



HAMMOCK TRAILS HOMEOWNERS ASSOCIATION, INC.

Date of Meeting: Thursday, May 14, 2020

Time of Meeting: 1:00 PM

Location: Via Teleconference due to COVID 19

Board Meeting Minutes

Attendance

Board of Directors: Maria Koche, Mike Taddeo and Eddie Santiago Ramos

Artemis Lifestyles: Kim Budsberg, LCAM

Call to Order

The meeting was called to order at 1:02 pm by Maria Koche.

Approval of Meeting Minutes

A motion was made by Maria Koche seconded by Mike Taddeo, "to approve the Board Meeting Minutes from March 24, 2020 as submitted". Motion carried 3-0.

Financials

The approval of the March 2020 and April 2020 financials was tabled due to adjustments being made to them regarding the reserves.

Manager Report

- Insurance reimbursement has been received for November accident to replace magnolia tree
- Fans installed at the cabana
- Electrical repairs completed at the cabana
- Palm trees planted
- Bubbler irrigation installed at new palm trees
- Park benches and seesaw installation is pending

Violation Report – 339 open violations

**A Deed Restricted
Community**

Incorporated 2006

c/o Artemis Lifestyles
1631 E Vine Street, Suite 300
Kissimmee, FL 34744

PHONE 407-705-2190
FAX 407-604-6304

Old Business

Pending Projects & Proposals:

- A. Cabana Storage Room Air Conditioning: A motion was made by Mike Taddeo and seconded by Eddie Santiago Ramos, "...to approve the quote from Del-Air, Option 2 to install an air conditioner/heat pump unit at the cabana storage room in the amount of \$5,845". Motion carried 3-0.

- B. Playground Mulch: A motion was made by Mike Taddeo and seconded by Eddie Santiago Ramos, "...to approve the quote from Yellowstone in the amount of \$12,468.22 for replenishment mulch at the playgrounds. Installation will occur after the playground borders are repaired/replaced". Motion carried 3-0.

- C. Replacement Grills: A motion was made by Mike Taddeo and seconded by Eddie Santiago Ramos, "...to approve the quote from Smart Solutions for 5 replacement park grills in the amount of \$2,400". Motion carried 3-0.

- D. Painting of Park Pavilions: Tabled until additional quotes can be obtained.

- E. Painting of Big Timber Playground Equipment: A motion was made by Mike Taddeo and seconded by Maria Koche, "...to approve the quote from Smart Solutions in the amount of \$650 to paint the playground equipment at the Big Timber park". Motion carried 3-0.

- F. Updated Pool Signs: Tabled until updated quotes can be obtained.

- G. Conservation Signs: A motion was made by Mike Taddeo and seconded by Maria Koche, "...to approve the quote from The GSI Group for 10 conservation signs in the amount of \$1,060.00". Motion carried 3-0. It was noted that poles are also needed. A quote will be obtained for 10 poles and installation.

- H. Tree Maintenance Agreement: Tabled until additional quotes can be obtained.

New Business

- A. Code Enforcement: A motion was made by Mike Taddeo and seconded by Eddie Santiago Ramos, "...to contract Osceola County Code Enforcement Officers two (2) times per week, every other week for a total of four (4) visits at \$440/visit not to exceed \$440 per visit". Motion carried 3-0.

- B. ARB Guidelines-Version 2.0-A motion was made by Maria Koche and seconded by Mike Taddeo to approve the ARB Guidelines Version 2.0 as amended, adopted, and approved by the Board on Directors on May 14, 2020 as presented by Bob Koche. Motion carried 3-0.
- C. ARB Guidelines - Sheds: A motion was made by Maria Koche and seconded by Mike Taddeo, "...to send a final letter to homeowners that did not respond to the first letter sent in January/February, giving them 15 days to respond. And, should they not respond further enforcement action will be taken.". Motion carried 3-0.
- D. Late Fees and Interest: A motion was made by Mike Taddeo and seconded by Eddie Santiago Ramos "...to remove interest of \$10 or less from all delinquent accounts with balances of \$10 or less." Motion carried 3-0.

COVID 19- Update

The Board will follow the Community's lawyer's recommendation to keep amenities closed until further notice (amenities are the pool, playgrounds, and pavilions).

Open Forum Discussion:

- o None

Adjournment

A motion was made by Maria Koche and seconded by Mike Taddeo, "to adjourn the meeting at 2:18 pm". Motion carried 3-0.