

Hammocks Community Association Inc.

Minutes of the Advisory Board of Director's Meeting
January 9, 2024 – 7:00 P.M.

1. Call to Order

The meeting of the Advisory Board was called to order by Judge David Gersten at 7:01 p.m.

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.

Advisory Board Members Present:

Don Kearns
Idalmen Ardisson
Kristen Gurucharri
Carlos Villalobos
Pete Cabrera
Marcoantonio Real
Juan Franco (ZOOM)

Jesmany Jomarrón, Association Counsel; Corey Tickner, Anthony Serrone, Shirley Arteaga, Jean Carlos Peralta; FirstService Residential.

Judge Gersten formally appoints Anthony Serrone, with FirstService Residential, as Secretary to take minutes of the meeting.

4. Proof of Notice of Meeting

Anthony Serrone advised that Management posted the notice for the meeting on all the bulletin boards throughout the community and on the association's website on Friday, January 5, 2024.

5. Receiver's Status Report and Recommendations

MOTION

To approve the meeting minutes for the December 12, 2023, Advisory Board of Directors Meeting.

Motioned by: Idalmen Ardisson

Seconded by: Pete Cabrera

Motion Carried Unanimously

6. Receiver's Status Report and Recommendations

- Recovery Efforts –
 - Crime policy – The legal team is working to recover a 1-million-dollar Crime Policy. We have been jumping through hoops from the insurance company to try to get the limits of money outlined in the policy. On December 12th, Melanie Damian, the Receiver's attorney, sat through an examination under oath. We will not wait any longer than January 19th to get the full limits of the policy. If we don't get the full limits, we will file a lawsuit. If we file a lawsuit, we have the opportunity to ask for more than 1 million dollars. The next time you hear from me again, we will have gotten the 1 million dollars, or we will be involved in a lawsuit.

Hammocks Community Association Inc.

- There are lawsuits open against the attorneys that represented the previous board – Rasco Klock and Hilton Napoleon. We were supposed to have a mediation last month. The insurance company did not show up to the mediation. We rescheduled it for January 16, 2024. If we mediate and settle the case, we will give an announcement on the money recovered.
- Hermida – Criminal attorneys – They filed a motion to dismiss our case against them. On December 27th, the court denied their motion to dismiss. The denial of their motion to dismiss means our case is going forward. At this point, we are going to try to schedule early mediation. Mediation is a process where the parties to the lawsuit sit with a neutral third party who tries to get the case settled. We have done that in other cases. Mediation is quicker, and we can get things settled.
- In November, we filed a lawsuit against inside vendors, which included family and friends of the previous board. We have gone after them for \$2 million and that is in its early stages at this point. We will try to get that settled as well.
- Cepero case – We won this case completely, and then the court reconsidered and took back half of the recovery. We still recovered \$100,000 - \$150,000. Currently, it is in front of a lower bankruptcy court. There have been some filings, and we have one response due on Friday. They have seven days to file a reply. The next report will outline what has been done.
- Update on Assessments – We are working with FirstService on this. We still have almost 2 million dollars in outstanding assessments. This should be going down because we are still in the payment window for the assessments. 38 owners are involved in lawsuits right now. They were filed by the association before the receivership came into play. We continue to work out those cases; I will keep you posted. It just takes time and communication to go back and forth. If you are delinquent in your payments, please bring your account current. It benefits the community and you. I do not want to send anyone to collection unless we are forced to do it.
- Hardship payment plans – Some people have requested to pay their assessment monthly instead of quarterly. We have people who owe a good deal of money, and we put together a payment plan through which they can pay off monthly to reduce what they owe and not face foreclosure, a lien, or expenses. We are working on this for the benefit of homeowners. If we can work with you, we will. There were requests for three more people to go to monthly payments and those were approved.
- Accounts – A lot of people are saying that I am not getting help from FSR even though they have given me payments and documents. We have not had access to some of those bank accounts and had to subpoena banks because they are not cooperative. We are still working on it. Since that meeting, 6 of those issues have been resolved since the last meeting. We have received another 9 in dispute.
- Budget – I became aware of this issue from Chicky. The budget was not received when it was supposed to have been received. It was not done by FirstService Residential. FirstService Residential must mail out the budget with what your payments will be for the Master Association and neighborhoods. To remind everyone your payments have gone down. I don't want anyone to be penalized because FirstService Residential didn't mail out the budget, so you will not be penalized for non-payment. No penalties or late fees will kick in until February 15th. During the last meeting, the budget was possibly approved or contingently approved due to a discrepancy with the FPL bills. That will be addressed between the Finance Committee and the FirstService Residential representative who is dealing with FPL. The Finance Committee meeting was scheduled for January 17, 2024, but it has been moved to January 16, 2024. This was requested by members of the budget committee because they wanted Melissa Vazquez from FirstService Residential to be present. The request was made two weeks in advance of the scheduled meeting and that will be reflected on the website.

