

# Hammocks Community Association, Inc.

Minutes of the Neighborhoods Committee Meeting

September 11<sup>th</sup>, 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 7:06pm.

## 2. Determination of a quorum

Present:

- Kristen Gurucharri - Spicewood
- Maria López-Peralta- Oakwood Estates
- Frank Morrison- Chantarelle Ravena
- Yolima Tiger- Corella
- Karolyn Demery- Skylark
- Fernando Figueira- Haciendas

Absent:

- Chris Recicar – Spicewood
- Ana Laura Morales – Paseos

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 September 9<sup>th</sup>, 2024.

## 4. Approval of Minutes

Management presented minutes for the prior meeting held on August 15<sup>th</sup>, 2024.

MOTION

***To approve the meeting minutes for August 15<sup>th</sup>, 2024, meeting of the Neighborhood Committee as amended.***

Motioned by: Kristen Gurucharri

Seconded By: Frank Morrison

## 5. Management Report

-Shirley Arteaga: informed that a meeting with Turf was conducted on August 22, and the contract was reviewed to discuss the work been done in the community. It was brought up at the meeting any issues that management noticed and that residents informed the office management. As per Turf, they are handling any items that involve the cutting of the grass and cleaning of the hedges in the community. Anything that involves heavy machinery to trim this would be extra charged.

The violation report was presented. It was informed that Courtesy notices have been addressed to all the 18 neighborhoods and management is keeping a record of all notices that have been addressed. Management is waiting for the legal team to provide approval for the legal letters that have been reviewed since June. She also informed that some homeowners had been interviewed for the fining committee position.

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Yolima Tiger: asked why the neighborhood of Corella still has visible violations around.

Shirley Arteaga: responded that at this time management is addressing all notice with a courtesy notice and there is no compliance date that makes a homeowner comply with the notice right away. Management started to address this notices since June 10 and we are in phase 1 trying to address violations in an amicable way, informing and advising homeowners.

Fernando Figueira: ask questions about the violation report that was provided attached.

Shirley Arteaga: informed that the number of compliances is from the homeowners that had contacted the office and provided information. For the ones that management noticed that complied at the time of the inspections, notes were added on the property account and the notices were closed. At the time of collecting the information for the violation report, management can look under the emails that were sent by homeowners proving the information. Since all violations get close due to being addressed as courtesy notices is hard to go back and look into each comment that was submitted. Once the violation process starts management will be able to provide a detailed report with all notices that are open in the system.

Shirley also informed the homeowners about the importance of contacting the office and allowing the management to open work orders for any request related to the responsibilities of the association.

Shirley informed the committee that some benches by Spicewood and live Oak that were reported damaged were repaired. For the pressure cleaning, the Board of Directors are deciding how to pressure clean the rest of the 16 neighborhoods.

She provided updates about the fence project phase II indicating that the project is on hold due that Miami Dade Permit Department is holding the project.

The FPL lights contracts were signed, and management is waiting for FPL to provide a start date.

The bike path project permits were submitted, and management is waiting for Miami Dade County updates.

## **6. Old Business –**

### **o Oakwood Estate Hedges**

Maria López-Peralta: inquire about if management requested proposals for the hedges at the entrance of Oakwood Estates.

Shirley Arteaga: clarify that for any requests from the committee a motion should be made at the time of the meeting for the chairperson to take the request to the next Board of Directors meeting. The Board of Directors is the one to direct management to conduct any type of project.

Frank Morrison: Said that the Neighborhood Committee can make the requests directly to management to work on different project because the expenses are already in the budget of each neighborhood for management

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Shirley Arteaga: clarify that the issue is not only the expenses related to the project but the process to get the job done. Management is working in different projects that are assigned by the Board of Directors and ultimately the Board of Directors have to officially approved in order to start a new project and to provide them with bids, contractors, ext. that needs to be included for the proposal.

Karolyn Demery: are the hedges going to be replaced with the same ones or a different type?

Shirley Arteaga: she added that that is another topic that will be part of the proposal for the Board of Directors to make their recommendations and for them to decide and approve. That way there is organization as to what projects are assigned to management.

- **FPL Lights:**

Maria López-Peralta: Ask if the neighborhood of Haciendas the light post are been reported.

Shirley Arteaga: informed that those light posts are part of the FPL contract. They will be working on repairing and converting the lights to LED.

