

STATE OF THE UNION

*Ana Danton v. Hammocks Community
Association Incorporated*

Case No. 2022-7798-CA-01

Judge David M. Gersten (Ret.)

**Partner, Gordon & Rees
Miami Florida**

Receiver's Goal

I want to guide your Association to a new era; an era of transparency and fairness going forward.



HAMMOCKS COMMUNITY
ASSOCIATION
HOME OWNERS ASSOCIATION



HAMMOCKS COMMUNITY ASSOCIATION
HOME OWNERS ASSOCIATION

RECEIVERSHIP: LEADERSHIP CHART

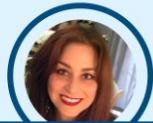


The Honorable Beatrice Butchko
Judge



Judge David M. Gersten (Ret.)
Receiver

ADVISORY COMMITTEE



Idalmen Ardisson



Donald Kearns



Peter Cabrera



Ana Danton



Marco Antonio Real



Jason Staton



Melanie Damian
Receiver's Attorney



Jesmany Jomarron



Michael S. Kaufman



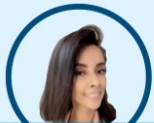
Steven B. Katz

ADVISORY COMMITTEE'S ATTORNEYS



Edward Makaron
Technology Expert

HOTLINE & CLUBHOUSE TEAM



Khouloud Errijaji



Ann McDermott

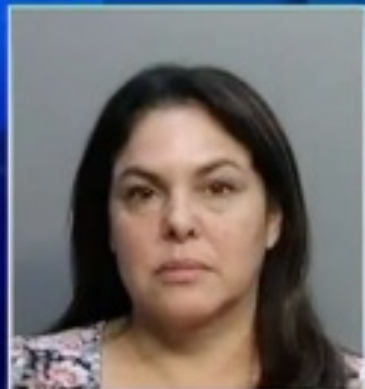


Kat Ali

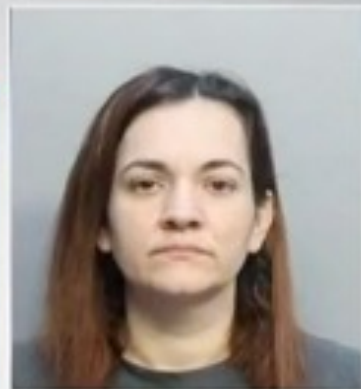
DAY 1 DISCOVERIES

- Staff and vendors related to prior board
- Henchmen Security
- Inaccurate owner ledgers
- No estoppel certificates
- Meritless lawsuits
- Stranded vehicles
- Board arrests





MONICA GHILARDI



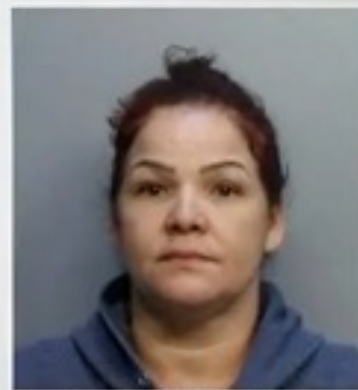
MARGLLI GALLEGO



JOSE GONZALEZ



MYRIAM RODGERS



YOLEIDIS LOPEZ



WHAT HAVE WE DONE?

Inspected and Secured Your Property

- Fired rude staff
- Fired landscaper
- Fired security used to intimidate
- Copied hard drives and files
- Retrieved keys and cell phones
- Safeguarded your bank accounts
- Access to the State Attorney

WHAT HAVE WE DONE?

Physical Presence on Site

- Replaced staff with my Team
- Opened Clubhouse 7 days a week
- Secured your books and records
- Retained maintenance crew
- Acquired Association mail and bills

WHAT HAVE WE DONE?

New Interim Website

- Your new interim website is :
hammockscommunityassociation.info
- Updated with “Official’ Communications

WHAT HAVE WE DONE?

Hammocks **HOTLINE**

- Your new **HOTLINE** is:
 1-888-261-9020
 hammockshotline@gmail.com
- Open M-F 9am-5pm, Sat & Sun 10am-4pm
- All calls are logged
- Messages categorized by issue
- You rate your call experience

WHAT HAVE WE DONE?

Hotline Stats:

- Open: 63; Pending: 4; Closed: 14
- Urgent Issues: 19%
- Follows ups requested: 71%
- Categories: Accounting, Architectural, Property Access, Closings, Security, Other

WHAT HAVE WE DONE?

Hotline Feedback

- 4.9 of 5 Star Overall Rating
- “Extremely informative, very knowledgeable and pleasant. Answered all my questions. Finally no more run around.”
- “It was “Great” professional, sympathetic optimistic; it feels like The Hammocks Association is being treated with Honor and Respect! Thank you greatly appreciate it!”

WHAT HAVE WE DONE?

Hotline Feedback

- “Best interaction with a Hammocks staff member in 7 years!!!”
- “Edward was extremely friendly and helpful. He even called back to be sure he gave me the best information.”
- “Best and most professional interaction with the Hammocks office since 2014. Simply outstanding!”

WHAT HAVE WE DONE?

Bank Accounts

- Identified all Association bank accounts
Truist, TD Bank, CIT, Banco Popular
- Provided new signature cards
- Popular Bank loan \$1.5M balance
- Secured lock boxes
- Changed all passwords
- Interviewed forensic accountants

WHAT HAVE WE DONE?

Real Estate Closings

- TOPS system for estoppel certificates
- Identified real estate closing dates
- Prepared to approve owner sales

WHAT HAVE WE DONE?

Vendors

- Fired all management
- Replacing landscaper
- Searching and hiring third-party security
- Screening for new property manager
- Securing financial oversight and accounting
- Interview former employees for background

WHAT HAVE WE DONE?

Insurance

- Retrieved all active insurance policies
- Reviewing all insurance policies
- Determine upcoming payments due

WHAT HAVE WE DONE?

Association Budget

- Obtaining bank records
- Identify regularly occurring expenses
- Assure that FPL and Water auto-paid
- Budget meeting to be rescheduled
- Increase valid through October 2022

WHAT'S TO COME?

Lawsuits

- All meritless lawsuits will be dismissed
- Second chance for owners in foreclosure
- Investigating properties sold at auction
- Consider further legal actions

WHAT'S TO COME?

Town Hall Meetings:

- Host State Attorney and owner meeting
- State Attorney will answer questions
- Updates on criminal investigation
- Update on further arrests are expected

WHAT'S TO COME?

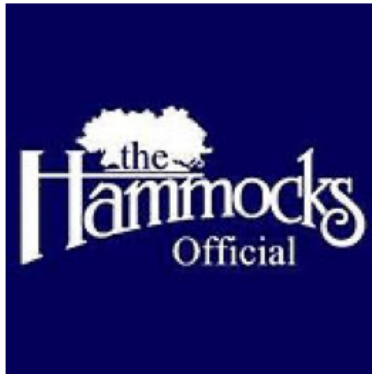
Election

- A new election ordered by the DBPR
- Election scheduled for March 2023
- Permit State monitoring
- Board candidates unrelated to board



***“You guys are brave.
It’s all over!”***

--Judge Beatrice Butchko



**HAMMOCKS COMMUNITY
ASSOCIATION
HOME OWNERS ASSOCIATION**

Hound Dog Productions 2022

