

Hammocks Community Association Inc.

Minutes of the Advisory Board of Directors Meeting

May 9, 2023 – 7:00PM

1. Call to Order

The meeting of the Advisory Board was called to order by Judge David Gersten at 7:06 PM.

Everyone stand for the pledge of allegiance.

2. Determination of a quorum

Present: Receiver Judge Gersten is present; therefore, a quorum is established.

Advisory Board Members Present:

Don Kearns
Idalmen Ardisson
Kristen Gurucharri
Carlos Villalobos
Pete Cabrera
Marcoantonio Real
Juan Franco, via Zoom

Jesmany Jomarron, Association Counsel; Melissa Vazquez, FirstService Residential; Janine Ferreiro, FirstService Residential.

Resident sign in sheet attached, and approximately 70 residents attending via zoom.

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

3. Proof of Notice of Meeting

Melissa Vazquez advised that Management posted notice for the meeting on all the bulletin boards throughout the community and on the association website on Friday, May 5, 2023.

4. Receiver's Status Report

i. Lawsuits -

- We have a few lawsuits that have been served against the community. One is a trip and fall case and, in another, a tree fell and injured someone. We have turned these cases over to the association's insurance company.
- Another one was filed yesterday. Seeking damages for the same type of activity.
- Trying to reduce the number of lawsuits and settle with homeowners that owe money to the Hammocks. We are trying to work out arrangements to get those cases closed. Hopefully will have an update by the next meeting.
- Some we do not have control over because they are bank foreclosures.
- The finance committee will be brought up to speed on this.

ii. Need to get Certified as a Board Member –

Hammocks Community Association Inc.

- My thoughts: It would be my preference to attend the cert together to bond as the new board of directors. I would like to be part of this event also. It is our first step to the revitalization of the Hammocks.
- iii. Minutes
- Advisory Board will have time to review and adopt the minutes, then it is presented to the membership. There will always be a month lag in order to complete and for the Advisory Board to review and pass on if acceptable.

Judge Gersten will now pass to Don Kearns.

5. Adoption of minutes of preceding meeting

Management presented minutes for the prior meeting held on April 4, 2023.

MOTION

To approve the meeting minutes for the April 4, 2023 Advisory Board of Directors Meeting.

Motioned by: Marcoantonio Real

Seconded by: Kristen Gurucharri

- Marcoantonio Real's name needs to be corrected in various locations on the minutes.
- Idalmen Ardisson's name needs to be corrected in various locations on the minutes.
- Carlos Villalobos addressed the comment made by Janine Manzano, who would like the minutes to be clear. – Minutes were adjusted accordingly.
 - Marcoantonio Real – What is the specific reason why she said that there was such a conflict of interest with Jesmany Jomarron being our legal counsel?
 - Don Kearns – This is not the part of the agenda to discuss this topic. This is to approve the minutes.

Vote – unanimous

6. New Business

6a. Elect New Treasurer

- Judge Gersten, unfortunately with great sadness, Marcoantonio Real has requested to resign from the position of Treasurer. Would that still be the request?
- Marcoantonio Real: Yes, I am unable to serve.
- Jesmany Jomarron: The board must have 4 Officers. In the event there is a vacancy, the board would elect a new officer.
- Judge Gersten: Pass this to Don Kearns to move forward with the appointment:

MOTION

Motion to accept Marcoantonio Real's resignation as Treasurer.

Motioned by: Carlos Villalobos

Seconded by: Pete Cabrera

Vote – unanimous

Don Kearns: We accept this with regrets. Thank you for your service.

Election of Treasurer

Don Kearns: Do we have a nomination.

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Nomination: *Carlos Villalobos was nominated for the role of Treasurer.*

Nominated By: Pete Cabrera

Carlos Villalobos respectfully declines.

No Second: Motion fails

Nomination: *Kristin Gurucharri was nominated for the role of Treasurer.*

Nominated By: Pete Cabrera

Seconded By: Marcoantonio Real

Kristin Gurucharri respectfully declines.