Hammocks Community Association Inc.

- Reserve account – We have almost 3 million dollars that has been recovered, which might be almost 4 million dollars by the next meeting. I was putting things aside for lighting, fencing, roofing, pools, and potholes. There might be some money set aside for landscaping once we hear from Pete from the Landscaping Committee. FirstService Residential is working on getting estimates for these projects. I am just zeroing in on these topics to get the best bang for your buck. You will not have to pay more for these projects. Your association dues are going down, and I want to make sure that it is the same for next year. That's why I want to establish this reserve fund as these are capital improvements to the property. As for finances, as of January 4th, we had cash on hand of \$3,943,611.07. That was after paying \$247,953.13 in invoices to various vendors. We are cash-healthy and that is the goal.
- Transition plan – Judge Butchko had a hearing with Melanie Damian in attendance. My transition plan was filed on December 15, 2023, shortly after the last Advisory Board meeting, and it is posted on the website. It is my suggested transition plan, set for hearing on Valentine's Day, February 14, 2024. Judge Butchko is going to listen to the plan, and she will decide whether to go with the plan or not. To Summarize the transition plan – the next advisory board will be elected on Feb 29th. The plan is to go from an Advisory Board to a full Board of Directors that operates on its own. I am not going to be here forever, and I need a board that is fully capable of running the association on its own. I am anticipating that by the June meeting, they should be able to take over. At that time, I am suggesting I should be fully discharged as a full receiver for everything and just be the receiver for litigation. What the Judge mentioned was that she wanted to stay on for a lengthy period. My suggestion was to be a monitor in one area, which is the election, and to monitor how the board operates on its own. I would have full access to financial records to make sure that no shenanigans are going on. Also, to be able to attend board and committee meetings, like I do now, to see how the Board and Committees are operating. I will be able to make decisions if decisions need to be made, with Board approval, and to ensure that the association continues to abide by the rules and regulations of the community and the orders of Judge Butchko. I am here to make sure that everyone tows the line. I will have a very limited role. I am targeting the day of December 1, 2024, to decide if I believe that the association can govern itself completely and let Judge Butchko know that my work is done. At that point, I will be known as a limited receiver for litigation purposes. It is technical for the layperson, but there is an advantage to having a Receiver being a party to a lawsuit. As a Receiver, there are legal benefits and arguments that the receiver can make. If a receiver comes in it cleans out all the bad things that have happened. I don't think it's appropriate to give up that position of having a receiver, and we will see what Judge Butchko thinks regarding the limited purpose in which I would operate. Judge Butchko did make me the election monitor for this election and every election going forward. The last election was ironclad, and everything went right. The votes are counted correctly and fairly. I believe that the objective for this community, at all times, is for the candidates to play by the rules and to serve the community, not themselves. There will be no negative campaigning and if something occurs in that respect, I will step in as the monitor, and it can result in the removal of that candidate. I don't want to remain as the Receiver in any capacity any longer than is necessary. My goal is to remove myself as the Receiver at the appropriate time. Many of you lived in fear and were stolen from. This cannot happen again. If it does, then all of this has been for nothing. You also do not want a new receiver to be put in.
- Bill of Rights for Hammocks Community Association – This bill will go beyond what the law provides for Homeowners Associations. When Representative Porras was here, he had mentioned a 60-page bill that he had introduced to the legislature and by the time it got through the legislative process, it was down to 13 pages. Representative Porras wanted to enter a lot into the bill that did not get make it through the legislative process. In America, we deserve our rights, and we don't want them to be taken away. Through The Bill of Rights, which will be the model

Hammocks Community Association Inc.

for the whole State of Florida, you will get everything the law provides for you and more. It is up to Judge Butchko to accept it, I will make a recommendation, and she will have to approve it.

