



HAMMOCK TRAILS HOMEOWNERS ASSOCIATION, INC.

Date of Meeting: September 18, 2025

Time of Meeting: 5:00 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 Annette Perez.

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

Pursuant to FS720.303(2)(c)1

The agenda items were conspicuously posted on the Community Pool Cabana bulletin board 48 hours in advance of the board meeting, and an email blast was also sent to homeowners.

Certification of Board Quorum

Three board members 100%

Approval of Meeting Minutes

A motion was made by Maria Koche and seconded by Eddie Santiago "to approve the Board Meeting Minutes from July 31, 2025, as submitted." All in favor. Motion carried 3-0.

Approval of Financials

A motion was made by Eddie Santiago Ramos and seconded by Annette Perez "to approve July 2025 Financials as submitted." All in favor. Motion carried 3-0.

Manager Report

- Convert storage room for use as a small office. We need to buy a desk, chair, smoke detector, fire extinguisher, and window shades. Replace door with glass reinforced window and 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 not working and needs to be repaired or replaced with a new one.
 - 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.
 - Bike rack was installed at Yellow Bay Park.
 - Terry's Electric fixed the lights at Yellow Bay Park. Damage caused by vandalism.
 - Working with company to replace playscape in the Big Timber Park.
 - Sent e-mail blast to homeowners for Garage Sale in the community on October 18 and 19.
 - Worked on the budget
 - Covenant Enforcement trial
 - Small Claims case

Treasurer Report

- Eddie Santiago reviewed the AR report. As per September 1, 2025, the total assessment delinquency is \$81,350.50 of which \$71,052.86 is 90+ days past due (47 homeowners are 90 days or more behind in their dues). Six (6) are at the attorney for collections. Two (2) are court judgements for ARB code violations \$20,103.99 and on file with the County Clerk of Courts.

ARB Report

- Bob Koche -ARB Chairman presented the July 1 through August 31, 2025, ARB Report. Projects completed (22), projects approved and in build status (12), and projects declined/withdrawn (7). Roof Replacement Status report shows approved (17) and (1) pending. The Board approved the report. Motion carried 3/0. 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

- **Small Room Conversion:** Manager will continue getting proposals for the door and purchase of the other items already approved.

New Projects (Proposals)

- **Signs:** "No Fishing", "No Swimming", "No boating" signs around the ponds need to be replaced. Maria motioned to approve proposal #70781 from Brimar for \$359.59 to purchase (15) 14 x 10 (horizontal) Rust-Free Aluminum, and one sign for pool gate. Second by Eddie Santiago. All in favor. Motion carried 3/0. The Manager will get a proposal for installation and poles if needed.
- **Sod:** Maria motioned to approve Yellowstone proposal #602282 for \$4,999.93 to replace the dead sod in the right-of-aways and median along Bannack Blvd at the Ham Brown entrance. Second by Annette Perez. All in favor. Motion carried 3/0. Yellowstone treated the sod for chinch bugs.

- **Project for January:** Manager will get proposal for the following:
Replace playground by the pool, purchase new drier for the men's restroom, get new power flush toilets for the restrooms, door for the small room, blinds, louvres, and other necessary repairs at the pool or cabana.

Fines

The following homeowner/s request to waive the fine 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 #34.

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 Statute # 720.305

- The Board of Directors reviewed and unanimously approved the following lots with violations and forwarded to the Fining Committee:
 - Lot 129- Pressure Washing-Exterior Painting-No ARB
 - Lot 156- Weeds in driveway
 - Lot 33- General: Window A/C unit
 - Lot 26- Pressure Washing-Exterior Painting-No ARB
 - Lot 94- Landscaping: Mowing
 - Lot 128- Pressure Washing-Exterior Painting-No ARB
 - Lot 258- Clean Fence
 - Lot 422- Pressure Washing-Exterior Painting-No ARB
 - Lot 432- Pressure Washing-Exterior Painting-No ARB
 - Lot 74- Landscaping: Mowing
 - Lot 75- Clean driveway and/or sidewalk
 - Lot 86- Landscaping: Mowing
 - Lot 80- Landscaping: Weed in driveway
 - Lot 449- Pressure Washing-Exterior Painting-No ARB
 - Lot 115- Architectural- Gazebo-No ARB
 - Lot 392- Commercial Business- Running Car Repair Shop
- The Board of Directors reviewed and unanimously approved the following lots with violations not cured and with fines to send to Small Claims Court:
 - None

Open Forum

- A banana tree by Big Timber is planted in the common area. It needs to be removed.

Adjournment

- A motion was made by Maria Koche and seconded by Eddie Santiago, "to adjourn the meeting at 7:10 pm". Motion carried 3-0.

Adjourn for Executive Legal Session (Closed to homeowners)