

Hammocks Community Association Inc.

NEIGHBORHOOD COMMITTEE MEETING MINUTES

NOTICE was given for the Meeting of the Neighborhood Committee held on **Wednesday, August 9th, 2023, at 7:00 p.m.** The meeting was held at the **Hammocks Clubhouse located at 9020 Hammocks Blvd., Miami, FL 33196.** Owners living in the 18 communities listed below were welcome to attend.

1. Call to Order
 - a. Committee Chair Kristen Gurucharri called the meeting to order at 7:05 pm
 - b. The gave an introduction to the committees purpose and the structure of the meeting. The intent was to give each of the 18 neighborhoods representation of one person. The idea is to get the number one concern from each neighborhood. The roll was called for all 18 neighborhoods.
 - i. Frank Morris from Chantarelle/Ravina – question on the financial standing of his neighborhood. Requested update on the money for the reserves.
 1. KG: In a nutshell, the 2023 budget was formed as an aggregate of all of the neighborhoods together. In the future they will be broken out by neighborhood again. Is there a number right now for everybody? Not at the moment.
 - ii. Frank : Are we accruing?
 1. KG: There are no financials right now. The monies will be collected and allocated per neighborhood. These are being tracked on a per neighborhood basis. It will be able to be visible per neighborhood. Moving forward there will be individual budgets. The goal for 2024 is to have individual budgets for

each neighborhood. Each neighborhood will have its own budget.

- iii. KG: I know there are fence concerns for all of you. The Judge is reviewing proposals. The goal is to get priorities for each community and it will be submitted to the Receiver for approval. The goal is to get these items moving too.
- iv. Homeowner with stripped shirt: is there a possibility our fees increase?
- v. KG: The judge addressed this last night. He made it very clear if we go on the way we are going, that will not be happening.
- vi. Frank: Questions on the management company
- vii. KG: We are not here to go over the details of the management company.
- viii. Frank: But he is!
- ix. KG: He is here taking minutes for me tonight. We need to get to the agenda. We are not here to discuss the finances or the management or issues that were discussed last night.
- x. Chicky: The purpose of this meeting is for homeowners to give feedback from the point of view of each neighborhood.
- xi. KG: We need to turn to the agenda and get through each community. Please hold questions until your community is called.

2. New Business

a. Belmont (0)

- i. None were in attendance from this neighborhood

b. Cedar Landing (3)

i. Laura Chevel:

- 1. Curbs need repairs and maintenance
- 2. Tree trimming
- 3. Asphalt repairs in the street
- 4. Fences

5. Homes that need violations
6. Garbage & dog poop
- ii. Marcoantonio Real
 1. Lakes
 2. (after the prior one) signs are not illuminated
- c. Chantarelle/ Ravena (1)
 - i. Frank:
 1. Entrance sign: Cinder Blocks only
 2. Exterior walls on 147th Ave, 111th street, needs pressure cleaning, painting of the exterior walls
 3. Fences: Repairs and painting
 4. Yellow curbs that do not have rebar (removing the rebar)
 5. Street grading is not proper and there is flooding
 6. Drain cleaning
 7. Seal coating of the streets
 8. Mailboxes are not maintained
 9. Hedges are inconsistent
 10. Violations
 - d. Corella0 (1)
 - i. Yolima Tiger
 1. Trees on Kendall dr. – this is a common area
 2. Fences – perimeter fences
 3. Landscape Area with palms in between AT&T and Corella fence
 - e. Ensenada I & II (2)
 - i. Arturo Flores:
 1. Lights are out – Sept 19? 2021? murder of 14 year old? Drug deals? Has lived here over 15 years. Over this time it has gotten darker. Too dark to walk.
 2. Dog baskets – Changed once per week?
 3. Flooding –
 - ii. Esmeralda from Ensenada 2
 1. Fences
 2. Tree roots?

3. Too dark
4. Drainage
5. Turf landscape is not blowing properly

f. Haciendas (2)

i. Virginia Alastra

1. Fences
2. Road
3. Mirror from 152 is broken and gone
4. Light post at the main entrance at 152, near mailboxes
5. Trash next to the mailboxes
6. Lake
7. Signage in the front, does not say by the Hammocks, “disgusting steel thing”
8. Gym on the lake is broken
9. Roots on the lake path/sidewalk to walk into the lake
10. Pole light in the same area because it is too dark
11. Curbs need repairs and paint
12. Parking – no parking in her area. There are 5 cars in her driveway? Parking in the grass vs in the street

g. Juniper (1)

i. Ana Santonia

1. Fences
2. Curbing
3. Resealing of the street
4. Parking in the street
5. Violations
6. Landscaping issues

h. Lakeside (1)

i. Mariel

1. Lights
2. Lake – banks are not kept
3. Water fountain

i. Live Oak (2)

- i. Jeanne Manzana
 - 1. Common fences – especially on 147th avenue
 - 2. Seal coating of the roads
 - 3. Flooding issues
 - 4. Tree trimming, especially on 147th avenue
 - 5. Lakes and beaches
- ii. Guillermo Rodan
 - 1. Parking
 - 2. Lights – the ones that are there are working, but even without that it is not enough
- j. Oak Lake (1)
 - i. Antonia
 - 1. Drainage
 - 2. Leaves
- k. Oakwood Estates (2)
 - i. Todd Botner
 - 1. AT&T has done damage to roads and signage
 - 2. Drainage problem
 - ii. Anton Enriquez
 - 1. Fences facing 104th street
 - 2. Lighting was off around the black creek
 - iii. Maria Peralta
 - 1. Drainage
 - 2. Fences – falling down and painting
 - 3. Perimeter wall needs painting
 - 4. Hedge have been removed
 - 5. Beach is not maintained
- l. Paseos I 0
 - i. No one attended
 - ii. Fence right before the entrance of the lake that is down (reported by Chicky)
- m. Paseos II (1)
 - i. Chicky Ardisson
 - 1. Drainage, drainage, drainage
 - 2. Fences facing 167th avenue

3. Sign is painted silver and is not visible, east side is damaged and needs repairs
4. Light post that is leaning forward – said she reported in April to Corey and she still does not have
5. Painting of the sign

n. Pelican Point (3)

- i. Streets are not paved. Pick up trucks
- ii. Curbs are repaired and painted
- iii. Speed bumps
- iv. Light bulb in the circle
- v. Last cul de sac to the left has no lights?
- vi. Condition of the roads around the lakes
- vii. Mirror at the entrance fell and has not been replaced
- viii. Trees inside the community need to be trimmed
- ix. Roots lifted in the area where there is mail
- x. Parking
- xi. No bulletin Board on one side, other two bulletin board needs to be replaced
- xii. Mailboxes are not properly installed
- xiii. Lack of parking lots

o. Skylark 0

- i. No representatives

p. Spicewood (3)

- i. Chris Resicart
 1. Lives on Kendall drive and notes the Common area behind his house does not get trimmed
 2. Light pole nearest to Kendall drive
 3. Beaches
- ii. Jose Delgado
 1. Lights
 2. Tree roots
 3. Resurfacing
- iii. Carmen Underwood
 1. Fences

2. Landscaping blowing into the leaves
- iv. Other woman with the glasses
 1. Enforcement of the violations – blue walls?
- q. Sunflower (3)
 - i. Karen henry
 1. Streets are not seal coated
 2. Blue tarp on 157th avenue
 3. Signage has engraving that is painted over?
 4. Family of possums - eat venomous snakes
 5. Street lights
3. Adjournment
 - a. Motion to adjourn at 8:07pm