- Elections – The elections will occur on February 29, 2024. The deadline for candidate intent to run forms has come and gone, and we will be having an election. You will have your first opportunity to meet the candidates on January 30, 2024, at 7:00 p.m. at the clubhouse. The Second meet and greet will be held on February 17, 2024, at 11:00 a.m. Early voting will begin on February 24, 2024. We will conduct another Fort Knox-style election that will be secure, fair, and transparent. There has never been an election like we had last time, and now we have the experience from last time to get even better. The costs will be down because the main template is in place.
- Insurance – This is something that I am not happy about. We have saved a lot of money on insurance. Particularly, we saved from selling vehicles and reduced the insurance cost. Around 30 companies were contacted to give us quotes on general liability insurance by the largest insurance broker in the state. I also had FirstService Residential use their connections to try to secure a quote, but there were only two additional companies that would offer us general liability insurance. I think I might have a bright light at the end of the tunnel, but I want to give you the background on what happened, first. We were coming up to the end of our insurance policy, date-wise, and there were only two companies that would offer us general liability insurance, and they were ridiculously expensive. The insurance was expensive because of the prior issues under the previous board. There were a couple of members of the legal team and the board attorney working to figure out what we could do. Brown and Brown is our insurance broker. I got them to reduce the size of what their premium would be, which came down from 10% to 5%. The insurance broker will also not be getting the premium that he would have received. The price of the general liability insurance is \$750,000, which is still a staggering amount. We put some clear thinking to see what we can do with this insurance crisis. We got hit particularly hard because of old claims. We are investigating, and I will let you know when I know, but we are thinking about putting together a basis on which to self-insure, which the statutes allow. It is extremely intricate, but if there is a way to do it, we will figure it out so that we do not have to pay those insurance premiums forever. There is heavy investing in the front end, and if we do figure out a way to accomplish this, we can cancel the insurance within three months, with a penalty, to get the money back in the treasury. As far as I know, this has not been done yet in the state of Florida, but because of our size, it makes sense. We might have the most creative insurance plan that anyone has ever seen in an HOA, in the country, and in Florida. Ten years from now you won't be paying hundreds of thousands of dollars for insurance.
- Projects –
 - Lights - There are still approx. 80 that are out. We have received proposals for the lights to be repaired and periodically maintained. FPL will be coming out to see if they are still repairing non-working lights. They will not touch some of them because the previous board repaired them themselves, and voided FPL's "warranty." We expect FPL to be out here before the next Advisory Board meeting. We did repair about 35 lights at one time, but there are a lot of lights in the community.
 - Playground equipment – We are considering where to install the equipment. The equipment was purchased by the previous board, and we were able the contract to spend less money. If we relocate the site where the equipment is to be installed, which is something that has been suggested, it will cost about \$10,000 because we will need new surveys to submit to the county. I am going to refer this to ACC for their recommendation on where to keep it where it was supposed to be installed or to move it elsewhere.

Hammocks Community Association Inc.

