



HAMMOCK TRAILS HOMEOWNERS ASSOCIATION, INC.

Date of Meeting: October 28, 2025

Time of Meeting: 6:00 p.m.

**Location: Artemis Lifestyles: 1631 E Vine St. Kissimmee, FL 34744-
Training Room 2nd Floor**

Board Meeting to Approve 2026 Budget 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

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

Notice of Board Meeting to Approve 2026 Budget was sent to homeowners. 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 Eddie Santiago "to approve the Board Meeting Minutes from September 18, 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 August and September 2025 Financials as submitted." All in favor. Motion carried 3-0.

**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

Manager Report

- Convert storage room for use as a small office. We need to buy a desk, chair, smoke detector, fire extinguisher, and window shades. Replace door with glass reinforced window and 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.
- One hand dryer in the men's room is not working and needs to be repaired or replaced with a new one.
- Two Pool lounge were received, and two more Pool lounge chairs were ordered.
- Get a proposal to replace the bulletin board in front of the cabana.
- Working with company to replace playscape in Big Timber Park. Project on hold until get survey done and permit from County.
- Getting proposal for broken swing
- Received "No Trespassing-Fishing-Boating-Swimming" signs to install
- Schedule survey for playscape in the Big Timber Park.
- No update for streetlights.

Treasurer Report

- Eddie Santiago reviewed the AR report. As per October 15, 2025, the total assessment delinquency is \$99,180.45 of which \$67,240.28 is 90+ days past due (55 homeowners are 90 days or more behind in their dues). Eight (8) are at the attorney for collections. Two (2) are court judgements for ARB code violations \$20,103.99 and on file with the County Clerk of Courts.

Discussion and Approval of the Budget

- The Board reviewed and Approved the Proposed Budget for 2026. Maria motioned to approve the Proposed Budget for 2026. Eddie seconded it. Motion carried 3/0. Board needs to review coupons before they are sent to homeowners.

Old Business/Pending Projects

- **Small Room Conversion:** Manager will continue getting proposals for the door and purchase of the other items already approved.
- **Trim Palm Trees and Shrubs by entrance on Ham Brown-** Board reviewed the proposals and tabled them until next meeting, more information needed.

New Projects (Proposals)

- **Gutters for Cabana:** Board reviewed three proposals. Maria motioned to approve proposal from Five Star for \$1,500 to install white gutters with five-year warranty. Second by Annette Perez. All in favor. Motion carried 3/0. Project to be completed in January.
- **Project for January:** Manager will get proposals for the following: Playscape replacement by the pool, new drier for the men's restroom, power flush toilets for the restrooms, door w/window for the small room, window blinds, louvres, install new Message Board, paint cabana and other necessary repairs at the pool or cabana.

Fines

The following homeowner/s request to waive the fine imposed by the Fining Committee because they cured the violations before the 30 days granted by them to cure the violations. The Board agreed to remove the fines for lot #34.

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 133- Pressure Washing-Exterior Painting-No ARB
 - Lot 221- Clean Fence
 - Lot 449- Pressure Washing-Exterior Painting- NO ARB
 - Lot 133- 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 221- Pressure Washing-Exterior Painting-No ARB
 - Lot 196- Homeowner changed and painted the house without ARB Approval.
 - Lot 15- Pressure Washing-Exterior Painting-No ARB
 - Lot 254- Pressure Washing-Exterior Painting-No ARB
 - Lot 418- Pressure Washing-Exterior Painting-No ARB
 - Lot 208- Pressure Washing-Exterior Painting-No ARB
 - Lot 339- Pressure Washing-Exterior Painting-No ARB
 - Lot 229- Pressure Washing-Exterior Painting-No ARB
 - Lot 33- Pressure Washing-Exterior Painting-No ARB
 - Lot 308- Pressure Washing-Exterior Painting-No ARB

Open Forum

- A banana tree by Big Timber is planted in the common area. It needs to be removed.

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)