Nomination: *Juan Franco was nominated for the role of Treasurer.*

Nominated By: Idalmen Ardisson

Seconded By: Kristin Gurucharri

Juan Franco respectfully declines, due to lack of time, but "thank you."

Jesmany Jomarron: Governing Docs require a Treasurer. If no one on the board chooses to fulfill the position then the board is not fulfilling the duties. You are not required to fully understand the finances, and you work with your hired experts, CPA and Management. This is simply an advisory Treasurer, as this association is under receivership.

Don Kearns: Can the Secretary act as Treasurer?

Jesmany Jomarron: No, each position must be a separate person.

Marcoantonio Real: Can the Secretary resign and be Treasurer, and someone else assume the role?

Chair recognizes Pete Cabrera: Why do you want to be on the finance committee and not be the Treasurer? This is not jiving with me. I will not resign from my position.

Marcoantonio Real: I have family items and cannot dedicate the time to the job.

Idalmen Ardisson: The Treasurer position is a tough position. As a Treasurer, that person is going to get a lot of heat. When things go wrong we are going to ask "where is our money." I'm fearful we are looking too far ahead, we were entrusted by the community, we accepted this position knowing we had the backing of the management company and counsel. We are fearful of certain positions, but we are all one. We are all in the community. As a suggestion, is it possible to have a Treasurer and an Assistant Treasurer so the officers elected don't have to carry all of the weight?

Jesmany Jomarron: Documents state you can choose an Assistant Treasurer and an Assistant Secretary.

Don Kearns: Thank you, Idalmen (Chicky) Ardisson. That was very astute. Treasurer should lead the finance committee.

Nomination: *Carlos Villalobos was nominated for the role of Treasurer, and Kristin Gurucharri for Assistant Treasurer.*

Nominated By: Idalmen Ardisson

Carlos Villalobos declines due to lack of expertise.

No Second, Motion fails

Carlos Villalobos, I would be willing to be Secretary, and Pete Cabrera can be Treasurer.

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Nomination: *Juan Franco was nominated for the role of Treasurer, and Marcoantonio Real for Assistant Treasurer.*

Nominated By: Idalmen Ardisson

Marcoantonio Real declines.

No Second: Motion fails.

Jesmany Jomarron: We can table it for now. You would need to meet with FirstService and the Financial Committee for guidance. Main complaints received are there are higher assessments. Finance committee will be looking into why the fees are higher.

Don Kearns: We are all in this together. Chair recognizes Marcoantonio Real.

Marcoantonio Real: I'm sorry my personal family problems have created this problem. We cannot diminish the role of Treasurer. With everything that has happened here, we need someone who really knows about the financials.

Idalmen Ardisson: Can it be a CPA?

Jesmany Jomarron: No, that person has to be a director. If no Director is willing to take the position, a director must resign, so an alternate can take the position.

Jasmine Martinez: If you were not willing to take the responsibility, then why would you run for the board?? I was on the board before and we did not have this issue. This is not productive. If you cannot do it, we understand, but you need to step aside and let someone else take over.

Steven Smiley: What is the process to recall a board member? You have disappointed all of us. You ran, were elected and don't want to do anything.

Don Kearns: The same process that we went through before.

Mabelle Jaramillo: We all came here and voted and you are throwing your hands up. I don't like that. It's irresponsible. You knew a month ago the meeting was today, and it's a shame that not all of you are here, in person.

Judge Gersten: I am still your receiver, so I'm going to offer a suggestion for the advisory board to consider. If we assign someone to the role of Treasurer, I will have a licensed CPA work with you to help you feel comfortable with the reports. If you are worried about not having expertise, you will have someone by your side to help you do your job.

Nomination: *Kristin Gurucharri was nominated for the role of Treasurer, with the assistance of a hired CPA, and Idalmen Ardisson for Assistant Treasurer.*

Nominated By: Idalmen Ardisson

Seconded By: Marcoantonio Real

Discussion: no discussion

Don Kearns: Judge thank you for your thought process; Kristin thank you for stepping up. It is much appreciated by me and the community.

