

# The Hammocks Townhomes Homeowners Association

## Board of Directors' Meeting

At Brentwood Clubhouse

8504 Sandpiper Ridge

Tampa, FL. 33647

Tuesday, June 17, 2025 @ 6:30 PM

### Minutes

1. The Board of Directors' meeting was called to order at 6:37pm by Alex Manero.
2. Quorum was met with 4/7 members being in attendance.  
Present was Alex, Richard, Ayesha and Keiton.  
No present was Penny, Andrew and Melissa.  
Also present was Brooke Golle, property manager with Qualified Property Management.
3. Richard motions to waive the reading of the previous board meeting minutes and approve as presented, Ayesha seconded; motion passes unanimously.
4. Presidents Report – Compactor area continues to be an issue, looking into alternative methods of monitoring.
5. Managers' Report – Violations are closing out at a decent rate with a handful still in processing. Invoices are paid and up to date, and vendors are contacted for quotes as necessary.
6. Treasurer Report -  
Truist Operating (6/17/25): \$276,684.08  
-Total Reserve (6/17/25): \$701,124.15  
-Delinquent: (5/31/25) - \$102,973.73  
-Delinquent: (6/17/25) - \$90,505.14  
-Charges: (6/17/25) - \$2,086.00
7. Committee Reports – none currently
8. Unfinished Business
  - a) Entrance Gates – looking into multiple gate options, companies, hours, etc. to find the best solution for all.
  - b) Bulk Services – currently getting bulk internet quotes from all authorized vendors
9. New Business
  - a) Reserves – saving options  
CD rates updated and presented, would like a few more
  - b) Violations to fining – Alex motions that all violations exceeding cure time after multiple notices are to automatically be sent to the fining committee. Richards seconds the motion and with no further discussion, motion passes unanimously.
10. Board discussion
  - a) As the Gym walls need repair/repaint, Richard motions to approve repairs but not to exceed \$450; seconded by Keiton, motion passes unanimously.

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- b) Alex motions to ratify the purchase of supplies to host a community movie night at the Brentwood clubhouse, Richard seconds, motion passes unanimously.
- c) Richard motions to press criminal charges to those who improperly dump at the compactor; Alex seconds; motion passes unanimously.

11. Resident discussion

12. Next Meeting date

July 17, 2025 @ 6:30pm, Brentwood Clubhouse.

13. Adjournment –

Alex motion to adjourn, Richard seconds, Meeting Adjourned at 7:55pm.