- Kendal Drive Trees – The Miami-Dade Department of Transportation has been adamant that they can butcher the trees to make way for the lights along the street. We are working with the supervisor of the Department of Transportation. I am not sure if they are legally allowed to continue to do this. If not, we are going to do a cease and desist. The Landscaping Committee, which was created recently, will get and evaluate bids for tree trimming which will include, if needed, the Kendall Drive trees. We still will be working with the Department of Transportation.
- Anthony Serrone – Project Lists
 - Fountains –
 - The biggest replacement or repair that we needed regarding the fountains was the clubhouse fountain. We obtained proposals from Lake Doctors to have the fountain repaired and to have it replaced. To have it repaired would cost \$7,000 on the existing fountain with a 1-year warranty on the work. The bid to replace the fountain was \$12,000 to replace the fountain with a 5-year warranty on the work and the parts for the fountain. The replacement of the fountain was approved by the receiver so we will be signing the contract for them to order the parts and schedule the installation of the fountain.
 - At the last meeting, I stated that we were going to meet with the representative from Lake Doctors to diagnose the issues with the other fountains. My team and I walked around with Lake Doctors to each one of the fountains. Several small issues need to be addressed to get them working properly. Namely, three breakers need to be replaced because the current breakers are not big enough amp-wise to be able to sustain the electrical current of the fountains. This is why the fountains shut off from time to time because the voltage is too high. Otherwise, there are one or two small fixes including a timer and a contactor that need to be replaced. We will be obtaining proposals to have that work completed.
 - Fences
 - In June we obtained proposals from Osuna Fencing and from GC Builders to repair downed fences. When they did their walkthrough of the property, they both came back with a total of around 4,472 linear feet of fencing that needed to be replaced. Recently we had The Home Depot come to the property and measured around the same amount of linear feet, but their price came in a lot higher than Osuna or GC builders. We have reached out to another fencing contractor named URI, Unlimited Resources Incorporated, and they are coming out to the property next week to measure the fencing and give us a proposal as well. We have also contacted a contractor by the name of Emerald Group, and they said that we would need surveys for each property that the fences span before they could give us an accurate price to replace them. I have reached out to Action Fencing today to meet with the Project Manager tomorrow to see if they will come to the property to give us a proposal, so we have an accurate number to give to the receiver.
 - Storm Drains
 - We currently have four proposals to have the storm drains Jet-cleaned. What that means is that they will come in with a type of pressure cleaner that will kick up all the debris in the catch basins and the French drains that are attached and vacuum out all the debris that is in them to clear them out. There is a disparity in one of the proposals that we have received so we are trying to get a new

Hammocks Community Association Inc.

proposal to hopefully provide some clarity into why there is such a difference in the price of one of the proposals. We have also reached out to a consultant, Thomas Cheever, who has worked on the property before to assist with this. He is the engineer who investigated the drains last year to ensure that they were intact and could be jet-cleaned.

- Beaches
 - We have received maintenance proposals from two companies, Aquagenix and our landscaping company, Turf, to have the beaches maintained periodically. We did some research into how often this would be prudent to do. In speaking with the two companies and online research, we found that we should at least maintain these areas quarterly. What the companies proposed was to come in, replace sand that has eroded off the beach due to runoff from the water, till the sand to refresh the beach, and clean up any debris and weeds from the beach area to maintain it. Turf gave us a proposal to do this maintenance quarterly, and it is almost the same price as Aquagenix proposed to do the same work twice per month. Aquagenix will adjust its proposal to reflect a quarterly maintenance plan.
- Pools
 - Black Creek – Florida Bright Blue Pools, our pool servicing contractor, has provided four proposals to fix the issues that are outstanding at Black Creek so we can get that pool open. The first two proposals are to fix the violations that are outstanding at Black Creek that were noted by the Florida Department of Health. The third proposal was to replace a broken filter that has a crack in it and is leaking. This type of filter is not made anymore so we cannot get any parts to repair the filter; it needs to be replaced. This will also ensure that the new pumps that were installed work properly. The fourth proposal was for recommendations from Florida Bright Blue Pools for equipment that they say will be required by the Florida Department of Health when they come back. We are waiting on one last proposal from them that will cure one of the violations of the Department of Health report as it pertains to a change of equipment that was put in place by the previous board of directors.
 - Water Oak – The contractors from URI and from Emerald Group that have been mentioned previously, have come to the Water Oaks pool to cure the violations that are outstanding from Miami-Dade. They are going to give us proposals to remedy the violations outstanding so we can start working on getting this pool open, as well.

Judge Gersten will now pass to Don Kearns.

