

Hammocks Community Association Inc.

Minutes of the Advisory Board of Director's Meeting
August 13, 2024 – 7:00PM – Clubhouse and ZOOM

1. Call to Order

The meeting of the Advisory Board was called to order by Judge David Gersten at 7:03pm.

2. Pledge of Allegiance

Everyone stood and recited the pledge of allegiance.

3. Determination of a quorum

Present: Receiver Judge Gersten is present therefore Quorum is established.

Idalmen Ardisson
Pete Cabrera
Don Kearns
Frank Perez
Kristen Gurucharri

Jesmany Jomarron, Eric Thompson Association Counsel; Anthony Serrone, Melissa Diaz, Alyson Theale; FirstService Residential.

Judge Gersten formally appoints Anthony Serrone, with FirstService Residential, as Secretary for the purpose of taking minutes.

4. Proof of Notice of Meeting

Anthony Serrone advised that Management posted notice for the meeting on all the bulletin boards throughout the community and on the association website on Sunday, August 9th, 2024.

5. Approval of the Previous Meeting's Minutes

MOTION

To approve the meeting minutes for the Advisory Board of Directors Meeting held on July 9, 2024.

Motioned by: Idalmen Ardisson

Seconded by: Pete Cabrera

Motion Carried Unanimously

6. Receiver's Status Report and Recommendations – Honorable Judge David Gersten

- **Recovery efforts – Hilton napoleon lawsuits** – Judge butchko has Finally received Hilton Napoleon Bank statements.
- **Criminal Attorneys** – There is a lawsuit against the accountant, Jose Que, that the Association is still involved in. There will be more to report later as the legal team is continuing to work on this case and does not want to give away their strategy.
- **Cepero Case**- Judge Gersten has handed this Case to Judge Butchko working on our foreclosure and collection. Judge Gersten has gone over the strategies with the lawyer and believes there's a good chance that this case will be resolved soon.
- **Collections** - There's currently \$1,163,018.32 in assessments that are 90 days past due. That amount accounts for 511 units.

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- **Disputed accounts** – FirstService is continuing to work to resolve accounts with disputed balances. Every month the number of accounts fluctuates as accounts are resolved and more are reported. As of today, 53 accounts are under review by First Service.
- **Finances** - As of yesterday, the Association has \$6,184,317.27 in the bank. Homeowners have until the 15th of the month to make payments. The Association anticipates that there will be more money collected by the 15th of August.
- **Town Hall** – The Association will be holding a town hall meeting with the Mayor on October 10th, 2024. On June 25th the Association had a very successful meeting with the mayor and his entire team.
- **Fining Committee**- Due to a lack of committee members, Judge Gersten encouraged homeowners to volunteer for the Fining Committee. The Committee needs three members to operate, and The Committee currently has one member.
- **Transition of Receivership** – Last month a motion was filed with Judge Butchko proposing that Judge Gersten step down as the Receiver and let the Board become the full Board of Directors. Judge Gersten will stay on as a monitor for the Association.

7. FirstService Residential and Board Liaison update

Anthony Serrone and Idalmen Ardisson presented in the Receiver's Report.

- **Pools** – Anthony Serrone stated that FirstService has all the required documentation to Miami-Dade County's Building Department along with the Department of Health to get Black Creek operational. Members of the Board of Directors and Anthony Serrone had a meeting with the Miami Dade's Commissioner's office and have requested help in pushing the permitting process along for multiple projects including Black Creek Pool. There is a leak in the Wild Lime pool that is being fixed by the pool servicing company. Anthony is going to continue to work with the Commissioner's office to get help with Water Oaks pool.
- **Playground** – Idalmen Ardisson & Anthony Serrone had a meeting with Candance from the playground installation company and have sent all the permits, maps, etc. to get everything set to install the playground.
- **Drainage** – The storm drain cleaning was completed towards the end of June. The cleaning company, Quick Clean, will come back to the property if the drains are not draining properly after the cleaning.
- **Lake Security Vehicle** – The lake security vehicle should be here by Thursday or Friday which will allow elite security to patrol our lakes.
- **Fountains**- Anthony Serrone stated were continuing to work with Lake Doctors to repair the fountains. It was noticed that the fountain behind the club house seemed lower than usual. Lake Doctors has been contacted to clean the fountain
- **Beaches** – Aquagenix was on property the second week of July to clean the beaches. FirstService's maintenance staff will be conducting their cleaning in early September to supplement Aquagenix. Aquagenix will be providing a proposal to install buoys in the lakes.
- **Food Truck Friday** – The next date for Food Truck Friday needs to be determined. The next date that has been proposed is August 30th, which happens to be Labor Day weekend.

