

The Hammocks Townhomes Homeowners Association

Board of Directors' Meeting

At Brentwood Clubhouse & Microsoft Teams
8504 Sandpiper Ridge Ave. Tampa, FL. 33647
Wednesday, June 17, 2026 @ 6:30 PM

Minutes

1. Call to order- Alex Manero 6:33
2. Roll Call / Quorum = Attendees Board- Alex Manero, Andrew Bermender, Keiton Best-Absent, Penny Bermender, Ayesha Johnson, Richard Paone, Patrick Burke, QPM – Jennifer Rivera LCAM
3. Approve Previous Meeting Minutes-- motion- Andy, second- Ayesha
Motion to waive reading of the May minutes – Alex mover: second: Richard – all present in favor
 - a) Presidents Report- Alex M. – ButterflyMX update, Oakwood complete, Need Brentwood gate. We will leave gates open approximately 3-4 weeks, add extra support to purchase fobs (\$12.50) and transponders (\$7.50) *Trade in old fobs for \$2.50 credit. Otherwise Fobs- \$15 and Transponders are \$10. Download app, set up preferences.
 - b) Credit Cards (with small fee), check or money order
 - c) TECO, WM, Amazon, UPS, FedEx, have their own code to get in
 - d) New Maintenance Person – Mike will be on site part-time, 1099, saving \$\$ by not having to hire per hour.
 - e) Shed needed to store equipment, tools, signage...
 - f) Large sign above Brentwood will be credited and removed
 - g) Paving of last 4 spots in Trail Wind
 - h) Painting of Mailboxes should happen next week – June 22-26
 - i) Stairmaster installed and treadmill removal next week
4. Managers' Report- Jennifer R.-
5. Treasurer Report-
 - a) Financials (not until June 20th) via email to board & Vantaca portal
 - b) Change to Pinnacle/Synovus from Truist. Proposal will be given to the board. Currently pay around \$5,000.
6. Committee Reports –

- a) Build committee – beautification? Trim, replaced,
 - 7. Unfinished Business
 - a) Continued rollout of ButterflyMX system (see President's report)
 - b) Community Signs – Force Wear, except for large sign, others are OK.
 - c) Continuation for Stump Wiz Oakwood Non-Garage Unit Garden Beds- lighter stones?? Motion: Alex Second: Richard All in Favor: Aye
 - d) Fence install by Pool – Motion: Alex second: Andrew – All in Favor: Aye
 - e) Frontier – PLEASE SIGN UP!!!
 - 8. New Business-
 - a) Announce extra time/hours where community can sign up/order fobs/transponders etc. when available and ready to use.
 - b) Add camara to playground?
 - 9. Board discussion –
 - 10. Resident discussion –
 - a) litter by Oakwood mailbox
 - b) Some Oakwood residents leaving garbage/recycling cans by garage doors
 - c) Residents' cars must be in working order
 - d) Oakwood Women's pool bathroom NO SOAP. Mike will install new dispenser and soap
 - e) No powerwashing right now. How can we get residents to clean their driveways?
 - f) Shutters – rough, missing, broken...responsibility of homeowner
 - g) Report of dogs in Oakwood pool.
 - 11. Next Meeting date – Wed. July 15, 2026 6:30 PM Brentwood Clubhouse
 - 12. Adjournment- motion to adjourn Richard -second: Alex, all in favor: Aye
- Time: 7:37