6. Committee Reports

Don Kearns – At this point, we will move to the Committee Reports and we will start with the ACC committee.

6a. Architectural Control Committee

Idalmen Ardisson Presented on behalf of the Architectural Control Committee.

- Idalmen Ardisson – The ACC has been very busy for the last few sessions. We held our monthly meeting on January 4, 2024. There were eight applications, and we approved six of them. One of the applications was tabled, this homeowner wanted exterior paint selection. One application was denied due to the screen enclosure not being the correct color.

Hammocks Community Association Inc.

MOTION

To approve the Architectural Control Committee report and recommendations.

Motioned by: Idalmen Ardisson

Seconded by: Carlos Villalobos

Motion Carried Unanimously

- Idalmen Ardisson – We have other topics to discuss, as well. The ACC recommended the colors of the Chantarelle Wall:
 - Stucco – Sherwin Williams, Snowbound.
 - Trim – Sherwin Williams, Argos, which is a light gray.
- Those of you that live in Chantarelle, might have seen the samples that were painted up there.

MOTION

To approve the recommendation for the paint colors of Snowbound and Argos produced by Sherwin Williams as the colors that the Chantarelle Wall will be painted.

Motioned by: Idalmen Ardisson

Seconded by: Kristen Gurucharri

Motion Carried Unanimously

- Idalmen Ardisson – We have looked at new house colors in a meeting that was specifically for this topic. The recommendations for the new colors are as follows:
 - Playa Arenosa – Sherwin Williams
 - Natural Linen – Sherwin Williams
 - Touch of Sand – Sherwin Williams
 - Sable – Sherwin Williams
 - Snowbound – Sherwin Williams
 - High reflective white- Sherwin Williams
 - Site white – Sherwin Williams
 - Tin Lizzie – Sherwin Williams
 - Argos – Sherwin Williams
 - Gray Matters – Sherwin Williams

MOTION

To approve the recommendation for the paint colors of Playa Arenosa, Natural Linen, Touch of Sand, Sable, Snowbound, High Reflective White, Site White, Tin Lizzie, Argos, and Gray Matters produced by Sherwin Williams for exterior home paint.

Motioned by: Idalmen Ardisson

Seconded by: Marco Antonio

Discussion:

- Idalmen Ardisson – At the next meeting we will figure out how to relay this information to homeowners. When homeowners come in, we will give them color combinations that they can choose from.
- Kristen Gurucharri – Is this in addition to what is currently there?
- Idalmen Ardisson – At the next meeting, we are going to take out some colors, this past meeting was to approve new colors.
- Carlos Villalobos – I would suggest putting the colors on The Hammocks website.
- Idalmen Ardisson – Yes, we want the colors on the website and at the office. We are going to work on that at the next meeting. We also want to give the homeowners specific names and color numbers so they can get samples at Sherwin Williams.

Motion passes unanimously.

Hammocks Community Association Inc.

6b. Governing Documents Committee

Don Kearns Presented on behalf of the Governing Documents Committee

- Don Kearns – The next meeting of the Governing Documents Committee will be held on January 29, 2024

6c. Finance Committee

Kristen Gurucharri Presented on behalf of the Finance Committee.

- Kristen Gurucharri – The previous Finance Committee was to go over the 2024 budget that was approved the previous night. There was a motion that was unanimously passed to have Melissa Vazquez attend the Finance Committee Meeting as she was not able to attend the regularly scheduled Wednesday meetings. We have accommodated this and changed the date so she can be available to attend the Finance Committee meeting. The new date for the meeting is Tuesday, January 16, 2024.

6d. Fining Committee

Corey Ticker Presented on behalf of the Fining Committee.

- Corey Tickner - Fining committee met last month, and it was a relatively short meeting. We are waiting for a compiled list of rules and regulations. Our next meeting is on January 18, 2024. Shirley will also be in attendance and will be working closely with the violations process.

6e. Landscaping Committee

Pete Cabrera Presented on behalf of the Landscaping Committee.

