



HAMMOCK TRAILS HOMEOWNERS ASSOCIATION, INC.

Date of Meeting: June 8, 2023

Time of Meeting: 6:00 p.m.

**Location: Poinciana Library- 101 N Doverplum Ave, Kissimmee, FL
34758**

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 6:03 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 and Organizational Meeting Minutes from December 12, 2022, 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 December 2022, January, February, March, and April 2023 Financials as submitted". All in favor. Motion carried 3-0.

Manager Report

- Working on closing out the 43 architectural requests pending completion of photos from homeowners. This project began with 280 outstanding projects needing to be closed out.

**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

- Spoke with Phoenix Works to repair the door in Cabana and obtain a door permit.
- Awaiting the repairs done by Smart Solutions.
- Order more pool keys since there are only 10 left. Mr. Koche suggested having a separate fund only from money received from homeowners who paid for new key cards replacing the lost ones.
- Mosquito Control for the ponds. The owners along the Tower Rock St have mentioned excess mosquitoes.
- Reminder Artemis Day is July 27, 2023, and I will love to have the board present.

Treasurer Report

- Eddie Santiago reviewed the AR report. As per today the total delinquency \$42,414.45 of \$30,041.03 is 90+ days (25 homeowners are 90 days or more behind in their dues). Seven (7) are at Attorney for Collections.

Old Business/Pending Projects

- **Auto Flushing Toilets and Door Frame for the Men's Restroom:** The Board suggested to get another proposal from another company because Phoenix is taking too long providing one for this project.

New Projects (Proposals)

- Bushes by Ham Brown entrance in lieu of fence replacement. Manager will get proposal from Yellowstone.
- Christmas decorations for entrances: Manager will contact Terry's Electric to get a proposal for electrical services on the median and get permit. Install light ropes and garlands by the entrances.

New Business

- Community Garage Sale (suggested by a homeowner) Board approved to have two garage sales during the year, in March and in November. In the homeowners' driveway ONLY. It is not sponsored by the HOA. An e-mail blast can be sent and advertised by the entrances.
- Dog Pooh Stations by Rockvale (suggested by homeowner) Board denied the petition. 3/0
- Covid Signs change for No Dogs without leash. The Board approved the petition, and it was suggested to include County Ordinance. The manager will get proposals. Motion carried 3/0.
- Repair Monuments by the entrances -Deed Restricted Signs. Manager will get proposals.
- Queen Palms on Lizzia Brown and Ham Brown. Two (2) dead queen palms. The Board decided not to replace them and requesting Yellowstone to remove them.
- Towing Company - Manager will get a new company.
- Fines feasibility - Fines Committee. Board will consult with Attorney.
- Pool Black Fence (green growth) - Pressure Wash: Board approved proposal from O.C Pressure Washer for \$225.00. Motion carried 3/0

- 6 Lounge Chairs to replace damaged wear and tear ones: Board approved proposal to buy and install them for \$3,100. Motion carried 3/0

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

- A homeowner requested that security officers at the pool wear uniforms.
- Homeowners suggested getting Off Duty Sheriff Patrol officers around the community. The Board will try to get them here again as was done in previous years.

Adjournment

- A motion was made by Maria Koche and seconded by Eddie Santiago, "to adjourn the meeting at 7:12 pm". Motion carried 3-0.

Adjourn for Executive Legal Session (Closed to homeowners)