



HAMMOCK TRAILS HOMEOWNERS ASSOCIATION, INC.

Date of Meeting: April 15, 2025

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 Annette Perez.

ARB: Bob Koche

Artemis Lifestyles: Ester Tejada, LCAM

Call to Order

The meeting was called to order at 6:00 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 March 4, 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 February 2025 Financials as submitted". All in favor. Motion carried 3-0.

Manager Report

- Small room to convert it into a small office. We need to buy a desk, a chair, camera, smoke detector. Replace Door slab-vent. Office will operate one Tuesday from 9:00 a.m. to 1:00 p.m. and one Thursday from 1:00 p.m. to 5:00 p.m. Rotating every other week.

**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

- One hand dryer in the men's room is broken and needs to be repaired or buy a new one.
- Signs around the ponds need to be replaced. "No Fishing", "No Swimming", "No boating". They need to be ordered or purchased.
- Signs for the Garage Sale need to be purchased.
- Mirror in the men's restroom was replaced.

Treasurer Report

- Eddie Santiago reviewed the AR report. As per April 13, 2025, the total assessment delinquency is \$82,393.81 of which \$53,348.82 is 90+ days past due (46 homeowners are 90 days or more behind in their dues). Seven (7) are at the attorney for collections. Three (3) are court judgements for ARB code violations \$29,111.85 and on file with the County Clerk of Courts.

ARB Report

- Bob Koche -ARB Chairman presented the February 1 through March 31, 2025, ARB Report. Projects completed (6), project approved-build status (16) and projects declined/withdrawn (5). The Board approved the report. Motion carried 3/0. He said that there are still around 90 projects to close because homeowners have not submitted the required paperwork to close each case.

Old Business/Pending Projects

- **Lights on Lizzia Brown.** The Manager will continue contacting the County to get updates.
- **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.
- **Garage Sales.** Last year the Board approved 2 garages 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. We need to buy signs.

New Projects (Proposals)

- **Sidewalks Repairs at the Parks:** The Manager has got three proposals. Maria motioned to approve the proposal from Precision Sidewalk Safety for \$7,085, seconded by Annette. All in favor. Motion carried 3/0. Money will be taken from Reserves-Other Elements.
- **Playgrounds Equipment Replacement:** The Manager has got several proposals. Maria tabled it and suggested identifying what needed to be replaced and getting proposals for it.
- **Utility Room area:** We need to buy a small desk, a chair, smoke detector, install a camera and replace the door slab, its vent, and install a

- reinforced window with blinds in the door. Also will need a fire extinguisher. This all to prepare space so the manager can start using it.
- **Crosswalks, Flashing lights and Four Way Stops:** We discussed the need for crosswalks at every intersection in the community. We will fill the Application form supplied by the County.
 - **Two Dead Palm Trees:** Maria motioned to approve the proposal from Yellowstone to replace those palm trees for \$1,768.55. Seconded by Eddie. All in favor. Motion carried 3/0.
 - **Signs:** Signs around the ponds need to be replaced. "No Fishing", "No Swimming", "No boating". They need to be ordered or purchased.
 - **Sod:** The Manager will get a proposal to replace the dead sod in the right aways and median along Bannack Blvd.

Fining Committee

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

- The Board of Directors reviewed and unanimously approved the following lots with violations and forwarded to the Fining Committee:
 - Lot 239- Clean/paint garage door
 - Lot 239- Pressure Washing-Exterior painting
 - Lot 54- Pressure Washing-Exterior Painting
 - Lot 100- Pressure Washing-Exterior Painting-No ARB
 - Lot 229- Pressure Washing-Exterior Painting-No ARB
 - Lot 199- Pressure Washing-Exterior Painting-No ARB
 - Lot 68- Pressure Washing-Exterior Painting-No ARB
 - Lot 68-Clean/paint garage door
 - Lot 34- Pressure Washing-Exterior Painting-No ARB
 - Lot 25- Pressure Washing-Exterior Painting-No ARB
 - Lot 19-Clean driveway and/or sidewalk
 - Lot 125-Roof
 - Lot 119-Clean driveway and/or sidewalk
 - Lot 306-Repair fence
 - Lot 184- Pressure Washing-Exterior Painting-No ARB
 - Lot 189- Pressure Washing-Exterior Painting-No ARB
 - Lot 221- Clean fence
 - Lot 221- Landscaping-Weeding
 - Lot 39- Pressure Washing-Exterior Painting-No ARB
 - Lot 235-Signs- Improperly Located
 - Lot 320- Landscaping-Weeds in driveway
 - Lot 251-Landscaping-Trim trees/bushes
 - Lot 292- Landscaping- Dead grass
 - Lot 289- Landscaping-Weeds in driveway
 - Lot 63- Pressure Washing-Exterior Painting-No ARB
 - Lot 85-Landscaping-Weeding
 - Lot 85- Pressure Washing-Exterior Painting-No ARB

- The Board of Directors reviewed and unanimously approved that due to no response from homeowners who received the letter for Self-Help on January 31, 2025. These homeowners will be sent to the Fining Committee.
- Lot 105- Pressure Washing-Exterior Painting-No ARB
- Lot 43- Pressure Washing-Exterior Painting-No ARB
- Lot 65- Pressure Washing-Exterior Painting-No ARB
- Lot 221- Pressure Washing-Exterior Painting-No ARB
- Lot 386- Pressure Washing-Exterior Painting-No ARB
- Lot 196- Pressure Washing-Exterior Painting-No ARB
- Lot 15- Pressure Washing-Exterior Painting-No ARB
- Lot 442- Pressure Washing-Exterior Painting-No ARB
- Lot 377- Pressure Washing-Exterior Painting-No ARB
- Lot 21- 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 7:52 pm". Motion carried 3-0.

Adjourn for Executive Legal Session (Closed to homeowners)