

The Hammocks Townhomes Homeowners Association

Board of Directors' Meeting Minutes

At Brentwood Clubhouse & Microsoft Teams
8504 Sandpiper Ridge Ave., Tampa, FL. 33647
Thursday, January 15, 2026 @ 6:30 PM

1. Call to order – Alex M.
2. Roll Call / Quorum – Attendees Board- Alex Manero, Penny Bermender, Andrew Bermender, Ayesha Johnson, Keiton Best, Richard Paone, QPM
Brooke G– on-line
Total Owners - 6
3. President's Report- Alex M. -nothing to report
4. Managers' Report- Brooke G. – working on fines and HOA fees automatic withdrawals from owners accounts
5. Treasurer Report- Alex- refer to management company
6. Committee Reports- excited for Trash Butler to begin
7. Unfinished Business
 - a) Frontier – Install update – continuing to get homeowners to sign up (part of HOA as of October 2025)
 - b) Improvement Updates – Updates for Compactor/Parking Trash Butler
 - c) CDD updates- playground fence, basketball court mentioned, but no certainty (no future conversation of CDD?)
8. New Business- Trash Butler recommendations predelivery of cans
9. Voting on Extra Parking Spaces for Oakwood- motion to approve additional parking spots Alex M., second- Andrew B.; all in favor
10. Board discussion- December Annual meeting was not a quorum due to lack of owners showing up. Good turnout, but not enough.
11. Resident discussion- Oakwood needing new landscaping and playground for children,
12. Next Meeting date – Feb. 19
13. Adjournment- 7:30 Alex - Andrew