to sticker any vehicles that are reported to be left for day in the guest parking. They provide reports about these incidents and management address that report. Due that all notices are been addressed as a courtesy matter, most of the homeowners will not comply right away. We are in the first stage of the violation process.

Laura Chevel – Cedar Landing – she was happy that the FPL agreement was finally approved and that they will start working with replacing the lights that are not working in the community. She brought up items for the property manager’s attention: signs, lighting, benches.

-Shirley Arteaga: suggested to have any requests send to the hammocks’ email to be able to follow up with work orders request.

Donald Kearns- Villas at the Hammocks- he informed that the association has been in contact with the commissioner, and they are trying to bring this to their attention. He informed me that parking has been an issue due to the increase in living in Florida. He mentioned that the Board and Receivership started to work on the Budget for 2025.

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8. Adjournment

Motioned By: Kristine Gurucharri

Seconded By: Frank Morrison

Meeting adjourned at 8:27 PM

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