Vote – Unanimous

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No oath is needed, as she was sworn in as a director. **6b.**

Report of Committees: Assessment Committee Judge

Gersten turns over to Don Kearns.

Don Kearns presented on behalf of the Assessments Committee.

- Co-chaired by Don Kearns and Marcoantonio Real
- 24 homeowners present at committee meeting, some chimed in via email.
- The issue was: Do we pay quarterly or monthly?
- The board was told by the legal team that this was in violation of the bylaws. The payment should be quarterly.
- People raised their concerns that this was difficult (with fixed income, etc.).
- Rahman Alli found a clause in the Dec that allows the Board to change the frequency of assessments.
- Motion was sent to Judge Gersten to move those 24 residents to monthly, and the language in the documents was sent to the legal team.

Jesmany Jomarron: Judge Butchko allowed it at the discretion of Judge Gersten.

6b. Report of Committees: Architectural Control Committee

Idalmen Ardisson Presented on behalf of the Architectural Control Committee.

- We are going through a crossroads. We have come across a lot of residents that have been approved by prior boards that did not fit the actual specs that they should have in an effort to get people to vote for them.
- One of the things we are going to have to be content with is: are we going to allow different specs.?
- Architectural Committee, you are going to have a choice in your community. Example, Paseos you can go to the community and document how many people have stucco of a particular color. Then you can vote on your recommendations for your community.
- One architect, one board member and one resident. We review and meet regarding each application. And the Judge will give the final decision.
- We are always going to do it by the book. We are going to hand it to you, and you can hand it back to us the way you want the community to look.

Sandra Kramer: Fencing will be changed to a dark color?

Idalmen Ardisson: That will be determined once we review and make that determination.

Idalmen Ardisson: We are going to get everything together and finalize everything. The aesthetics are different for those neighborhoods and those with subs. I hope we have designers and people that can participate.

6c. Creation of Committees

Judge Gersten: We need volunteers to participate in the following committees. I would like them to be formed by those in the audience. If you are interested in serving in one of the committees, please volunteer. If you are online, please send an email to Jesmany Jomarron or Melissa Vazquez to

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compile names for the committees as soon as possible. There is a lot of work that needs to be done so we can move everyone forward.

- i. Neighborhood Committee
- ii. Governing Documents Committee
- iii. Finance Committee
- iv. Fining Committee

Melissa Vazquez passed out the sign up sheets, attached.

The board will choose the committees based on the volunteers.

Architect Control Committee: 3 members: 1 Advisory Board Member, 1 Architect and 1 resident. We would need to hire an architect if we don't have one.

Fining Committee: 3 members appointed by the Advisory Board of Directors. Cannot be on the Board, an Employee of the association, or related to either.

Neighborhood Chair Kristin Gurucharri needs two residents that live in a neighborhood.

Don Kearns: Can the committee be more than 3?

Jesmany Jomarron: Minimum, can be more.

Janine Manzano: What is the point of the neighborhood committee?

Kristin Gurucharri: For those associations that do not have a sub division, we need the voice of the members to know how we can improve.

Don Kearns: Trying to right the wrongs, we can hear directly from you what needs to be done.

Kristin Gurucharri: I would like as many participants as possible to represent the neighborhoods.

Yolima Tiger: Corella is in really bad shape because they did not trim the trees.

Don Kearns: That is what this committee is for. We are going to address these issues in the Resident Forum section of the meeting.

Jesmany Jomarron: We need to keep these questions for the committee and keep this meeting in order.

Jesmany Jomarron: The board has the right to establish the committee.

Marcoantonio Real: Does the receiver have jurisdiction over the neighborhoods?

Jesmany Jomarron: Yes, Judge Butchko has the power (for execution by Judge Gersten). Once things are running smoothly we will give the community back.

Marcoantonio Real: Once the receiver is gone, will the Board have power over the neighborhood?

Jesmany Jomarron: Yes, the master oversees the neighborhoods. Kristin Gurucharri oversees that committee and represents them. The others have subs that oversee them.