Frank Morisson: Does management has a report about the lights that are not working on each of the neighborhoods.

Shirley Arteaga: Informed that management keeps a record of the lights that are not working at the moment.

## 7. New Business –

- **Locks on Gate (104 ST and 162 AVE)**

-Maria Lopez Peralta: requesting information if locks were placed on the gates that were recently repaired.

-Shirley Arteaga: confirmed that the locks had been already placed in both locations.

- **Removal of glass bulletin board located behind Black Creek Facility**

Maria Lopez Peralta: Requesting to have the Bulletin Board removed from the location due that is too big and has no purpose in the area.

MOTION

**to have the bulletin board located behind Black Creek facility removed.**

Motioned by: Maria Lopez

Seconded By: Kristen Gurucharri

- **AT&T Issues**

Frank Morisson: reported that the land line covers from AT&T that are located by the common area some of them at Chantarelle are broken and are a safety hazard.

Shirley Arteaga: informed that she will look further into the issue.

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- **Soliciting issue**

Frank Morrison: informed that he has notices people doing solicitation in his neighborhood and security should be aware that this is not allowed in the community as per the documents. He suggested placing a sign inside the bulletin board informing homeowners that solicitation is not allowed in the community and to contact security if reported.

Karoly Demery: informed that each neighborhood used to have a sign about no soliciting at the entrance of each neighborhood.

- **Landscaping**

Frank Morisson: Informed that the maintenance from previous managements used to have Loppers to remove any landscaping obstructing the way of the sidewalks. Also, informed that Turf sometime scheduled their cutting grass maintenance during the pickup garbage days. He is suggesting for Turf to schedule the maintenance on a different day of the week to not interfere with the pickup from Miami Dade. He also brought to the attention that trees that are located by the lake side, some of the branches are low and maintenance should be cutting them, so they do not obstruct the walkway by the lake.

- **Lights under the Bridges, repairs**

Frank Morisson: lights under bridges 1 and 3 are not working. The fence located by Vizcaya needs to be repaired.

- **Finance**

Frank Morrison: informed that he requested a Delinquency report to have information about the neighborhoods financial. That he is aiming to have the funds that have been collected to locate them into the neighborhoods as per the 2023 audit.

Kristen Gurucharri: explained that is happening now is that once they collect funds that has been found, they allocate the funds into the masters account instead of the neighborhood.

Frank Morrison: Explained that if the funds are allocated into the neighborhood accounts this will allow each neighborhood to have their own funds for any maintenance needed.

## 8. Owner Comment on Agenda Items

**Ivan Gonzalez- Juniper** – he introduced himself and expressed concerns about the neighborhood of Juniper with parking issues, nuisance from neighbors and security issuing stickers and homeowners ignoring those warnings.

**Kristen Gurucharri** - Asked if First Service Residential verify that the properties are renting due that it need to be approved to be renting in the property.

**Shirley Arteaga**- clarify that the rules of the association states that the homeowner needs to provide the lease agreement only

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**Fernando Figueira-** suggested to the homeowner that he should call the cops due to the fact that they may be able to provide more enforcement.

**Ivan Gonzalez-** Suggested for the police department to have some time of authorization from the association to enforce traffic laws, tickets.

**Fernando Figueira-** mentioned that it would cause many issues withing the residents.

**Ivan Gonzalez-** mentioned that some homeowners parked in the middle of the street blocking the area and they do not care when security placed a sticker, they just ignore the warning.

**Shirley Arteaga:** recommended to review the possibility of towing, parking on the street can be a safety concern because first responder vehicles may not be able to drive through in case of an emergency.

**Kristen Gurucharri:** she requested to first verify the towing information that is placed in the neighborhood and make sure is not related to the delinquent BOD.

**Shirley Arteaga-** confirmed that she will look into the matter.

**Marina Lakeside-** Can a resident park a boat in front of the property

**Fernando Figueira-** No that is not allow in the community unless they are preparing the boat on a Friday or Saturday.

**Mariana Lakeside-** Is parking on the grass allowed?

**Frank Morrison:** mentioned that it is not allowed in there are signed places in the community for information.

## 8. Adjournment

**Motioned By: Kristine Gurucharri**

**Seconded By: Frank Morrison**

**Meeting adjourned at 8:33 PM**