Hammocks Community Association, Inc.

Minutes of the Neighborhood Committee Meeting
May 13th, 2026 – 7:00 p.m. – Clubhouse and Zoom

1. Call to Order
The meeting was called to order by Kristen Gurucharri at 7:05 P.M.

2. Determination of a quorum: A quorum was confirmed.

Committee Members Present:
Kristen Gurucharri – Chair – Spicewood
Karolyn Demery - Skylark
Ivan Gonzalez - Juniper
Analaura Morales – Paseos 1 - via zoom
Ed De La Torre – Chantarelle/Revena
Robert Real – Oakwood Estates
Chris Recicar – Spicewood – Arrived 7:09
Rosivette De Jesus – Ensenada II – Arrived 7:15

From Allied Property Group: Maggie Ryan and May Galan

3. Proof of Notice of Meeting
May Galan from Allied Property Group confirmed that notices were posted on all bulletin boards and on the website on May 8th, 2026

4. Old Business

A. Allied Updates on ongoing projects

- **Sealcoating**: Management met with MA Construction to review contracted scope of work. As per the contracts only severely damaged or displaced curbs were included in contracts. Not all communities include curb repairs. As for the asphalt repairs, only patch repairs required for safety concerns were included, it did not encompass full asphalt repairs needed. Curbs broken or asphalt damaged after contract date were not repaired. Curbs with cracks, chips, or cosmetic deterioration were excluded to maintain budget constraints. Pressure

washing nor sandblasting was included in contract for curb painting preparation. Thermoplastic stop bars at community exits will be applied at the end of the project prior to final inspection. Committee Chair Kristen G. discussed that at the board meeting on May 12th the board requested a special meeting to discuss the completed contracted work and to request that painting of the curbs be halted until the curbs are repaired and property prepped for painting with board approval.

- **FPL Conversion:** Management met with FPL representative and utility easements were provided for review and approval of engineering department. Once review and approved easements will be recorded so installation can be scheduled. Installation estimated to be completed by end of July. Management requested to confirm if FPL needs to dig through any of the asphalt in the areas of installation and who will be responsible to repair damages if any.

- **Fencing:** Management has engaged with multiple vendors regarding the fencing project. Proposals are still pending due to the detailed requirements across all 18 communities, and some vendors are not interested, some require payment to provide a proposal, and others are not equipped to handle a project of this scope.

- **Property Surveys:** All original boundary surveys have been received and copies uploaded to resident portals. Tubes to protect surveys have been ordered.

B. **Ensenada main entrance and common area ownership:** As per management review of the county records and the boundary survey it confirms that the Ensenada main entrance, and tennis court parking lot is included within the same property folio associated with Ensenada and is part of the Neighborhood Common Property. The Ensenada Neighborhood is therefore responsible for the maintenance responsibilities as the benefiting neighborhood.
    - The Ensenada tennis court was not included in the boundary survey and management was instructed to get clarification from surveyor as to why it was omitted.

C. **Approval of prior meeting Minutes (omitted from Agenda)**
Motion by Karolyn D. to approve April 8th Meeting Minutes, 2nd by Ivan G. All in favor. **Approved.**

5. New Business

- **Ensenada tennis court parking lot lighting**: Committee Member Rosivette D. states that the parking lot is dangerously dark at night and is requesting for management to request a proposal for lighting from FPL for board review.

- ❖ **Common area landscaping for 18 communities:** Agenda item tabled until neighborhood budgets and available funds is confirmed by accountant.

- ❖ **Community common area cleanliness and trash removal**: Discussion about bulletin board trash bins overflowing with trash, broken and some missing. Not all communities have trash cans and communities remain clean without them. Those with trash bins have residents using them for car trash and large debris filling them up and making them look unsightly. Recommendation from Committee Chair Kristen G. that each committee member reaches out to their neighborhoods for feedback to bring back to the committee to recommend to the board if trash bins should be removed, repaired or replaced for larger bins.

- ❖ **Community Census Surveys**: Discussion about creating census surveys for owners about adding updated architectural designs to be considered by the board for approval for roofs, exterior paint colors, fences and driveways. Management to reach out to board member Chicky for guidance of census surveys.

- ❖ **Community Signage:** Discussion in regard to community entrance signs missing the *At The Hammocks*. The following community entrance signs need estimates to add the missing designation.
  - Chantarelle/Ravena, also needs repairs
  - Haciendas (2 entrance signs)
  - Oakwood Estates
  - Paseos II (2 entrance signs)

- ❖ **Violation Report:** Violation report provided for committee member's review. Over 500 curtesy notices/violations issued.

6. Owner comments:

1. Mr. Gurucharri spoke in regards to FPL conversion installations and that from his recollection of prior installation there should be minimal damage if any. Also spoke about FPL lighting throughout the master community paid through property taxes.

2. Mrs. Chevel requested FPL conversion costs specifically to Cedar Landings and for management to confirm the actual costs for installation for each community. She also requested to know how much the violation letters are costing the association. Additional questions will be emailed to management for clarification.

7. Adjournment

Motion to adjourn the meeting by Rosivette D. and second by Ivan G.
Motion carried unanimously. Meeting adjourned at 8:43 PM

SECRETARY