

The Hammocks Townhomes Homeowners Association

Board of Directors' Meeting Minutes

At Brentwood Clubhouse & Microsoft Teams
8504 Sandpiper Ridge Ave., Tampa, FL. 33647
Thursday, April 16, 2026 @ 6:30 PM

1. Call to order- Alex Manero 6:36
2. Roll Call / Quorum - Attendees Board- Alex Manero, Andrew Bermender, Keiton Best, Penny Bermender, QPM – Jennifer Rivera LCAM
3. Approve Previous Meeting Minutes-
Motion to waive reading of the minutes January and March minutes – Alex mover: second: Andrew – all present in favor
4. Presidents Report- Alex M. – introduced new LCAM, looking to add additional parking spaces at the end of Sandpiper Ridge Ave.(Rose Paving), Frontier- about half of the residents signed up, New Signs for sign-up, Frontier door fee paid- email for that
5. Managers' Report- Introduced herself [Hours: Mon, Wed. (7)8 AM-(4)5 AM], 8 work orders, 2 pending, 3 violations, April
6. Treasurer Report- \$421,729.43 in account and 880,000+ reserves, 111,000 delinquencies 99,000+,
Front gates – to Spectrum, quotes for signs, quotes to move the fob lock to the pool, mailbox painted black?, change cleaning crew JanPro- dog station and get quote from trash butler to do dog station, replace damage fence, TECO responsibility ONLY east side (CDD owned), focus on leases, insurance, violations, Frontier sign-up contact residents that
7. Committee Reports - none
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
 - c) 8510 Broken Willow Driveway Issue- sent to HOA attorney approved
9. New Business
 - a) Management Co. Review
 - b) Pool Gate – Quote for new fencing at pool, Key Fob into Pool at Brentwood, shut off at time around dusk
 - c) Pool Rules – See email sent from Penny
 - d) Working/Additional cameras – pool houses, STI company

- e) Temporary Part-time security- CDD sharing cost, roaming
 - f) 8514 Sandpiper Ridge Dr. – Roofing leak
10. Board discussion-
- a) heavy rubber speed bumps, locations that slows drivers and protects children -
11. Resident discussion-
- a) playground/basketball court behavior – Police/CDD pays for security, how do we get parents to attend these areas with their children, loss of amenities, but who would enforce this?
 - b) Oakwood pool, heater not working, water fountain rattling, damage to the roof (not leaking), Roofers notified,
 - c) Traffic light for New Hammocks and Esplanade. CDD trying, residents calling,
 - d) Trash Butler – limited to days, holidays on Sundays make it 3 days, ideas mentioned, 5 days “not enough”
 - ****e) Late fees – 10% can it change to 5%, attorney checked fee in bylaws.
12. Next Meeting date – change to Wednesdays --- May 20, 2026 6:30 PM – (due to management working on Wednesdays)
13. Adjournment- motion to adjourn Alex -second: Andrew 8:06