- Pete Cabrera – We had our first meeting yesterday, and the committee is not fully developed yet. Some people were not able to attend the meeting and some people that would like to be on the committee. The meeting will be held on the first Tuesday of each month going forward. Our next meeting will be February 6, 2024. We want to meet with Turf and Green Wise to discuss their tree-trimming proposals. The Receiver has suggested possibly setting aside funds in the reserve for the tree-trimming work. We also want to come up with a hurricane plan so that we can move quickly if there is a hurricane.

6f. Neighborhoods Committee

Kristen Gurucharri Presented on behalf of the Neighborhoods Committee.

- Kristen Gurucharri - Anthony, gave updates about the lights, the fountain has been approved for replacement, still waiting to repair the pools. The other thing that was discussed was how the violations are going to be implemented.

6g. Public Safety Committee

Todd Botner Presented on behalf of the Public Safety Committee.

- Don Kearns – I would normally report on this but I was unavailable to attend this meeting so we will give updates at the next meeting.

8. Old Business

- **No Old Business**

9. New Business

a. Follow up on bids for fencing and seal coating.

Hammocks Community Association Inc.

- Idalmen Ardisson – I have a question about fencing. When are we going to start this project and when will we have something finished? The quote from GC builders was given to us on July 6, 2023. The quote from Osuna fencing was given on June 16, 2023. The last quote from The Home Depot, which was done on December 13, 2023. Many of these proposals were from months ago. The proposal from Osuna stated the quote was only available for 7 days. Does this price still stand? I have the same question about the proposal from GC Builders.
- Anthony Serrone – What we are doing for the proposals from Osuna and GC builders is contacting them and seeing if they will still honor those prices or adjust their previous proposal. We were using those to display those two vendors who came to the property and gave us bids with almost the same amount of linear feet to be replaced. When The Home Depot came to the property, they gave us a quote on the project, and they gave us prices per linear foot it would cost to replace the fence depending on how many total linear feet were in the project. We do have another contractor who is coming to the property to give us a more recent quote.
- Idalmen Ardisson – What kind of warranties do we have from these vendors? I do not see it on the quote.
- Anthony Serrone – We will figure that out with Osuna and GC when we contact them about adjusting their bid. We are also going to get a timeline of how long this project will take from start to finish from the vendors.
- Idalmen Ardisson – Osuna has given more details about the fences that they will be replacing. What fences are we focusing on? Only the ones that are falling or are we doing the ones that are at the end of their life cycle?
- Anthony Serrone – These are only for fences that need replacement and repair. We have come up with these from the fences that have been reported to us and by our maintenance team who do visual inspections twice per week.
- Idalmen Ardisson – Is it safe to say that these are fences that are more in the common areas of the community and the eighteen communities?
- Anthony Serrone – Yes, that is safe to say.
- Idalmen Ardisson – I would like to see more details in the proposals as they pertain to aerial maps so we can understand more about where the fences will be replaced. It is not detailed enough for me. We also need to investigate Master Association cost vs. costs from each of the neighborhoods. Are the 18 communities being serviced by this project? Also, something to look at is the painting of these fences which is not included in the bids. I would like to have a date of when we are going to start this. I believe that we should be further than this since we have been asking for this for months. These bids appear to be from when we first asked for them and my question is are they still valid?
- Anthony Serrone – We will reach out to the vendors that have provided the bids to see if they are still valid. We can also talk to URI who has made himself available for any questions that we have about the project. We will ask what these vendors can do to make these bids more specific.
- Idalmen Ardisson – The other item under new business was seal coating. I don't know if Judge Gersten gave approval for this project but now is the time to do it as it is not raining.
- Carlos Villalobos – I have a question about how much money is going to be invested in the seal coating project.
- Idalmen Ardisson – That is what we are asking for through the bidding process. First, the project must be approved before we can start the project.
- Anthony Serrone – We do not have any numbers yet, but I did some research and there was a company that came to the property previously to give us a proposal. They could not give me the bid because it had old prices on there and those have changed because asphalt is tied to gas prices. They do have the specs of the community so they should be able to adjust the pricing and give us an estimate. We also need to see exactly what we are asking to, specifically, be done.