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MOTION

To establish the following committees:

- *Neighborhood Committee; Chaired by: Kristin Gurucharri*
- *Governing Documents Committee; Chaired by: Carlos Villalobos*
- *Finance Committee; Chaired by: Kristin Gurucharri*
- *Fining Committee; Chair: TBD*
- *Assessment Committee; Chaired by Don Kearns/Marcoantonio Real*
- *Architectural Control Committee; Chaired by Idalmen Ardisson*

All committees to have a minimum of, but not limited to, 3 members. Must hold regularly scheduled meetings and minutes need to be taken.

Motioned by: Marcoantonio Real

Seconded By: Pete Cabrera

Discussion:

Don Kearns: Implementing committees is a way to stimulate the community. The more people that participate, the better we will be.

Marcoantonio Real: – Thank you Mr. President for assisting with the motions.

Pete Cabrera: We aren't picking people today. We are just creating committees?

Don Kearns: Correct.

Jesmany Jomarron: We are assigning chairs and asking for volunteers. The chairmen will take it from here.

Marcoantonio Real: – I was just notified that there is a subdivision for which the management company is implemented the fees, not the Board of Directors.

Jesmany Jomarron: once created, each committee will have agendas and minutes. Then the chairs will report at the BOD meeting.

Pete Cabrera: Can I be on the committee, if I want to? So the chair doesn't have to do this alone.

Jesmany Jomarron – everyone is invited to the committee meetings. Anyone can participate.

Vote – Unanimous

6d. Collections: Lien Enforcement

- Judge Gersten: This is not something we need to tackle at this meeting, but we need to bring it up to the Advisory Board of Directors and the homeowners at the meeting: How long do we want to wait before we lien peoples' homes for delinquency?

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- If homeowner gets behind, at what point do we move forward? The Finance committee will need to address this topic. How patient, or impatient, will we be to go after the money?
- Judge Gersten asks the Advisory Board of Directors to turn this question over to the committee.
- I would like, at the next meeting, to have committee chairs make presentations. I want people to spring into action.

7. Owner's Comments on Agenda Items

Approximately 54 Residents Present in Person.

Approximately 70 Residents Present via Zoom.

7a. Letter from Owners Concerning Vendors

Don Kearns: Enter into record, Mr. Beltran's letter attached, concerned with our legal representation.

7. Owner's Comments on Agenda Items

Judge Gersten: We will allow 1 minute comments from the residents, regarding agenda items. Jesmany Jomarron: We have not set that limitation yet.

MOTION

Motion to limit resident comments to 2 minutes.

Motioned By: Pete Cabrera

Seconded By: Carlos Villalobos

Vote – Unanimous

- ***Yasser Martinez, President of Vizcaya:*** We used to meet for free at the Wild Lime Center, which is now the gym. Last month, we asked to meet in the clubhouse. We were told we need to pay for security, to hold the meeting. We would like the opportunity to meet for free.
Don Kearns: In its long history, this association did allow HOAs within the hammocks and related groups to use the facility.
- ***Frank Perez, Palm Point:*** Security patrol: What is included and what is not included? We have always had security patrol all communities.
- ***Guillermo Roldan:*** The organization is shaping up, but one of the things that is going through the chats is that there is no response to the owners with in a certain time frame. That needs to be addressed or acknowledged within a respectable timeframe. With the communities, it has to be the same thing. A process and timeline that things need to follow and the homeowner can receive an answer.
- ***Don Kearns:*** isn't this great? After what we have been through, that we are able to have open discussions.
- ***Chris Carpenter, Vizcaya:*** When are going to open the boat storage? I was kicked out. I need to find a spot for my boat.

