



HAMMOCK TRAILS HOMEOWNERS ASSOCIATION, INC.

Date of Meeting: February 27, 2024

Time of Meeting: 6:00 p.m.

**Location: Artemis Lifestyles: 1631 E Vine St. Kissimmee, FL 34744-
Training Room 2nd Floor**

Board Meeting Minutes

Attendance

Board of Directors: Maria Koche, Eddie Santiago, and Mike Taddeo.

ARB: Bob Koche

Artemis Lifestyles: Ester Tejada, LCAM

Call to Order

The meeting was called to order at 6:03 pm by Maria Koche.

Proof of Notice of Meeting

The agenda was posted at the Community Pool- 48 hours before the meeting and an e-mail blast sent to homeowners.

Certification of Board Quorum

Three board members 100%

Approval of Meeting Minutes

A motion was made by Maria Koche seconded by Mike Taddeo, "to approve the Board of Directors and Organizational Meeting Minutes from December 5, 2023, as submitted". All in favor. Motion carried 3-0.

Approval of Financials

A motion was made by Eddie Santiago Ramos, seconded by Mike Taddeo, "to approve the November and December 2023, and January 2024, as submitted". All in favor. Motion carried 3-0.

Manager Report

- Working on restroom doors and frames for the pool cabana.
- Manager has received several complaints from residents about individuals not following County "Dog Ordinances" and not picking up after their dogs or walking dogs without a leash.

**A Deed Restricted
Community**

Incorporated 2006

**c/o Artemis Lifestyles
1631 E Vine St, Suite 300
Kissimmee, FL 34744**

PHONE 407-705-2190
EXT. 229

Treasurer Report

- Eddie Santiago reviewed the AR report. As per today the total assessment delinquency is \$49,218.30 of which \$33,752.32 is 90+ days past due (17 homeowners are 90 days or more behind in their dues). Ten (10) are at the attorney for collections.

ARB Report

- Bob Koche -ARB Chairman presented the Dec. 1st, 2023 to February 27, 2024, Report. The Board approved the report. Motion carried 3/0.

Old Business/Pending Projects

- **Auto Flushing Toilets and Restrooms Doors and Frames at the Pool Cabana:** The Board approved the proposal from Prestige for \$6,302.00 to replace the restrooms doors and frames. Prestige will get a permit from the County; HOA will pay for the permit. Motion carried 3/0.
- **Dead Palm Trees:** The Manager will get proposals to remove them.
- **Dead Magnolias:** The Manager will get proposals to replace them. Money will come out from vandalism.
- **Replace sod with stones by mailboxes.** The Manager will get a proposal for this.

New Projects (Proposals)

- Bike Rack for Yellow Bay Park. The manager received a proposal from Smart Solutions to install one bike rack for \$4,403.00. This will be put in the budget for next year's project. It was tabled.

New Business

- Fines feasibility- Fines Committee. Bob Koche explained the functions of the Committee. The Board accepted the volunteers for this Committee: Miguel Ayuso, Annete Perez, and Miguel Ortiz. The Board will get all the documentation together and notify the homeowners of the policy.
- Christmas Committee: The Board accepted the volunteers for this Committee: Miguel Ayuso, Annete Perez, and Miguel Ortiz.

Presentation of Resolutions

- Bob Koche presented the Board Resolution 2024-02:1 (Hammock Trails: ARB Application Required for All Exterior Paint Projects). The Board approved the resolution as presented. Motion carried 3/0.

Open Forum (Only discuss items on the agenda. Only three minutes per lot)

- No discussion was made.

Adjournment

- A motion was made by Maria Koche and seconded by Eddie Santiago, "to adjourn the meeting at 6:52 pm". Motion carried 3-0.

Adjourn for Executive Legal Session (Closed to homeowners) It was not meeting.