



HAMMOCK TRAILS HOMEOWNERS ASSOCIATION, INC.

Date of Meeting: February 12, 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 Eddie Santiago, "to approve the Board Meeting Minutes from January 9, 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 December 2024 Financials as submitted". All in favor. Motion carried 3-0.

Manager Report

- Getting proposals to repair sidewalks by the pool and 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.

**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

- Black fence in Big Timber Park needs to be repair.
- Playgrounds are fading. Manager will get proposals
- Signs around the ponds need to be replaced. They need to be ordered.
- Mirror in the men's restroom needs to be replaced.
- Roof blue tarts: Manager will send an email blast reminding the homeowners of the procedures and requirements.

Treasurer Report

- Eddie Santiago reviewed the AR report. As per February 8, 2025, the total assessment delinquency is \$75,513.91 of which \$49,184.85 is 90+ days past due (24 homeowners are 90 days or more behind in their dues). Eleven (11) are at the attorney for collections. Three (3) for ARB \$28,712.21

ARB Report

- Bob Koche -ARB Chairman presented the January 1 through January 31, 2025, ARB Report. Projects completed (2), project approved-build status (12) and projects declined/withdrawn (5).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

- **Prune Crape Myrtle by the Entrance.** A motion was made by Maria Koche seconded by Annette Perez to "approve the Yellowstone proposal 509284 for \$1,757.12". All in favor. Motion carried 3/0.
- **Mulch around trees in the Community.** A motion was made by Maria Koche seconded by Annette Perez to "approve the Yellowstone proposal 506285 for \$14,137.37". All in favor. Motion carried 3/0.
- **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 about it.
- **Bushes by mailboxes.** Contact Yellowstone about it. Follow up.
- **Bike Rack in Yellow Bay Park.** Request an updated proposal or get another vendor.
- **Side walks by parks need repair.** Manager will get proposals.

New Projects (Proposals)

- Lights on Lizzia Brown. A representative from the County was not able to attend. We have scheduled a new meeting for March 4, 2025.

New Business

- The Board approved unanimously the Self-Help Agreement from attorney to sign with contractors. Board will discuss with each contractor this agreement before starting any Self-Help.
- The Board approved unanimously the Rules and Regulation Regarding Short -Term Rental(s) and the Resolution for Short-Term Rentals. These will be signed and notarized at the next Board Legal Meeting on February 18, 2025. The Resolution will be posted in Front Steps and the Community Website, and it will be sent by mail to each.

Fining Committee

- The Board of Directors reviewed and unanimously approved the following lots with violations to be fined \$100 per violation and forwarded to the Fining Committee:
- Lot 453- Pressure Washing-Exterior Painting- No ARB
- Lot 339- Pressure Washing-Exterior Painting- No ARB
- Lot 326- Pressure Washing-Exterior Painting- No ARB
- Lot 305- Pressure Washing-Exterior Painting- No ARB
- Lot 33- Landscape: Weeds in grass and flower beds
- Lot 50- Pressure Washing-Exterior Painting- No ARB
- Lot 176- Pressure Washing-Exterior Painting- No ARB
- Lot 208- Pressure Washing-Exterior Painting- No ARB
- Lot 138- 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

*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

Open Forum

- None

Adjournment

- A motion was made by Maria Koche and seconded by Eddie Santiago, "to adjourn the meeting at 6:35 pm". Motion carried 3-0.

Adjourn for Executive Legal Session (Closed to homeowners)