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- **Sandra Kramer, Atriums:** I have seen the new security, he left the car with the engine running. He was walking and checking.
- **Patty Meneses:** Security, I never see for the amount we are paying. Landscaping, they cut stuff and leave the trash. I have sent messages to have the trees cut, and I shouldn't have to clean up beyond my property line.
- **Juan Diaz:** 1. If you require an architect, do they have to be residents?
Don Kearns: No
2. Are shingles approved?
Idalmen Ardisson: There is a section that they are, we would need to discuss in the committee meeting. The office has the updated roofs that were reverted back to original. Metal roofs were not approved.
3. Parking: No guest parking in Chanterelle.
Don Kearns: These are things that will addressed in the neighborhood committee meeting.
- **Chris Recicar:** How many times will the committees meet and how long will they be? Don Kearns: Historically, once a month for a couple of hours.
- **Hector Meneses, Live Oak:** How long will the receiver still be in place?
Don Kearns: Per the report that was just filed, the end of the receivership is near. But Judge Butchko makes the final decision.
- **Jane Johnson, Chanterelle/Vista Largo:** I used to rent the clubhouse for birthdays and other events, and lately we haven't been able to rent the clubhouse. I would like to know when it will reopen for rentals.
- **Sandra Kramer** – What is the status of the pools?
Melissa Vazquez: We will report back by the next meeting.
Don Kearns: In Black Creek, Miami Dade has inspection team that has been beyond aggressive. 80% of pools throughout Kendall have been shut down. In Villas at the Hammocks, we have been shut down for months because they want a specific type of tile and we have trouble obtaining that tile. So, hopefully, we are open by June. The County has been challenging.
- **Jorge Porrata:** Reported a ticket about flooding on the north side.
Don Kearns: I am very familiar with the area. We will clean the drains before the rainy season.

No comments from Zoom.

Jesmany Jomarron: You might be on a zoom one day, and I want to make sure you know that we are trying to get them to make their comments.

- **Marcoantonio Real:** As a homeowner, about security and how they treat the homeowners, anything they bring up, it should be with respect. To the homeowners with pets, there was a homeowner with a pet that got out, and the security called animal control and they put the animal to sleep. Also, we need to know why the places are not open for rent.
Jeanine Ferriero: You can stop by the office to talk to Jayden about the boat storage.
Don Kearns: Can we broadcast this to the membership?

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- Marcoantonio Real: I would like to make certain that FSR understands this: If the manager is sick, the operations don't stop because the manager is out.
Pete Cabrera: Let's tell them what our expectations are, not jump on them. It's going to take time to build this relationship.

Don Kearns: Thank you all for coming this evening.


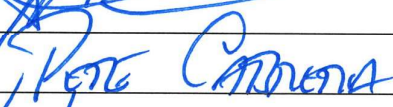
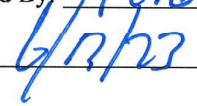
11. Adjournment

Motioned by: Idalmen

Ardisson Seconded by: Pete

Cabrera Vote: Unanimous

Meeting of the Advisory Board of Directors was adjourned at 9:15PM.

Signature: _____ 
Approved By: _____ 
Date: _____ 

Hammocks Community Association Inc.

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Advisory Board of Director's Meeting
May 9, 2023 - 7:00PM

	Name	Unit Address
1	Claudia Rios	10500 SW 155th Ct #10210
2	Jane Johnson	11054 SW 148 PL
3	Jorge Porrata	15601 SW 102nd St
4	Carlos Villalobos	11344 SW 160 Pl.
5	Daniel Beltran	8824 SW 151 Ct
6	Ray & Charlene Gurchanni	15027 SW 89 Terr Rd
7	Kristen Gurchanni	15032 SW 88 Lane
8	Jeanine Manzano	9980 SW 147th Ct
9	Donna Verilli	9022 SW 150 Ave
10	VIRGINIA ALASTRA	15157 SW 95th ST
11	Evelio Almona	10042 SW 147 PL
12	EMILIO SANDINAS	15626 S.W. 100th Terr.
13	K. Chambers	15195 SW 108 Terr
14	Yolma Jugu	8918 SW 150 Ct or North
15	Maria L. Paralta	10460 SW 159 Ct. Oakwood Estate
16	Patricia Mercedes	14776 SW 101 Terr
17	ELIANA ANASTIA	9849 SW 147 PL
18	Guillermo Roldan	10011 SW 147 PL
19	Juan M. Diaz	14727 SW 112 Terr
20	Tamara Rasso	16134 SW 112 Terr
21	Jim Binder Smalley	11130 SW 161 PL
22	FRANCISCO D. PEREZ	10910 SW 154 Ct, #1
23	DAISY DIAZ	11325 SW 161 Ct.
24	Felix Avencis	14872 SW 96 Terrace
25	CESAR VARGAS	
26	THAZAGARAS NAZDOU	10441 SW 160 AVE
27	Christalce Recicar	13829 SW 88 LANE
28	ILKAY COLLEANT	15021 SW 89 Terr Rd
29	Harri Marchel	15066 SW 109th Ct. 9545537442
30	Iliris	11275 SW 160th Ct

