



HAMMOCK TRAILS HOMEOWNERS ASSOCIATION, INC.

Date of Meeting: January 9, 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 Organizational/Regular Meeting Minutes from December 5, 2024, 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 November 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.
- Following up with the pressure washing throughout the community.

**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

- Follow up with County about the small room to convert it in small office. Getting architectural drawings of the cabana.
- Getting volunteers for the "Safety Committee"
- Trim Trees. The Manager will send email blast to homeowners requesting trimming trees at least 10 feet high over public walkways and 14 feet over public roadways. Trees over Association walkways should be at least 10 feet, 14 feet over public walkways, six (6) feet over pavilion roofs, and six (6) feet around all light street/walkway light fixtures. The Manager will contact Yellowstone and the County.
- Rentals. The Manager will get information required for owners renting out their properties in the community and the different requirements.

Treasurer Report

- Eddie Santiago reviewed the AR report. As per December 31, 2024, the total assessment delinquency is \$55,451.44 of which \$51,490.62 is 90+ days past due (50 homeowners are 90 days or more behind in their dues). Thirteen (12) are at the attorney for collections. Two (2) for ARB \$19,250.91

ARB Report

- Bob Koche -ARB Chairman presented the December 1 through December 31, 2024, ARB Report. Projects completed (5), project approved-build status (10) and projects declined/withdrawn (4). The Board approved the report. Motion carried 3/0. He said that there are still around 60 projects to close because homeowners have not submitted the required paperwork to close each case.

Old Business/Pending Projects

- **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.
- **Bike Rack in Yellow Bay Park.** Request an updated proposal or get another vendor.
- **Black Fence in Big Timber Park.** Contact Smart Solutions to fix it or get a proposal to install a natural fence (bushes).

New Projects (Proposals)

- Get proposals to prune the crepe myrtles
- Get proposal from Yellowstone to install mulch around the community.

New Business

- The Board approved unanimously the Self-help letter draft from attorney to send to homeowners.

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 231-Pressure Washing-Exterior Painting- No ARB
 - Lot 146- Fence Installation-No ARB
 - Lot 335- Fence-Clean fence

- Lot 239- Clean/paint garage door- No ARB
- Lot 354- Pressure Washing-Exterior Painting- No ARB
- Lot 409- Pressure Washing-Exterior Painting- No ARB
- Lot 418- Pressure Washing-Exterior Painting- No ARB
- Lot 132- Pressure Washing-Exterior Painting- No ARB
- Lot 138- Pressure Washing-Exterior Painting- No ARB
- Lot 176- Pressure Washing-Exterior Painting- No ARB
- Lot 208- Pressure Washing-Exterior Painting- No ARB
- Lot 54- Pressure Washing-Exterior Painting- No ARB-Not cured.
- Lot 50- Pressure Washing-Exterior Painting- No ARB
- Lot 83- Pressure Washing-Exterior Painting- No ARB
- Lot 33- Landscape: Weeds in grass and flower beds
- Lot 305- Pressure Washing-Exterior Painting- No ARB
- Lot 326- Pressure Washing-Exterior Painting- No ARB
- Lot 339- Pressure Washing-Exterior Painting- No ARB
- Lot 453- Pressure Washing-Exterior Painting- No ARB
- Lot 52- Pressure Washing-Exterior Painting- No ARB
- Lot 283- Pressure Washing-Exterior Painting- No ARB
- Lot 176-Landscape: Trim Palms
- Lot 196- Landscape: Removed tree-No ARB Application
- Lot 17- Pressure Washing-Exterior Painting- No ARB
- Lot 126-Clean driveway and or/sidewalk
- Lot 310- Pressure Washing-Exterior Painting- No ARB
- Lot 309- Pressure Washing-Exterior Painting- No ARB
- Lot 307-Clean fence
- Lot 254- Pressure Washing-Exterior Painting- No ARB
- Lot 340-Roof- No ARB
- Lot 359-Gazebo- No ARB
- Lot 385- Pressure Washing-Exterior Painting- No ARB
- Lot 390- Pressure Washing-Exterior Painting- No ARB- Painted house without submitting ARB Application.
- Lot 393- Pressure Washing-Exterior Painting- No ARB
- Lot 51- Pressure Washing-Exterior Painting- No ARB

Open Forum

- Homeowners complained about fireworks. Houses are too close to one another and a lot of debris fell on roofs that could cause fire. Homeowners suggested complaining to County about it.

Adjournment

- A motion was made by Maria Koche and seconded by Eddie Santiago, "to adjourn the meeting at 7:08pm". Motion carried 3-0.

Adjourn for Executive Legal Session (Closed to homeowners)