Idalmen Ardisson- Liaison Report:

- **FPL**- Idalmen Ardisson stated FPL has readjusted their numbers to accurately depict what the Association is paying per month for lighting on average. There are going to be 15 of 18 communities that will be converted from high pressure sodium light to LED lights. This will return the responsibility of maintenance to FPL. The neighborhoods that had solar lights are not included in these proposals because they need a full replacement of the poles, lights, etc.

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The communities that will have to wait for a start date are Cedar Landing, Pelican Point, portions of Lakeside, and some portions of Ensenada. The process is now started, but it is hurricane season which could possibly delay the timing of the installation.

MOTION

To approve the FPL proposals for the high-pressure sodium lights to be converted to LED with the exception of Cedar Landing, Pelican Point, portions of Lakeside, and portions of Ensenada

Motioned by: Idalmen Ardisson

Seconded by: Kristen Gurucharri

Discussion:

- Pete Cabrera questioned whether the neighborhoods that solar lights had will be replaced with solar lights again or if they would be converted to LED like everyone else.
- Idalmen Ardisson clarified that they are going to investigate what is going to be most cost effective. The Association has requested the engineering plans before there is any decision made to make the best decision.
- Pete Cabrera and Don Kearns commended Idalmen Ardisson on her work on this project.

Motion passes unanimously

- **Pools-** Idalmen Ardisson, Don Kearns, Frank Perez, and Anthony Serrone met with the Commissioner and his Chief of Staff. Their staff is enthusiastic about helping us out with our permits and will help put us in contact with someone who will help The Association with their permitting issues. The Commissioner's office will help us with the removal of the Chantarelle Wall, the playground equipment at the Wild Lime Center, potholes, etc.
- **Fencing –** The project was recommended as there were issues with landscaping that needed to be taken back at least two feet from the fencing line in order for URI to complete their work.
- **Requests for Proposal –** Requests for proposals were constructed for pressure cleaning of the clubhouse roofs and for the painting of the clubhouses, there is a lot of information on these to go over.

MOTION

To table the discussion on the requests for proposals for the pressure cleaning and painting for the three clubhouses and sealcoating of the 18 neighborhoods.

Motioned by: Kristen Gurucharri

Seconded by: Idalmen Ardisson

Motion passes unanimously

- **Liability Signage over Bridges and Obstructions in the Common Areas – Jesmany Jomarron-** Jesmany did research on the topic. Jesmany recommended that The Association look into an expert to investigate what signage would be appropriate and where it is recommended to put the signage to cover The Association as much as possible for potential liabilities. Possible experts that could outline these responsibilities are OSHA or possibly someone who investigates risk for insurance companies. There was a discussion on replacing the signs to make them more aesthetically appealing or other options such as stenciling the letters on the sidewalk with paint.

MOTION

To have FirstService Residential securing safety consultants to assist us with the recommended signage.

Motioned by: Kristen Gurucharri

Seconded by: Idalmen Ardisson

Discussion:

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Frank Perez mentioned that while we wait for the expert to give us recommendations that we should clean the signs. Don Kearns agreed that they should be cleaned.

Motion passes unanimously

MOTION

To remove any unapproved memorial sites that are on common property

Motioned by: Idalmen Ardisson

Seconded by: Frank Perez

Discussion:

Frank Perez brought up that there are signs that have been approved by Miami Dade County. It was clarified that those can stay as they have been approved by Miami Dade County.

Motion Carries Unanimously

- **Pressure cleaning the sidewalks** – The Association is looking into pressure cleaning the sidewalks along with getting help from the commissioner’s office to have the County pressure clean the sidewalks that are their responsibility to clean.
- **Late Fee’s** – Alyson Theale Stated that FirstService Residential discovered two issues, the first one was a human error. There is a process in place at the office and there was a mistake made by the person handling this process. When it was discovered, it was too late, and late fees had already been applied to some of the homeowner’s accounts. There is a backup process in place now so that this doesn’t happen again. The second thing that was discovered was regarding those that pay at the tail end of the grace period. There was an adjustment that needed to be made so that the information could be accurately depicted on their accounts.

8. Committee Reports

8a. Architectural Control Committee

Frank Perez presented on behalf of the Architectural Control Committee.

