



HAMMOCK TRAILS HOMEOWNERS ASSOCIATION, INC.

Date of Meeting: September 24, 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 July 10, 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 June and July 2024 Financials as submitted". All in favor. Motion carried 3-0.

Manager Report

- Getting proposals to replace the removed palm trees.
- Follow up with County about the small room to convert it in small office.

**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 September 15, 2024, the total assessment delinquency is \$59,159.80 of which \$36,315.39 is 90+ days past due (20 homeowners are 90 days or more behind in their dues). Thirteen (13) are at the attorney for collections. Two (2) for ARB \$20,249.55

ARB Report

- Bob Koche -ARB Chairman presented the July 1 through August 31, 2024, ARB Report. Projects completed (6), project approved-build status (21) and projects declined/withdrawn (4). 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 project was completed, but the stones are getting loose. Contact Smart Solutions to install more glue and check the border and see what needs to be done to fix the issue. Maybe install pavers.

New Projects (Proposals)

- Convert the small room into an office. The manager will get more information from County to see requirements.
- The Christmas Committee presented a proposal for \$3,975.40 to buy new Christmas decorations. The Board approved the proposal. Motion carried 3/0.

New Business

- The manager will get proposals to replace the dead palm trees around the community. The Board suggested planting magnolias, crepe myrtles, sabal palms or cabbage palms.
- Replace dead magnolia on Rockvale with a shrub.
- Bushes on Seeley: Irrigation has been checked. Contact Yellowstone to check the problem. Maybe it needs fertilization.
- Install a sign "No Parking on Stones"
- The Manager will look for the Ordinance for not blowing lawn clippings on the roadway and send an email blast to homeowners.

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:
 - Lot418: Landscaping-General yard maintenance.
 - Lot 335: Mowing and weeding.
 - Lot 231: Exterior Maintenance: Pressure washing and exterior painting. No ARB Application submitted.
 - Lot 146: Architectural-Fence Installations. No ARB Application submitted.
 - Lot 161: Architectural-Landscape: Removal of dead plant. No ARB Application submitted.
 - Lot 120: Vehicle Blocking sidewalk.

- Lot 462: Sports Equipment -Basketball Goal/Hoop
- Lot 335: Architectural-Gazebo. No ARB Application submitted.
Fence: Clean Fence
- Lot 190: Landscaping: Weeds/Grass in flower beds.
- Lot 217: Rubbish and Debris: Trash/Recycle Bin Visible
- Lot 239: Exterior Maintenance: Clean/Paint Garage Door
- Lot 254: Exterior Maintenance: Clean/Paint Garage Door
- Lot 354: Exterior Maintenance: Pressure washing and exterior painting.
No ARB Application submitted.
Landscaping: General Yard Maintenance
- Lot 375: Sports Equipment: Basketball Goal/Hoop
- Lot 379: Exterior Maintenance: Pressure washing and exterior painting.
ARB Application was approved on April 29.
- Lot 385: Architectural: Temporary Structures, Playscapes and Equipment
- Lot 409: Exterior Maintenance: Pressure washing and exterior painting.
No ARB Application submitted.
- Lot 418: Exterior Maintenance: Pressure washing and exterior painting.
No ARB Application submitted.

*The Fining Committee will have a meeting with those homeowners on October 17 at 6:30 p.m. at the Hammock Trails Pool.

*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 7:30 pm". Motion carried 3-0.

Adjourn for Executive Legal Session (Closed to homeowners)