



HAMMOCK TRAILS HOMEOWNERS ASSOCIATION, INC.

Date of Meeting: January 15, 2026

Time of Meeting: 5:00 p.m.

**Location: Artemis Lifestyles: 1631 E Vine St. Kissimmee, FL 34744-
Conference Room 3rd 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

Pursuant to FS720.303(2)(c)1

The agenda items were conspicuously posted on the Community Pool Cabana bulletin board 48 hours in advance of the board meeting, and an email blast was also sent to homeowners.

Certification of Board Quorum

Three board members 100%

Approval of Meeting Minutes

A motion was made by Maria Koche and seconded by Annette Perez "to approve the Board Organizations/Regular Board Meeting Minutes from December 4, 2025, as submitted." All in favor. Motion carried 3-0.

Approval of Financials

A motion was made by Eddie Santiago Ramos and seconded by Annette Perez "to approve November 2025 Financials as submitted." All in favor. Motion carried 3-0.

Manager Report

- Gutters at the cabana will be re-installed.

**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

- New Playground at the Big Timber will be installed next week. Address used: 4601 Bannack Blvd.
- Pressure Washing around the community already started.
- Christmas Decorations are being checked by the Christmas Committee and removed by Ally.
- Door for the cabana utility room. Working on it.

Treasurer Report

- Eddie Santiago reviewed the AR report. December 31, 2025, the total assessment delinquency is \$76,405.34 of which \$67,243.21 is 90+ days past due (72 homeowners are 90 days or more behind in their dues). Six (9) are at the attorney for collections. Two (2) are court judgements for ARB code violations \$19,290.29 and on file with the County Clerk of Courts.

Old Business/Pending Projects

- **Small Room Conversion:** Manager will continue working on the door and purchase of the other items already approved.

New Projects (Proposals)

- **Door replacement for the small room.** Manager working on it.
- **Tenant Evaluation Company.** A Microsoft Teams meeting was held with Tom Tauber to discuss steps to require homeowners who want to rent their properties to go through Tenant Evaluation Company. Board will review the information and create a Resolution.
- **Complaint:** Board complaint about Artemis not following Estoppels process and invoices for printing.

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 130- Mailbox Fixture Appearance
 - Lot 231- Landscaping: Mowing and weeding and Landscaping: Trim trees/bushes
 - Lot 146- Fence
 - Lot 172- Pressure Washing and Exterior Painting-No ARB
 - Lot 120- Pressure Washing and Exterior Painting-No ARB
 - Lot 459- Roof
 - Lot 208- Roof
 - Lot 225- Sports Equipment- Basketball Goal/Hoop
 - Lot 315- Clean fence
 - Lot 259- Clean fence
 - Lot 341- Roof
 - Lot 356- Pressure Washing and Exterior Painting-No ARB
 - Lot- 360- Pressure Washing and Exterior Painting-No ARB

- Lot 441- Landscaping: Trim trees/bushes
- Lot 452- Roof
- Lot 375- Pressure Washing and Exterior Painting-No ARB
- Lot 378- Landscaping: Weeds in Driveway
- Lot 380- Pressure Washing and Exterior Painting-No ARB
- Lot 263- Pressure Washing and Exterior Painting-No ARB
- Lot 55- Roof
- Lot 106- Clean driveway and/or sidewalk
- Lot 115- Pressure Washing and Exterior Painting-No ARB and Landscape
- Lot 146- ARB- Fence Installed- Waterfront-Not complied.
- Lot 29- Pressure Washing and Exterior Painting
- Lot 14- Pressure Washing and Exterior Painting

- 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 208- Pressure Washing and Exterior Painting-No ARB
 - Lot 254- Pressure Washing and Exterior Painting and clean/paint garage door
 - Lot 339- Pressure Washing and Exterior Painting- No ARB
 - Lot 133- Pressure Washing and Exterior Painting-No ARB
 - Lot 229- Pressure Washing and Exterior Painting-No ARB
 - Lot 221- Pressure Washing and Exterior Painting-No ARB
 - Lot 196- Pressure Washing and Exterior Painting-No ARB
 - Lot 15- Pressure Washing and Exterior Painting-No ARB
 - Lot 33- Pressure Washing and Exterior Painting-No ARB
 - Lot 308- Pressure Washing and Exterior Painting-No ARB
 - Lot 115- Pressure Washing and Exterior Painting-No ARB
 - Lot 449- Pressure Washing and Exterior Painting-No ARB
 - Lot 124- Pressure Washing and Exterior Painting-No ARB

Open Forum

- No questions or comments addressed to the Board of Directors

Adjournment

- A motion was made by Maria Koche and seconded by Eddie Santiago, "to adjourn the meeting at 8:10 pm". Motion carried 3-0.

Adjourn for Executive Legal Session (Closed to homeowners)