



HAMMOCK TRAILS HOMEOWNERS ASSOCIATION, INC.

Date of Meeting: May 9, 2024

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 Mike Taddeo.

ARB: Bob Koche

Artemis Lifestyles: Ester Tejada, LCAM

Call to Order

The meeting was called to order at 6:02 pm by Maria Koche.

Proof of Notice of Meeting

The agenda was posted at the Community Pool- 48 hours before the meeting and an e-mail blast sent to homeowners.

Certification of Board Quorum

Three board members 100%

Approval of Meeting Minutes

A motion was made by Maria Koche seconded by Mike Taddeo, "to approve the Board of Directors Meeting Minutes from February 27, 2024, as submitted". All in favor. Motion carried 3-0.

Approval of Financials

A motion was made by Eddie Santiago Ramos, seconded by Mike Taddeo, "to approve the February, March, and April 2024, as submitted". All in favor. Motion carried 3-0.

Manager Report

- Working on restroom doors and frames for the pool cabana.
- Manager has contacted County about issues with Parking.

**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

Treasurer Report

- Eddie Santiago reviewed the AR report. As per today the total assessment delinquency is \$46,893.98 of which \$29,195.89 is 90+ days past due (21 homeowners are 90 days or more behind in their dues). Ten (10) are at the attorney for collections.

ARB Report

- Bob Koche -ARB Chairman presented the February 28 to April 30, 2024, ARB Report. The Board approved the report. Motion carried 3/0.

Old Business/Pending Projects

- **Dead Palm Trees:** The Board approved the proposal from Windsor for \$2,650 to remove 10 dead palm trees. Clarify if the proposal includes removing the root and filling it with dirt. Motion carried 3/0.
- **Dead Magnolias:** The Board approved the proposal from Yellowstone \$638.22 to plant viburnums instead of magnolias. Money will come from vandalism budget line item. Motion carried 3/0.
- **Replace sod with stones by mailboxes.** The Board approved the Proposal from Smart Solutions for \$1,750. The Board requested to include grids and glue in the proposal. Motion carried 3/0
- **Small Repairs.** The Board approved the proposal from Small Solution to do small repairs. Motion carried 3/0.

New Projects (Proposals)

- Convert the small room into an office. The manager will contact County to see if it is allowed.

New Business

- Oil-stained streets. The manager will contact County and Waste Management to clean the streets around the community due to a Waste Management vehicle's hydraulics leaking.

Presentation of Resolutions

- Bob Koche presented the Board the following Resolutions:
- Resolution 2024-05:1 (Hammock Trails: Rental Unit Notification to Management Company).
- Resolution 2024-05:2 (Hammock Trails: Pool Card Access Protocol for Properties Sold/Rented).
- Resolution 2024-05:3 (Hammock Trails: Rental Properties to Provide Updated Leases).
- Resolution 2024-05:4 (Hammock Trails: Soccer Field and Park Use).
- The Board approved the resolutions as presented. Motion carried 3/0.

Fining Committee

- The Board sent the following lots with violations to be fined \$100 per violation to the fining committee:
- Lot 26: Landscaping-weeding and Exterior maintenance- Pressure washing and exterior painting.
- Lot 5: Exterior maintenance- Pressure washing and exterior painting.
- Lot 460: Landscaping and weeding.
- Lot 462: Landscaping and weeding.
- Lot 251: Landscaping, mowing and weeding.
- Lot 426: Landscaping and weeding. Exterior Maintenance and Address Number. The fence needs to be cleaned.

- Lot 260: Landscaping, mowing and weeding.
- Lot 259: ARC-Patio
- Lot 289: Landscaping and weeding.
- Lot 447: Landscaping, mowing and weeding.
- Lot 385: Landscaping and weeding. Pressure washing and painting.
- Lot 413: ARC- Multiple items.
- Lot418: General yard maintenance.
- Lot 433: Mowing and weeding.

Open Forum (Only discuss items on the agenda. Only three minutes per lot)

- No discussion was made.

Adjournment

- A motion was made by Maria Koche and seconded by Eddie Santiago, "to adjourn the meeting at 7:30 pm". Motion carried 3-0.

Adjourn for Executive Legal Session (Closed to homeowners)