Hammocks Community Association Inc.

Hammocks Community Association Inc.

Advisory Board of Director's Meeting
May 9, 2023 - 7:00PM

	Name	Unit Address
1	Esblina Perez	9630 SW 152 Ave #37
2	Stella Bustos	9630 SW 152 Ave #37
3	FELISA MORA	" " " "
4	MABELLE JARAMILLO	15980 SW 110th ST
5	Kelly Grossch	10420 SW 154th CT #6
6	MANUEL BOUZA	16054 SW 112th Ter <small>Eastwood II</small>
7	CESAR VARGAS	15545 SW 112 DR. Sunflower
8	Rose Blitz	15152 SW 95 LANE Haciendas
9	KEN BLITZ	15152 SW 95 LANE HACIENDAS
10	Cecilia Estrade	8916 SW 150 place circle <small>Spicerwood</small>
11	Dr. Amrita S. Prakash	14847 SW 104th 33196
12	Chris Carpenter	14985 SW 105 Ter - Vizcaya
13	Bek DeLaHuelga	15035 SW 108 Ter - 4
14	Ivonne BAITO	11277 SW 156th, Miami
15	Leira Valdivia	9890 Hammocks Blvd #103 Miami 33196
16	YASSER MARTINEZ	15098 SW 112th Lane Vizcaya
17	Ruth Uzcayo	15775 SW 112th Lane Unit 4 <small>Palms Point</small>
18	Dania Cruz - Remberto Castro	9617 SW 147th CT Miami 33196
19	MYDIA GARCIA	9127 SW 150 Ave OAK CREEK
20	RAFAEL MATEO	11041 SW 155 PLACE
21	Sandra KRAMER	15541 SW 109 TERR.
22	Cindy Urbina	15576 SW 103 Terrace
23	Heather Keresk	14776 SW 101 Terrace
24	MOHAMMAD HEYDARIAN	13021 S.W 96 Terrace Miami
25		
26		
27		
28		
29		
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Hammocks Community Association Inc.

Hammocks Community

Neighborhood Committee

Name	Address	Email	Phone Number
ELIANA ARRATIA	9849 SW 147 PL	ELIANA9849@hotmail.com	(305) 926-4150
JEANINE MANZANO	9980 SW 147 CT	jeanine0813@gmail.com	786-457-5543
CHISY DIAZ	11325 SW 161 CT	chisy.diaz032@aol.com	305-778-5508
MARIE JARAMILLO	15480 SW 110th	Boxeris9@AOL.COM	786 514 4957
WONNE ESCOBAR	11277 SW 156 CT	wonne1430@aol.net	305 776 5010
KEN BLITZ	15152 SW 95 LANE	KENBLITZ@GMAIL.COM	305 926-0509
TIKA COLBERT	15021 SW 89 Lane	ld1krcolbert@gmail.com	(386) 22-3151
VIRGINIA ALASTRA	15157 SW 95th St	VALASTRAE@MAIL.COM	(786) 301-2119
MARIA L PERALTA	10460 SW 159 CT	PMNMJ@aol.com	(205) 613-1934
YOLIMA TIGER	8918 SW 150 CT	amilo1023@hotmail.com	305 878 5425
Jorge Porrata	15601 SW 102 CT	jeporrata2013@gmail.com	786 422 2750
Harris	11275 SW 160 CT		786 205 4737
Guillermo Roldan	10211 SW 147th Pl	(Live oak) gproldan@gmail.com	786 566 3592

HACIENDAS

Oakwood
ESTATES

Hammocks Community Association Inc.

