



HAMMOCK TRAILS HOMEOWNERS ASSOCIATION, INC.

Date of Meeting: February 19, 2026

Time of Meeting: 5:00 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 (by phone), 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 Meeting Minutes from January 15, 2026, as submitted." All in favor. Motion carried 3-0.

Approval of Financials

A motion was made by Maria Koche and seconded by Annette Perez "to approve December 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

- Gutters at the cabana were installed
- New Playground at Big Timber Park has been installed, but the mulch has not been placed yet. Address used for Big Timber Park: 4601 Bannack Blvd.
- Pressure washing of community sidewalks completed.
- The hand dryer in the men's restroom needs to be replaced. Need a proposal.
- Door replacement for the Cabana utility room. Being worked on.
- Dog stations are getting old. Manager will look at them and send a report.
- Manager will send an e-mail blast to homeowners about street light outages and procedures on how to report them.
- Homeowners are concerned about having no lights at the Rockvale Drive lift station. Manager will contact Toho and Duke Energy.

Treasurer Report

- Maria Koche reviewed the AR report. February 18, 2026, the total assessment delinquency is \$85,405.08 of which \$55,355.65 is 90+ days past due (41 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 \$19,290.29 and on file with the County Clerk of Courts.

ARB Report

- Bob Koche -ARB Chairman presented the December 1, 2025, through January 31, 2026, ARB Report. Projects completed (12), projects approved and in build status (11), and projects declined/withdrawn (3). The Board approved the report. Motion carried 3/0. He said that there are still around 50 projects to close because homeowners have not submitted the required paperwork to close each case.

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. Manager will contact "Empire" and get proposals.
- **Broken Grill on Yellow Bay Park:** Miguel Ortiz, a resident, volunteered to fix it. He will be reimbursement for parts purchased. He will not charge the HOA for labor.
- **Lights on Ham Brown entrance:** Need replacement. Manager will contact Terry's Electric to do the repairs.
- **Guardian-Card Pool System:** Need upgrade or new system.
- **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.

New Business

- **Resolution for Renting Homes:** A motion was made by Maria Koche and seconded by Annette Perez "to approve the resolution, as submitted." All in favor. Motion carried 3-0.
- **Resolution for Updated ARB Guidelines -Version 3.0:** A motion was made by Maria Koche and seconded by Annette Perez "to approve the resolution, as submitted." All in favor. Motion carried 3-0.
- **Small Claims:** A motion was made by Maria Koche and seconded by Eddie Santiago "to approve writing checks to Annette Perez to cash, to pay Sheriff Department for process serving services for the Small Claims." Important Note: the Sheriff's Department only accepts cash or credit cards, not checks. The Association does not have a credit card. Receipts for each Small Claim case will be provided. All in favor. Motion carried 3-0.
- **Complaint:** Some Agendas and BOD Meeting Minutes have not been posted in Front Steps. Front Steps needs to be re-organized so homeowners can find the information easier.

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 146- Clean fence
 - Lot 156- Landscaping Trim trees/bushes
 - Lot 157- Pressure Washing and Exterior Painting-No ARB
 - Lot 92- Pressure Washing and Exterior Painting-No ARB
 - Lot 14- Clean driveway and/or sidewalk
 - Lot 212- Roof
 - Lot 244- Clean fence
 - Lot 448- Roof
 - Lot 412- Pressure Washing and Exterior Painting-No ARB
 - Lot 263- Landscaping: Trim trees/bushes

- 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 (Already filed on 2.3.26)
 - 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

- One homeowner requested clarification about the "Short Term Rental". Information was provided to the homeowner.

Adjournment

- A motion was made by Maria Koche and seconded by Annette Perez, "to adjourn the meeting at 6:10 pm". Motion carried 3-0.

Adjourn for Executive Legal Session (Closed to homeowners)