Hammocks Community Association Inc.

MOTION

To set a target date to have the final, specific, fencing proposals by January 23rd, have the vendor recommendation from the Advisory Board of Directors to the Receiver by January 30, 2024, and to have a hard start date and end date by the next Advisory Board meeting on February 13, 2024, for the fencing project.

Motioned by: Idalmen Ardisson

Seconded by: Kristen Gurucharri/Marcoantonio Real – Simultaneous

Marcoantonio Real – Before you move to the Owner’s comments on the agenda items, I want to make a suggestion. It is always great when the receiver shows up, personally, to speak with us. I believe we are missing one chapter. That chapter is questions and answers directly to the receiver. Perhaps we should include a section in which we can ask him questions directly. I have specific questions that I would like to ask, but there is no time for us to ask questions to Judge Gersten.

Don Kearns – If you feel strongly about that, you can request that that issue be put onto the agenda. It will be brought to the Advisory Board of Directors to see if they would like to put it on the agenda. Ultimately, it would be approved by Judge Gersten. If that is your thought, there is an appropriate way to go about that to address that in the future.

Marcoantonio Real leaves the meeting. Marcoantonio Real advised that he had to leave early before the meeting had started.

10. Owners’ Comments on agenda items

• Marisol Schmidt – Sunflower

- I came into the office, and I paid for the maintenance assessments for Sunflower. I paid \$246.89. I found out today that this is the wrong amount. I paid the amount online and if I didn’t check. I would have been delinquent.
- Idalmen Ardisson – What was the amount you paid? \$246.89.
- Anthony Serrone – If you give us the address after the meeting, we can look into what happened.
- Jesmany Jomarrón – The payment instructions are on the website, and they specify the amounts that you need to pay for the neighborhoods and for the master.
- Marisol Schmidt – It was not posted when I paid.
- Jesmany Jomarrón – I posted this on the website in December. What hasn’t happened yet is that it has not been mailed to the owners.
- Marisol Schmidt – Some of the communities are beyond seal coating and there is no point in wasting the money if they need to be repaired.

• Jorge Torres – Chantarelle

- I heard General Liability insurance being talked about earlier. What are the action items that are being done to mitigate non-residents by the lake, electric skateboards and bikes that are speeding on the pathways? Thanks for the paint that will be applied at Chantarelle. What is being done about the sign that was supposed to be put in the entrance to Chantarelle? Trimming of the palms needs to be done behind the lake as I do not think it has been done in years. The basics of project management are that you have a start and end date. I have suggested before that there can be a spreadsheet posted on the website that will outline where we are in each stage of the projects for the Hammocks.

Hammocks Community Association Inc.

- **Jeanine Manzano – Live Oak**

- I want the statute to be observed regarding the time we are allowed to speak at the meetings, and I want Jesmany Jomarrón to explain to me why it does not apply here.
- Jesmany Jomarrón – In Chapter 720 of the Florida Statutes, two sections outline meetings. One section handles member meetings, and the other outlines the meetings of the Board of Directors meetings. For Board of Directors meetings, the Board is authorized to set time limits. For member meetings, you have more time, I believe three minutes to speak.
- Jeanine Manzano – What is a member meeting?
- Jesmany Jomarrón – A member’s meeting is a meeting noticed by the members, not by the Board. It is a meeting of the members. It happens once per year automatically per your declaration. A members’ meeting can be noticed by the Secretary and President if the members want to do something specific. Members can post their meeting per the statute and declaration. I believe the statute outlines three minutes in member meetings.

- **Hilda Varella – Pelican Point**

- I have a suggestion since we are such a large community. We are coming up with quotes, and we are working with a lot of people. The Public Safety Committee has a map. We know where security is going. Can we put a map together for each community? We will know which fencing needs to be replaced if we do so. I work with several companies. The increase in materials has been about 20% in a couple of months. These quotes need to be updated and detailed, including pools and beaches. There are a lot of contractors and people who can steal from us. Can we invest in creating maps? I think we are going to save money by doing so in the long run.

