

The Hammocks Townhomes Homeowners Association

Board of Directors' Meeting Minutes

At Brentwood Clubhouse & Microsoft Teams
8504 Sandpiper Ridge Ave. Tampa, FL. 33647
Wednesday, July 22, 2026 @ 6:30 PM

Agenda

1. Call to order- Alex Manero 6:34
2. Roll Call / Quorum - Attendees Board- Alex Manero, Andrew Bermender, Keiton Best-absent , Penny Bermender-Absent, Ayesha Johnson-absent, Richard Paone, Patrick Burke, QPM – Amanda Manion LCAM
3. Approve Previous Meeting Minutes---- motion- Andy, second- Patrick
Motion to waive reading of the June minutes – Alex mover: second: Richard – all present in favor
4. Presidents Report- Alex M.-
 - A. Butterfly Update (details-Cutover date to Sept 8, Schedule testing dates)
 - B. Maintenance Person- updates on things Mike has done
 - C. Landscaping on non-garage units-
 - D. Discussed financials, current and next year
 - E. Overall improvements in process (gym, clubhouse)
 - F. Community Pool Party – Aug. 8 at 4 PM
5. Managers' Report- Amanda M. – outstanding violations and workorders
6. Treasurer Report- Financials were given in president's report
7. Committee Reports – Building/Beautification Comm. -
8. Unfinished Business
 - a) Pool furniture proposal-motion- Patrick, second- Rich, all in favor
 - b) Pool sail proposal-motion- Alex, second- Andrew, all in favor
9. New Business-
 - a) Move reserve accounts- motion- Alex, second- Andrew, all present in favor.
10. Board discussion-
11. Resident discussion- general financial state
12. Next Meeting date – August 19th, 2026 6:30 Brentwood Clubhouse
13. Adjournment- motion to adjourn Richard -second: Alex, all in favor: Aye
Time: 8:01 PM