

# The Hammocks Townhomes Homeowners Association

## Board of Directors' Meeting Minutes

At Brentwood Clubhouse & Microsoft Teams  
8504 Sandpiper Ridge Ave., Tampa, FL. 33647  
Thursday, March 19, 2026 @ 6:30 PM

1. Call to order- Alex Manero
2. Roll Call / Quorum - Attendees Board- Alex Manero, Andrew Bermender, Keiton Best, Ayesha Johnson, QPM – Brooke Golle
3. Approve Previous Meeting Minutes- No Feb. meeting
4. Presidents Report- Alex M. no update
5. Managers' Report- Brooke G.- No update
6. Treasurer Report- Budget discussed on current standing
7. Committee Reports – Trash Butler
8. Unfinished Business
  - a) Frontier Updates – Oakwood Gates- intermittent issues
  - b) Improvement Updates- completion of parking spaces; positive feedback; a few more spaces will be added toward compactor
9. New Business
  - a) 8510 Broken Willow Driveway Issue- Pictures were taken during the meeting and shared with Alex M.
  - b) Playground & Pool Behaviors – lengthy conversations of CDD and HOA responsibilities and who is responsible to address problems; immediate and long-term, discussion of police involvement
10. Board discussion Compactor – removal of fence, new door look better
11. Resident discussion- playground/court behavior, kids on motorized
12. Next Meeting date – April 16 6:30 PM
13. Adjournment- Alex - Andrew