- **Alfredo Marquez – Lakeside**

- I have a neighbor who is constantly working on cars at his house. I have complained before, but nothing has happened so far.
- Don Kearns – He is wrong, and you are right. It will be addressed again.

- **Rosevette De Jesus – Ensenada**

- I think we need more detailed scopes of work.
- As far as notifications to the homeowners. I think we should post something quarterly to the community or every so often so that the community members who are older and live in other countries will be able to access it. We need to communicate more efficiently.

- **Jaime Staton – Pelican Point**

- An observation in terms of seal coating and the exterior house paint is that should be taken case by case to ensure that it is addressed correctly.

- **Lilian Bernal – Heron at The Hammocks**

- Mr. Pete Cabrera owes me an apology. I followed protocol and followed the agenda at the Landscaping meeting on January 8, 2024. I would like to join the committee, and I have experience and have been in the Hammocks for 35 years. He disrespected me like I have not been disrespected in 60 years. No one should ever be disrespected in front of people.

- **Frank Perez- Palm Point**

- Do the bids that we have for the fencing include painting the fences?
- Anthony Serrone – it does not
- Frank Perez – What happens to the other fences that are not painted and need to be changed?

Hammocks Community Association Inc.

- Idalmen Ardisson – That is a question for Judge Gersten, and it should be taken up with the Finance Committee as it must be budgeted for.
- Frank Perez – Security, we are now on the 9th day of January. I have yet to see the security company come into my neighborhood.
- Anthony Serrone – The new contract has not been signed yet. That is the contract that includes the additional neighborhoods.
- Frank Perez – I am supposed to decide tonight, but I would like to speak to the chairs of the committees involved before I do that.
- **Damarys Flagiello – Chantarelle**
 - Are we working on getting the independent audit as required per Chapter 720?
 - Jesmany Jomarrón – The audits are being prepared by independent forensic accountants.
 - Damarys Flagiello – I don't think that is allowed. They have to be done by an independent accountant.
 - Jesmany Jomarrón – The forensic accounts are independent. FirstService Residential is our bookkeeper. The forensic accountants are rebuilding our books so they can be audited. 2023 was done by FirstService Residential as the bookkeeper and will be audited.
 - Damarys Flagiello – Will we have the actual budget of what was spent?
 - Jesmany Jomarrón – You already have it on the website that shows the budgeted amount and the amount that was spent along with a variance report.
 - Damarys Flagiello – I want to understand what scope we will use for Robert's Rules as it pertains to Committee Meetings. It seems as if the rules are chosen as to what is preferred. I have an issue with us not being able to add anything to the agenda. What if we had a horrible hurricane and we needed to add something to the agenda?
 - Jesmany Jomarrón – The rules are posted on the website, and it states that the processes for the Board of Directors meetings also apply to the committee meetings. The Robert's Rules of Order are abbreviated for these meetings and the specific rules and procedures are outlined in that set. If you have a hurricane, the board can hold a special meeting with 48 hours' notice.
 - Damarys Flagiello – So you have to hold a separate meeting? You can't add an agenda item?
 - Jesmany Jomarrón – You can just ask if it is an emergency under the Florida statute. If you want something added to the agenda, you will need to reach out to a Board member, and they will add it to the agenda for the board meeting if it is approved by a majority vote.
 - Damarys Flagiello – What if it is not an emergency?
 - Jesmany Jomarrón – You can have a member meeting, but you must have at least 5% of the owners vote for that.
 - Damarys Flagiello – When will the minutes be posted online?
 - Jesmany Jomarrón – They should be online already.
 - Damarys Flagiello – I know that we are figuring out what to spend on stuff, but did we figure out if there are any fines open for the pools?
 - Jesmany Jomarrón – There are about a dozen that are open but they are being worked on by FSR.

11. Adjournment

- **Motioned By: Pete Cabrera**

Hammocks Community Association Inc.

- **Seconded By: Idalmen Ardisson**
- **Motion Carries Unanimously.**

Meeting of the Advisory Board of Directors was adjourned at 9:28 p.m.