

The Hammocks Townhomes Homeowners Association

Board of Directors' Meeting

At Brentwood Clubhouse & Microsoft Teams
8504 Sandpiper Ridge Ave. Tampa, FL. 33647
Wednesday, May 20, 2026 @ 6:30 PM

1. Call to Order - Alex Manero 6:34
2. Roll Call / Quorum - Attendees Board- Alex Manero, Andrew Bermender, Keiton Best, Penny Bermender, Ayesha Johnson, Richard Paone-ABSENT, QPM – Jennifer Rivera LCAM
3. Approve Previous Meeting Minutes- motion- Andy, second- Ayesha
Motion to waive reading of the April minutes – Alex mover: second: Andrew – all present in favor
4. Presidents Report- Alex M. – Roof on Oakwood Pool, WM renegotiated to once a month, Trash Butler now daily collection (compactor savings will flow to the residents by next year. Earned \$12,000 of CD in 7 months, Frontier Door Fee money \$250,000 arrived, will need to pay taxes on that.
5. Manager's Report- Jennifer Rivera- 13 work orders, 2 violations
6. Treasurer Report- Financials received May 20th via email to board
-Accounts, reserves, delinquencies on report, Signs installed in June, Fitness room added a plate rack, insurance policies due in January. TECO – Street lights on Royal Hampton responsibility of CDD, located on Hillsborough County property.
7. Committee Reports – trying to get Frontier totals
8. Unfinished Business
 - a) 1.) Ratify New Gate & Security Systems Contracts (ButterflyMX)- Uses Vantaca - motion- Alex, second- Andrew, all in favor Aye
2.) Ratify Software - motion Alex, second- Andrew, all in favor Aye,
Fob - \$15 (2.50 trade in) - \$12.50
Bar Code - \$10 (2.50 trade in) - \$7.50
 - b) Ratify Non-Garage Unit Collection Change to 7 Days (Trash Butler) - motion- Alex, second- Andrew, all in favor- Aye
 - c) Ratify -Brentwood Pool Gate structure replacement not to exceed \$5,000 – Remove and replace, need to reconsider the width of where the magnetism/fob connection would be – motion- Ayesha, second- Penny, all in favor- Aye

- d) Ratify Compactor contract (Waste Management) reduced times to empty - motion- Ayesha, second- Penny, all in favor- Aye
 - e) Ratify Community Signs – (Force Wear) - motion- Andrew second- Ayesha all in favor Aye
9. New Business
- a) Oakwood Non-Garage Unit Garden Beds- Front Landscaping- Stump Wiz, (DEMO- one unit first on compactor side of Trail Wind, fix bricks, gray/white, flowers) motion- Penny, second-Ayesha, all in favor-Aye
 - b) Gym Equipment proposals/quotes- motion-Keiton, second- Penny, all in favor Aye
 - c) Mailbox Painting quotes not to exceed Munyan's estimate- Mark's Painting, Mueller Home Repair, Munyan. If Mark's can match Munyan, we will ratify this, motion-Alex, second- Penny - all in favor- Aye
 - d) Sithole- [8570 Trail Wind Dr, Tampa FL 33647](#) reimbursement for towing. Not on file as a resident, not receipt of towing
 - e) Oakwood Pool Roof Replacement- Not to exceed \$10,000 – motion to except – Alex, second- Andrew, all in favor- aye
 - f) Appoint and approve Patrick Burke to join board- motion- Alex, second – Andrew, all in favor - AYE
10. Board discussion – Amethyst Waste Valet, LLC put in quote for valet, large/bulk removal, could add more spots.
11. Resident discussion – Oakwood entrance stop sign- speed bump, people going through because gate is up, parking on Fiddleleaf concerns, leaves left in garden beds on Berrywood (homes without garages) – blow out leaves and then mow over, Smaller dumbbells (6 pounds), CDD- trash cul-de-sac/nature trail, trash in ponds, follow up with dog park, discussed insurance
12. Next Meeting date – Wednesday, June 17, 2026 6:30 PM
13. Adjournment- motion to adjourn Alex -second: Ayesha, all in favor: Aye
Time: 8:28