

Hammocks Community Association, Inc.

Minutes of the Neighborhoods Committee Meeting

June 12th, 2024 – 7:00PM Clubhouse and ZOOM

1. Call to Order

The meeting of the Neighborhood Committee Board was called to order by Fernando Figueira at 7:01pm.

2. Determination of a quorum

Present: Fernando Figueira- Haciendas
Maria López-Peralta- Oakwood Estates
Frank Morrison - Chantarelle Ravena
Ana Laura Morales – Paseos
Chris Recicar – Spicewood
Yolima Tiger- Corella

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 June 10, 2024.

4. Approval of Minutes

Management presented minutes for the prior meeting held on May 8th, 2024.

MOTION

To approve the meeting minutes for May 8th, 2024, meeting of the Neighborhood Committee.

Motioned by: Fernando Figueira

Seconded By: Frank Morrison

Motion passes 6-0

5. Old Business – Nothing to report.

6. New Business –

- **Frank Morrison:** informing everyone that the 18 neighborhoods will have a separate budget for expenses that belongs to each neighbor. This 2024 year there is only a master association expense. A property manager, Shirley Arteaga has been assigned to oversee the 18 neighborhoods who will be the main contact person for any inquiries.
- **Shirley Arteaga:** informed that she will be overseeing the 18 neighborhoods, will be taking care of the violation department and staff as well some of the project within the neighborhoods.
- **Frank Morrison:** continue discussing about finance budget from 2023.
- **Shirley Arteaga:** Clarified that the meeting was a neighborhood committee meeting due that there were some homeowners being confused about the finance information provided at the meeting.
- **Frank Morrison:** provided a neighborhood repair project top five template to be able to follow up and tracks on the projects around the neighborhoods. He stated that each committee should

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provide a top project for their neighborhood. He provided the information to Kristen, and he is willing to work for the community of Juniper.

- **Maria Lopez Peralta** : who will be adding the top 5 projects in the chart.
- Frank Figueira: mentioned that he is proposing for the committee to take the responsibility of adding the top 5 projects into the neighborhood that each committee represents.
- **Maria Lopez Peralta**: mentioned that it was her understanding that First Service Residential will be the one overseen and selecting the projects that are necessary.
- **Fernando Figueira**: First service Residential is the one overseen and selecting the top projects.
- **Frank Morrison**: recommends that the committee should be the one bringing up the projects withing each neighborhood.
- **Fernando Figueira**: we represent each community but First service residential should be the one selecting the projects.
- **Shirley Arteaga**: clarified that at the neighborhood meeting the committee will bring any concerns from their community that each one represents, and management will provide the recommendations to the Board of Directors and receivership in order for them to review the information and make a decision. The idea sounds good as per each committee bringing any concerns to management and that way other items may be able to be revise by management, Board of Directors and Receivership.
- **Frank Morrison**: clarified that next year each neighbor will have their own budget from the Master account.
- **Fernando Figueira**: it is my understanding that First Service Residential is looking into any projects for each neighborhood.
- **Shirley Arteaga**: our team is looking into each community to see what is in need of taking care of. As of now we are overseen other projects withing the association as per County Violations, fence projects, pathways project, ext.
- **Yolima Tiger**: was inquiring about the trees located by the 88 Street, why no one has taking care of the trimming of the tree around the area.
- **Shirley Arteaga**: it is my understanding that those trees were trimmed by the transportation of Miami Dade and were trimmed incorrectly causing the trees to not be trimmed correctly at the moment, if the trees are trimmed more than the 25%, they can be damage caused.
- **Analaura Morales**: she suggests to post in the bulletin boards a top 10 violations that could be the more frequent in the communities. It looks like these rules are coming from different documents and homeowners may get confused when accessing to the documents.
- **Shirley Arteaga**: Explained that the violations process just started on June 10 and it has helped to obtain more information from the property owners and informed the homeowners about the rules and regulations.
- **Analaura Morales**: I would like to post information on the bulletin board about the types of violations that are been addressed in the community, so homeowners are aware of the violations, and they do not get surprised about the violation.
- **Fernando Figueira**: he mentioned that these notices are sent in a friendly matter to address any items that are not within the guidelines of the association.
- **Shirley Arteaga**: clarify that these notices are sent in a friendly matter and homeowner are not getting fined as the first notice it is been address as a courtesy notice.
- **Analaura Morales**: asked how the properties are getting the notices.

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- **Shirley Arteaga:** responses that the notices are placed on a door hanger and once the resident gets back, management can identify if is a renter or homeowner and will provide more information about the violation/ rules and regulations. The door hanger has a barcode which provides the documents of the association.
- **Frank Morrison:** Advise all homeowners to be responsible to look into their property account. if someone sees any irregularities to contact the management office directly to look into it.
- **Analaura Morales:** Requested to post a notice on the bulletin board requesting homeowners the participation for the neighborhood committee.
- **Maria Lopez Peralta:** inquiring about the baskets by the beach without bags.

7. Owner Comment on Agenda Items

- **Laura Chevel – Cedar Landing –** Inquiring about the situation with the lightning in Cedar Landing. She was requesting information about the electrical bill for light post from Cedar Landing.
- **Shirley Arteaga –** Advice to direct the electrical bill inquiry to the finance committee or Board of Directors.

8. Adjournment

Motioned By: Frank Morrison

Seconded By: Analaura Morales

Meeting adjourned at 8:19