

Hammocks Community Association Inc.

Minutes of the Annual meeting of the Advisory Board of Director's Meeting
March 4, 2024 – 7:00PM

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
Fernando Figueira
Kristen Gurucharri
Don Kearns
Frank Perez
Juan Franco

Jesmany Jomarron, Association Counsel; Anthony Serrone, 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 Friday, March 1st, 2024.

5. Receiver's Status Report and Recommendations

- We have ten people in attendance and around eight at the meeting. We have before us our new Advisory Board of Directors that will transition to a full operating Board. The transition plan has been posted on the website and filed in court. Congratulations to the new Board members and to our old Board members. We will go over how the election took place. I would like to thank my team and FirstService Residential for making this another ironclad election.
- Process-
 - The election was similar to last year, but better. We really had it flowing easier than last year. It was an election that could not be tampered with. What we did before the meeting was ensure that there was nothing in the ballot box while on camera, and I was the only one with the keys from that point on. We had those who voted early and on voting day. What is important is what happened when I took out the ballots and put them into two separate bankers' boxes. We separated them into the two types of votes that people were doing. All votes were counted and tabulated three times. We had absolute quality control. We had people going back and forth tabulating the votes and passing them onto another team. Melanie and Russell had final quality control to go

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over the tabulations for a third time. After three times everything matched and then they were put up live on the board to show the votes as they took place in real time. The homeowners spoke, and their choice of Board members was clear. This was not an election that was down to the wire. The trends were present from the beginning. I look forward to working with the Advisory Board which is soon to be the fully operating Board. We have two new board members that I look forward to working with. We screened all applicants before the election. Each applicant was asked some of the same and some different questions. We know that you are happy with them. The Board will be guided by the spirit of transparency; they will be serving you without compensation and the community will benefit from their hard work. They will have a lot of responsibility, and I have the utmost confidence in them. They are known to the community and received a very high number of votes. We will have our first Advisory Board of Directors meeting on the 12th of March 2024. That meeting will be a long meeting. I am going to start by piling it on. I am piling the responsibility onto the Advisory Board to act on behalf of the community. I know you are at an advisory capacity, but there are experienced members here so I expect that you will hit the ground running.

- Committees –
 - At the moment, I will keep the committees as they were with them constituted by the previous Board. Because our committees have been working so well, there is no need to readjust them. At this time, I want to let you know what the votes were for each candidate. Pete Cabrera 554, Don Kearns 553, Idalmen “Chicky” Ardisson 546, Fernando Figueira 472, and Frank Perez 453. In the other category, Kristen prevailed by 214 votes to Jennifer’s 161. Those that did not make the Board were Carlos Villalobos with 315 votes, Damaris Flagiello with 265 votes, Jaime Staton with 253 votes and Marcoantonio Real with 220 votes. So, you can see that this was not a close race. I will ask Jesmany to stand in front of the Board and administer the oath. It is similar to last year but has more teeth. It will be notarized by Melissa Fermin, Jesmany’s assistant, and these will be posted on the website.

6. Oath of Office and Swearing-In of the Newly Elected Directors

- Jesmany Jomarron –
 - You all have the oath in front of you. Please repeat after me. I do solemnly swear that I (Board Member Name) will fully and faithfully perform my duties as a board member of The Hammocks Community Association Incorporated. That I will follow the laws of the State of Florida and the by-laws, declaration, articles of incorporation, and rules concerning The Hammocks Community Association Incorporated. That I will perform my duties as a Board member disregarding anything personal to myself or my family and instead perform my duties guided only by what is best for the entire Hammocks Community. That I will recuse myself from any conduct service or vote that may have an appearance of impropriety and engage in fully transparency in the performance of all my duties as a Board member. That I will never solicit or agree to receive any of value for my benefit or the benefit of my family from any person or entity providing or

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proposing to provide goods or services to The Hammocks Community Association Incorporated. So, help me God.

- Judge Gersten - All of you sign and date it and Melissa Fermin will notarize it and these will go on the website so that you know that your officers are working for you. I will entertain a motion for President. From that point the President will conduct the nominations.

7. Election of President

MOTION

To nominate Don Kearns as the President of the 2024 Board of Directors for The Hammocks Community Association, Inc.

Motioned by: Pete Cabrera

Seconded by: Kristen Gurucharri

Don Kearns accepts the nomination.

Motion Carried Unanimously

8. Election of Vice-President, Secretary, and Treasurer

MOTION

To nominate Idalmen "Chicky" Ardisson as the Vice-President of the 2024 Board of Directors for The Hammocks Community Association, Inc.

Motioned by: Kristen Gurucharri

Seconded by: Pete Cabrera

Idalmen "Chicky" Ardisson accepts the nomination.

Motion Carried Unanimously

MOTION

To nominate Frank Perez as the Secretary of the 2024 Board of Directors for The Hammocks Community Association, Inc.

Motioned by: Idalmen "Chicky" Ardisson

Seconded by: Kristen Gurucharri

Frank Perez accepts the nomination.

Motion Carried Unanimously

MOTION

To nominate Don Pete Cabrera as the Treasurer of the 2024 Board of Directors for The Hammocks Community Association, Inc.

Motioned by: Pete Cabrera

Seconded by: Kristen Gurucharri

Pete Cabrera accepts the nomination.

Motion Carried Unanimously

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9. Determination of Dates, Places, and Times of Regularly Scheduled Advisory Board of Directors Meetings

MOTION

To schedule the Advisory Board of Directors in the manner that they were scheduled in 2023 with the meetings being held on the second Tuesday of each month at 7pm in the Clubhouse and via ZOOM.

Motioned by: Kristen Gurucharri

Seconded by: Pete Cabrera

Motion Carried Unanimously

10. Owner comments on Agenda Items

- **Charlotte Gurucharri – Spicewood** – I want to say congratulations and thank you to the 2024 Board of Directors.
- **Don Kearns** – Thank you to the Board members for your hard work to come,. Thank you homeowners; community engagement is so important.

11. Adjournment

Motioned By: Idalmen “Chicky” Ardisson

Seconded By: Pete Cabrera

Motion Carries Unanimously.

Meeting of the Advisory Board of Directors was adjourned at 7:32