



# HAMMOCK TRAILS HOMEOWNERS ASSOCIATION, INC.

**Date of Meeting: May 14, 2025**

**Time of Meeting: 5:00 p.m.**

**Location: Artemis Lifestyles: 1631 E Vine St. Kissimmee, FL 34744-  
Training Room 2<sup>nd</sup> 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 5:00 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 April 15, 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 March 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, fire extinguisher, window shades. Replace Door with glass reinforced window, 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.
- Garage Sale this weekend (5/17-5/18). Signs will be posted, and email blast will be sent.
- Playground meeting to discuss what needs to be replaced.
- Inquire about Quantum service for the small room.

### **Treasurer Report**

- Eddie Santiago reviewed the AR report. As per May 4, 2025, the total assessment delinquency is \$61,237.29 of which \$43,908.53 is 90+ days past due (36 homeowners are 90 days or more behind in their dues). Seven (7) are at the attorney for collections. Two (2) are court judgements for ARB code violations \$19,796.00 and on file with the County Clerk of Courts.

### **ARB Report**

- Bob Koche -ARB Chairman presented the April 1 through April 30, 2025, ARB Report. Projects completed (25), project approved-build status (15) and projects declined/withdrawn (3). Also, a report on Paint Projects Completed from January 2024 to current (34) and Paint Projects in Build from January 2024 to Current (41) and Roof Replacement Status (12). 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. No updates now.
- **Stones by mailboxes on Seeley.** Ally performed a temporary repair. Homeowners are parking on the stones to get their mail. Maybe install pavers or concrete. Contact County about it.
- **Bike Rack in Yellow Bay Park.** Request an updated proposal from Ally specifying them to include wire mesh reinforcement.

### **New Projects (Proposals)**

- **Playgrounds Equipment Replacement:** The Manager has got several proposals. Maria tabled it requesting an updated proposal with the following: Replacement of all the playground in the Big Timber Park, seats for the swings, replace the border of the playground, ADA ramp, playground mulch, and permit from the County. Also, request Yellowstone a proposal to replace the playground mulch.
- **Sidewalks Repairs at the Parks:** The Manager will set a date for the project and will send an email blast to homeowners.
- **Utility Room area:** Maria motioned to approve the proposal from Monster Tech to install the camera in the small room for \$350.00, seconded by Eddie Santiago. All in favor. Motion carried 3/0.
- **Bulletin Board Replacement:** Maria motioned to approve the proposal from Ally for \$1,245.00, seconded by Annette Perez to purchase and

install the bulletin board with two doors inside the cabana. All in favor.  
Motion carried 3/0.

- **Toilet in Women's Restroom:** Manager will get Ally to repair the leak.
- **Signs:** "No Fishing", "No Swimming", "No boating" signs around the ponds need to be replaced. They need to be ordered and 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 the charge of \$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 as stated in Florida Statue # 720.305

- The Board of Directors reviewed and unanimously approved the following lots with violations and forwarded to the Fining Committee:
  - Lot 226- Architectural-Roof
  - Lot 134- Landscaping-Weeds/grass in beds
  - Lot 231- Landscaping-Weeds/grass in beds
  - Lot 178- Pressure Washing-Exterior Painting-No ARB
  - Lot 173- Landscaping- Weeds in Driveway
  - Lot 159- Pressure Washing-Exterior Painting-No ARB
  - Lot 68- Pressure Washing-Exterior Painting-No ARB
  - Lot 73- Landscaping- Weeds/grass in beds
  - Lot 33- Pressure Washing-Exterior Painting-No ARB
  - Lot 94-Clean driveway and/or sidewalk
  - Lot 125-Roof
  - Lot 120-Landscaping- Weeding
  - Lot 119- Landscaping-Weeding
  - Lot 3- Exterior Maintenance-Clean driveway and/or sidewalk
  - Lot 458- Landscaping- Weeding
  - Lot 297- Pressure Washing-Exterior Painting-No ARB
  - Lot 308- Pressure Washing-Exterior Painting-No ARB
  - Lot 306- Landscaping-Weeding
  - Lot 335-Landscaping-Weeds/grass in beds
  - Lot 334- Landscaping- Weeds in driveway
  - Lot 280- Clean fence
  - Lot 223- Landscaping- dead grass
  - Lot 259-Landscaping-Weeds/grass in beds
  - Lot 347- Exterior Maintenance-Clean driveway and /or sidewalk
  - Lot 433- Landscaping- Mowing, weeding, and dead grass
  - Lot 450- Clean fence
  - Lot 407- Vehicle- trailer
  - Lot 414- Landscaping- Weeds/grass in beds
  - Lot 269- Landscaping- Weeds/grass in beds
  - Lot 115- Pressure Washing-Exterior Painting-No ARB
  - Lot 231- Pressure Washing-Exterior Painting
  - Lot 335-Clean fence
  - Lot 208- Pressure Washing-Exterior Painting-No ARB

- Lot 29- Pressure Washing-Exterior Painting
- Lot 339- Pressure Washing-Exterior Painting-No ARB
- Lot 283- Pressure Washing-Exterior Painting-No ARB
- Lot 310- Pressure Washing-Exterior Painting
- Lot 309- Pressure Washing-Exterior Painting
- Lot 393- Pressure Washing-Exterior Painting
- Lot 232- Pressure Washing-Exterior Painting
- Lot 100- Pressure Washing-Exterior Painting-No ARB
  
- The Board of Directors reviewed and unanimously approved the following lots with violations not cured and with fines to send to Small Claims Court:
  - Lot 254-Clean/paint garage door and Pressure Washing-Exterior Painting-No ARB
  - Lot 418- Pressure Washing-Exterior Painting-No ARB plus shed- send to County.
  - Lot 132- Pressure Washing-Exterior Painting-No ARB
  - Lot 54- Pressure Washing-Exterior Painting-No ARB
  - Lot 50- Pressure Washing-Exterior Painting-No ARB
  - Lot 111- Roof – No ARB
  - Lot 229- Pressure Washing-Exterior Painting-No ARB

### **Open Forum**

- Nothing brought before the board.

### **Adjournment**

- A motion was made by Maria Koche and seconded by Eddie Santiago, "to adjourn the meeting at 7:20 pm". Motion carried 3-0.

### **Adjourn for Executive Legal Session** (Closed to homeowners)