



# HAMMOCK TRAILS HOMEOWNERS ASSOCIATION, INC.

**Date of Meeting: July 31, 2025**

**Time of Meeting: 5:00 p.m.**

**Location: Artemis Lifestyles: 1631 E Vine St. Kissimmee, FL 34744-  
Training Room 2<sup>nd</sup> Floor**

## **Board Meeting Minutes**

### **Attendance**

Board of Directors: Maria Koche, Eddie Santiago, Annette Perez (absent)

ARB: Bob Koche

Artemis Lifestyles: Ester Tejada, LCAM

### **Call to Order**

The meeting was called to order at 5:02 pm by Maria Koche.

### **Proof of Notice of Meeting**

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

### **Certification of Board Quorum**

Two board members 66%

### **Approval of Meeting Minutes**

A motion was made by Maria Koche seconded by Eddie Santiago, "to approve the Board Meeting Minutes from May 14, 2025, as submitted". All in favor. Motion carried 2-0.

### **Approval of Financials**

A motion was made by Eddie Santiago Ramos, seconded by Maria Koche, "to approve April, May, and June 2025 Financials as submitted". All in favor. Motion carried 2-0.

### **Manager Report**

- Small room to convert it into a small office. We need to buy a desk, a chair, camera, smoke detector, fire extinguisher, window shades. Replace Door with glass reinforced window, slab-vent. Office will operate one

**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

- Tuesday from 9:00 a.m. to 1:00 p.m. and one Thursday from 1:00 p.m. to 5:00 p.m. Rotating every other week.
- One hand dryer in the men's room is broken and needs to be repaired or buy a new one.
  - Playground meeting to discuss what needs to be replaced. Review proposals.
  - Pool lounge chairs were ordered.
  - Get a proposal to install gutters by the pool cabana.
  - Get a proposal to replace the bulletin board in front of the cabana.

### **Treasurer Report**

- Eddie Santiago reviewed the AR report. As per July 16, 2025, the total assessment delinquency is \$101,709.81 of which \$54,307.57 is 90+ days past due (48 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 \$20,404.02 and on file with the County Clerk of Courts.

### **ARB Report**

- Bob Koche -ARB Chairman presented the May 1 through June 30, 2025, ARB Report. Projects completed (33), project approved-build status (21) and projects declined/withdrawn (12) and Roof Replacement Status, approved (12) and (2) pending. The Board approved the report. Motion carried 2/0. 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**

- **Lights on Lizzia Brown and Bannack Blvd.** Mr. Koche read the email from Matthew Fuhrer, representative from the County. Mr. Koche explained the costs of both projects. Maria Koche motioned to approve the installation of (18) 50W LED Monticello (same as existing)/ (18) 16' Victorian Gray Pole (same as existing)/Boring underground cable on Bannack Blvd. The estimated CIAC cost for this job is approximated at \$62,500 (one-time upfront fee) plus, a monthly charge of \$580, will be added to the monthly lighting account. This will be paid for in the millage rates (Hammock Trails). Seconded by Eddie Santiago. All in favor. Motion carried 2/0.

### **New Projects (Proposals)**

- **Playgrounds Equipment Replacement:** The Manager presented two proposals. Two from Playground Boss and two from Kor Kat for the replacement of all the playground in the Big Timber Park, seats for the swings, replace the border of the playground, ADA ramp, playground mulch, and permit from the County. Maria motioned to approve the proposal 56294 from Kor Kat for \$48,364.75. seconded by Eddie Santiago. All in favor. Motion carried 2/0. Project will be paid from Reserves- Tot lots.
- **Bike Rack in Yellow Bay Park.** The Manager presented the proposal 100215 from Ally for \$1,450 to install one bike rack in Yellow Bay Park.

seconded by Eddie Santiago. All in favor. Motion carried 2/0. Project will be paid from Reserves- Other Elements.

- **Signs:** "No Fishing", "No Swimming", "No boating" signs around the ponds need to be replaced. Maria motioned to approve of purchase (15) 14 x 10 (horizontal) Rust-Free Aluminum, and one sign for pool gate. seconded by Eddie Santiago. All in favor. Motion carried 2/0. The Manager will get a proposal for installation and poles needed.
- **Sod:** The Manager will get a proposal to replace the dead sod in the right aways and median along Bannack Blvd. Yellowstone treat the sod for chinch bugs.
- **Coupon Payments:** Maria motioned to approve the coupon payments for homeowners with correct dates and amount to pay for quarterly payments and late fees after 15 days of each quarter, seconded by Eddie Santiago. All in favor. Motion carried 2/0.

### **Small Claim Court**

Maria motioned to appoint Eddie Santiago to represent our community in the Small Claim Court to mediate, make decisions, negotiate, and appear in court if necessary. seconded by Eddie Santiago. All in favor. Motion carried 2/0.

### **Fines**

The following homeowners request to waive the fines imposed by the Fining Committee because they cured the violations before the 30 days granted by them to cure the violations. The Board agreed to remove the fines for lot 100 and lot 119.

### **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 29- Pressure Washing-Exterior Painting-No ARB
  - Lot 449- Pressure Washing-Exterior Painting-No ARB
  - Lot 181-Roof- No ARB
  - Lot 72- Landscaping: Mowing and weeding
  - Lot 9- Landscaping: Dead grass
  - Lot 280- Landscaping: Weeds/grass in beds
  - Lot 184- Landscaping: Mowing and weeding
  - Lot 50- Exterior Maintenance: Clean Driveway and/or sidewalk
  - Lot 393- Pressure Washing-Exterior Painting-No ARB
  - Lot 409- Landscaping: Mowing and weeding
  - Lot 269- Landscaping: Weeds/grass in beds
  - Lot 99- Pressure Washing-Exterior Painting-No ARB
  - Lot 105- Landscaping: Weeds/grass in beds

- 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-Exterior Painting-No ARB
- Lot 339- Pressure Washing-Exterior Painting-No ARB
- Lot 133- Pressure Washing-Exterior Painting

**Open Forum**

- Nothing brought before the board.

**Adjournment**

- A motion was made by Maria Koche and seconded by Eddie Santiago, "to adjourn the meeting at 7:00 pm". Motion carried 2-0.

**Adjourn for Executive Legal Session** (Closed to homeowners)