MOTION

To approve 15 ACC applications and deny 2 applications as was determined by the Architectural Control Committee at the meeting on August 1st 2024.

Motioned by: Idalmen Ardisson

Seconded by: Kristen Gurucharri

Motion passes unanimously

8b. Finance Committee

Pete Cabrera Presented on behalf of the Finance Committee.

- Money in the Treasury - ~\$6.7 Million.
- Cash-on-hand -~ 2.3 million cash-on-hand.
- Unpaid Assessments - \$1.2 million.

8c. Fining Committee

Anthony Serrone presented on behalf of the Fining Committee.

- Anthony Serrone stated that there was a resignation of one of the Fining Committee members. Per the Florida statute, the committee must have at least 3 independent committee members to

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be formed. There are a couple of candidates that have turned in an application to be on the Committee that will be interviewed. The hearing notices are also being reviewed by legal.

8d. Landscaping Committee

Pete Cabrera presented on behalf of the Landscaping Committee.

- Pete Cabrera stated the Landscaping Committee is reviewing planting some trees Frank Perez & Pete Cabrera will be driving around to see where to plant them. There is a \$ 17,000 budget that was put aside for this Tree replacement. Green wise has been looking into this project, as well.
- **Bike Path** – Frank Perez stated the bike path project has been approved by legal and the Receiver. Tomorrow FirstService Residential is having a planning meeting with both vendors to coordinate the start date & timeline.

8e. Neighborhoods Committee

Kristen Gurucharri presented on behalf of the Neighborhoods Committee.

- Kristen Gurucharri stated that in the last meeting it was decided to bring the top 5 projects to FirstService Residential to be able to get quote for said projects. One of the top ones was to get the sealcoating of the neighborhoods. The Neighborhood Committee has been notified that FirstService Residential would appoint someone to manage the 18 neighborhood which would be Shirley Arteaga.

TOP FIVE ISSUES

- Fencing
- Lighting
- Yellow curbs
- Sealcoating
- Parking

MOTION

To Advise the Hammocks Advisory Board of Director and The Receiver to request Shirley Arteaga job description.

Motioned by: Kristen Gurucharri

Seconded by: Idalmen Ardisson

Motion Carries Unanimously

Guillermo Lanza presented the Security Update

- Don Kearns Stated that as were getting our lake vehicle well be having someone patrolling our lakes. The data on the crime map shows were doing a great job patrolling our community.

9. Old Business:

MOTION

To Advise the Hammocks Advisory Board of Director and The Receiver to bypass the holiday weekend and reschedule the food truck Friday to September.

Motioned by: Kristen Gurucharri

Seconded by: Frank Perez

Motion carries unanimously

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10. New Business:

MOTION

To Advise the Hammocks Advisory Board of Director and The Receiver to approve the town hall for the mayor on October 10th, 2024, 6:30pm to 8:30pm

Motioned by: Idalmen Ardisson

Seconded by: Kristen Gurucharri

Motion Carries Unanimously

10. Owner's Comments on Agenda Items

Walid Charaf - Chanterelle – stated he received a violation from Miami dade county about a metal terrace that he had done, and the contractor never took out permits, for him to fight this violation he was told all he needed was for the hammocks community association to approve him having a metal terrace.

Idalmen Ardisson Stated that he would have to appeal the ACC denial, he's not denied he's contingent till we receive a document showing where the holes are going into. We're just requesting a NOA of the post. If you cannot get that document, then we will take the next step to see how we can help you.

Doria Wals – Lakewood Estates – stated that she was one of the first people that went to the police when all the criminal activity was going on in the hammock community association. I was hit by a lawsuit. I was contacted by one of the hammocks lawyers to come and sit for 6 hours at a deposition to defend the hammocks and help them win money. It is my understanding that the hammocks recovered 2 million dollars from the insurance company, and I believe that not only to myself but everyone that got hit with a lawsuit should be paid back by the hammocks.

Maria Blanco – Lake Side – the lighting is very bad throughout the community and the entrance on 104 is horrible. The lake fountain was working for a month and is no longer working.

Zoom Side Gates:

Guillermo Rodan - I have been hired in the past by insurance companies, wouldn't it make sense to call our insurance company. To see what signs we need throughout the community.

Anni - what the decision-making process for those fences picked to get fixed

Karol - she called elite for assistance, but they said they couldn't help her , there's a fence that's been down since 2017.

Meeting of the Advisory Board of Directors was adjourned at 9:30pm