



HAMMOCK TRAILS HOMEOWNERS ASSOCIATION, INC.

Date of Meeting: March 4, 2025

Time of Meeting: 4:00 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 Annette Perez.

ARB: Bob Koche

Artemis Lifestyles: Ester Tejada, LCAM

Call to Order

The meeting was called to order at 4:05 pm by Maria Koche.

Proof of Notice of Meeting

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

Certification of Board Quorum

Three board members 100%

Approval of Meeting Minutes

A motion was made by Maria Koche seconded by Annette Perez, "to approve the Board Meeting Minutes from February 12, 2025, as submitted". All in favor. Motion carried 3-0.

Approval of Financials

A motion was made by Eddie Santiago Ramos, seconded by Maria Koche, "to approve January 2025 Financials as submitted". All in favor. Motion carried 3-0.

Manager Report

- Getting proposals to repair sidewalks by the pool and in the Big Timber and Yellow Bay parks.
- Follow up with County about the small room to convert it into a small office. Getting architectural drawings of the cabana.
- Playgrounds are fading. Manager will get proposals

**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

- Signs around the ponds need to be replaced. They need to be ordered.
- Mirror in the men's restroom needs to be replaced.

Treasurer Report

- Eddie Santiago reviewed the AR report. As per March 2, 2025, the total assessment delinquency is \$72,802.62 of which \$61,389.09 is 90+ days past due (32 homeowners are 90 days or more behind in their dues). Eleven (11) are at the attorney for collections. Three (3) for ARB \$28,859.32.

ARB Report

- Bob Koche -ARB Chairman presented the Paint Project Status Report as per 3.4.25. The Board approved the report. Motion carried 3/0.

Old Business/Pending Projects

- **Resolution for Short Term Rentals and Rules and Regulations Regarding Short Term Rental(s)** Approved by the Board of Directors meeting on February 12, 2025, and signed and notarized on February 18, 2025. This information was sent by mail to each homeowner, posted it on Front Steps and the Community website.
- **Stones by mailboxes on Seeley.** The project was completed, but the stones are getting loose. Homeowners are parking on the stones to get their mail. Maybe install pavers or concrete. Contact County and Smart Solutions about it.
- **Bike Rack in Yellow Bay Park.** Request an updated proposal from Smart Solutions or another vendor.
- **Sidewalks by parks need repair.** Manager will get proposals.
- **Playgrounds are fading.** Manager will get proposals.
- **Garage Sales.** Last year the Board approved 2 garage sales per year. One per semester. Garage sales are individual (two times-one each semester) at each house, in the driveway. The dates for this year are the weekend of May 17-18 and October 18-19. The manager will send an email blast to the homeowners and will get a permit, if required, from the County. We will follow County guidelines about garage/yard sales.

New Projects (Proposals)

- **Lights on Lizzia Brown.** Matthew Fuhrer, representative from the County, attended the meeting. He will discuss with the department the feasibility of installing the lights on the right-of-way utility pole with power lines, also discussing the possibility of installing lights by the entrance on Ham Brown. It could cost around \$30 a month per light in the SMTU-MSTU, to be included in each homeowner's property taxes.
- **Speed Bumps.** We discussed the need for speed bumps by the pool because people keep speeding on Bannack Blvd. We explained that the Board tried to get signatures from homeowners in previous years, but we did not get enough signatures to submit the petition to the County.
- **Crosswalks.** We discussed the need for crosswalks at every intersection in the community.

Fining Committee

*The Board of Directors approved to charge \$100 per day per violation up to \$1,000 as per the Declaration of Conditions, Covenants, Easements and Restrictions for Hammock Trails under Article VII. Enforcement 7.1 Compliance by Homeowners. Also, stated in the Florida Statutes 720.305

- The Board of Directors reviewed and unanimously approved the following lots with violations and forwarded to the Fining Committee:
- Lot 339- Pressure Washing-Exterior Painting- No ARB
- Lot 326- Pressure Washing-Exterior Painting- House is painted, but No ARB
- Lot 305- Pressure Washing-Exterior Painting- House is painted, but No ARB
- Lot 50- Pressure Washing-Exterior Painting- No ARB
- Lot 208- Pressure Washing-Exterior Painting- No ARB
- Lot 418- Pressure Washing-Exterior Painting- No ARB
- Lot 409- Pressure Washing-Exterior Painting- No ARB
- Lot 335- Fence-Clean fence
- Lot 146- Fence Installation-No ARB
- Lot 132- Pressure Washing-Exterior Painting- No ARB
- Lot 196- Landscape: Removed tree-No ARB Application
- Lot 52- Pressure Washing-Exterior Painting- No ARB
- Lot 51- Pressure Washing-Exterior Painting- No ARB
- Lot 226- Roof: Submit ARB., Exterior maintenance: clean driveway and/or sidewalk. Fence: Clean fence.
- Lot 198- Fence-Clean fence
- Lot 5- Pressure Washing-Exterior Painting- No ARB
- Lot 458- Landscaping-Weeding
- Lot 330- Fence: Clean fence., Landscaping: Weeding
- Lot 232- Pressure Washing-Exterior Painting- No ARB
- Lot 235- Landscaping-weeding
- Lot 316- Pressure Washing-Exterior Painting- No ARB
- Lot 248- Pressure Washing-Exterior Painting- No ARB
- Lot 427- Clean/paint garage door
- Lot 443- Landscaping- weeds in grass and flower beds
- Lot 449- Fence-Clean fence
- Lot 390- Landscaping-weeding
- Lot 395- Pressure Washing-Exterior Painting- No ARB
- Lot 410- Landscaping- weeds in grass and flower beds
- Lot 414- Landscaping- weeds in grass and flower beds
- Lot 271- Pressure Washing-Exterior Painting- No ARB
- Lot 62- Pressure Washing-Exterior Painting- No ARB
- Lot 100- Pressure Washing-Exterior Painting- No ARB
- Lot 111- Roof-Submit ARB
- Lot 133- Pressure Washing-Exterior Painting- No ARB

Open Forum

- One of the homeowners asked about a basketball court. The Board explained that it was not recommended by the Sheriff's Office because it

could increase crime and because we do not have money in the budget for this kind of project.

Adjournment

- A motion was made by Maria Koche and seconded by Eddie Santiago, "to adjourn the meeting at 6:45 pm". Motion carried 3-0.

Adjourn for Executive Legal Session (Closed to homeowners)