



HAMMOCK TRAILS HOMEOWNERS ASSOCIATION, INC.

Date of Meeting: July 10, 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 6:00 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 May 9, 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 May 2024, as submitted". All in favor. Motion carried 3-0.

Manager Report

- Working on restroom doors and frames for the pool cabana. Doors arrived. Need to coordinate with Prestige and ACT to install them. The pool will be closed while this project is done.
- Dead palm trees surrounding the community were removed.
- Repairs in the women's restroom were completed.

**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

- Replanished mulch in the Yellow Bay Park was completed.
- County tagged and removed the cars that had been abandoned in the community.

Treasurer Report

- Eddie Santiago reviewed the AR report. As per June 30, 2024 the total assessment delinquency is \$38,035.54 of which \$34,154.33 is 90+ days past due (42 homeowners are 90 days or more behind in their dues). Thirteen (13) are at the attorney for collections. One (1) for ARB \$8,874.

ARB Report

- Bob Koche -ARB Chairman presented the May 1 through June 30, 2024, ARB Report. Projects completed (30), project approved-build status (20) and projects declined/withdrawn (8). The Board approved the report. Motion carried 3/0. He said that there are still around 60 projects to close because homeowners have not submitted the required paperwork to close each case.

Old Business/Pending Projects

- **Replace sod with stones by mailboxes on Seeley.** The Board approved the Proposal from Smart Solutions for \$4,450. Motion carried 3/0

New Projects (Proposals)

- Convert the small room into an office. The manager will get more information from County to see requirements.

New Business

- The manager will get proposals to replace the dead palm trees around the community. The Board suggested to plant magnolias, crepe myrtles, sabal palms or cabbage palms.

Fining Committee

- The Board reviewed and unanimously approved the following lots with violations to be fined \$100 per violation and forwarded to the fining committee:
 - Lot 426: Landscaping and weeding. Clean fence.
 - Lot 418: Landscaping-General yard maintenance.
 - Lot 433: Landscaping-Mowing and weeding
 - Lot 5: Pressure washing and exterior painting. No ARB Application submitted.
 - Lot 26: Pressure washing and exterior painting. No ARB Application submitted.
 - Lot 107: Pressure washing and exterior painting. No ARB Application submitted.
 - Lot 119: Mowing and weeding.
 - Lot 125: Oil stains on driveway
 - Lot 56: Pressure washing and exterior painting. No ARB Application submitted. Repair garage door and repair roof. No ARB Application submitted.

- Lot 223: General yard maintenance.
- Lot 222: Repair roof. No ARB Application submitted.
- Lot 207: Gazebo- No ARB Application submitted.
- Lot 133: Pressure washing and exterior painting. No ARB Application submitted.
- Lot 88: Clean driveway.
- Lot 335: Mowing and weeding.
- Lot 8: Mowing and weeding.
- Lot 9: Pressure washing and exterior painting. No ARB Application submitted. Mowing and weeding.
- Lot 33: Shed. No ARB Application submitted.
- Lot 440: Clean fence.
- Lot 443: Clean fence.
- Lot 464: Weeds in driveway.
- Lot: 414: Pavers and gazebo. No ARB Application submitted.
- The Fining Committee will have a meeting with those homeowners on July 29th at 7:00 p.m. by Zoom.
- Letters will be sent by the manager inviting those homeowners to attend that meeting.

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

- One homeowner requested more information about installing a shed.

Adjournment

- A motion was made by Maria Koche and seconded by Eddie Santiago, "to adjourn the meeting at 7:05 pm". Motion carried 3-0.

Adjourn for Executive Legal Session (Closed to homeowners)