Hammocks Community

Finance Committee

Name	Address	Email	Phone Number
Guillermo Roldan	10011 SW 147 PL	gproldan@gmail.com	786 556 3597
Yolanda Haer	8918 SW 150th Ave	amity1028@hotmail.com	305 878 5425
ELIANA ARRATIA	9849 SW 147 PL	eliana9849@hotmail.com	(305) 926 4150
Kelly Grosch	10420 SW 154 CT	kellygrosch@att.net	305 498-0774
HABE LIE JARAMILA	15980 SW 110th ST	Boxers9@aol.com	786 914-4957
FRANK PEREZ	10410 SW 154 CT 2	Perez-Francisco@hotmail.com	786 345-4415
EJELIO ALEMAN	10042 SW 147 PL	EJELIO-ALEMAN@HOTMAIL.COM	305--491-9596
Christophe Recian	15029 SW 88 LANE	chrisrecian@hotmail.com	(305) 233-5019
Jorge Pordita	15601 SW 107th ST	jepordita2010@gmail.com	786 422 2758

ARC

- Hector Meneses 14776 SW 101 Terrace, hmeneses@gmail.com
305-720-0297
- Eliana Aratia 9849 SW 147 PL. (305) 926 4150
email: eliana.9849@hotmail.com.

Hammocks Community Association Inc.

THE MORGAN LAW GROUP

At: Mr. JESMANY JOMARRON, ESQ

Personal delivery at HCA board meeting on date.

Dear Mr. Jomarron:

In the past year (2022), you and your firm, The Morgan Law Group, have been the attorneys in several lawsuits to Hammocks Community Association, Inc. - HCA- representing the interests of **JUSTICE FOR HAMMOCKS, -JFH-** / Idalmen "Chiqui" Ramos" - Donald Keams, Henry Pedrozo, Zaida Nicholson and Ives Lucas, among others.

Several of its representatives were elected through elections held on March 30, 2023, at HCA, as members of the Advisory Board of Directors of the Association, and had previously been appointed members of the Advisory Committee by the Honorable Judge Beatrice Butchko. (Nov. 21, 2022)

On April 20, 2023, you were appointed (3er Statement of the Receiver) by the Honorable Judge(R) David M. Gersten as Counselor of the Advisory Board of Directors of Hammocks Community Association, Inc.

Our Community has seen with concern that you have accepted, having been involved in lawsuits and defenses of JFH /vs/ HCA /and/or, its leaders, without taking into account a possible **CONFLICT OF INTEREST** and why not say it, **ETHICAL** principles.

We do not want the ghost of the past to obscure the horizon that with clarity and transparency, we wish to have in our new era of restructuring and self-administration, in our Community.

We consider that you can not be as Counselor of the BOD, being Mr. Donald Kearns- President- Idalmen Andersson* Vice-president, your defendants in the Courts and in the Department of Business and Professional Regulation.

We have found that you are currently continuing to provide your professional services to Idalmen "Chiqui" Andersson, Et al, Case 2022-016530-CA-023-01, Case open.

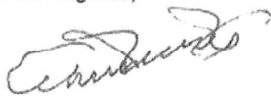
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Hammocks Community Association Inc.

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We invite you to consider the above and today, before this board and the members of the community, who follow via Zoom, the development of this meeting and for the principles that you well know, **PRESENT YOUR RESIGNATION**, without prejudice to the parties, to the function that was entrusted to you by the Honorable Judge (R) Gersten, Receiver of Hammocks Community Association, Inc. Probably without regard to this background.

Best Regards;



Daniel E Beltran

ebeltran193@gmail.com

CCs: Honorable Judge(R) David M Gersten, personal delivery

Honorable Judge Beatrice Butchko

Members of the Board of Directors, HCA.

Community of Hammocks via Social Media.