



March 31, 2026

Dear Oak Hammock Neighbors,

Oak Hammock is more than a neighborhood—it is a community we are proud to call home, and one that deserves steady leadership, respectful communication, and thoughtful progress. We know homeowners value peace, beauty, financial responsibility, and a strong sense of neighborly care. Our goal is to protect what makes Oak Hammock special while working to strengthen its future for all homeowners. Over the past year, important steps have been taken to improve maintenance, support financial stability, increase transparency, and move the community forward in practical ways. As we look ahead, our focus remains clear: to preserve the character of Oak Hammock, make thoughtful improvements that benefit the whole community, and help build a neighborhood we can all continue to be proud of.

As many of you know, the annual meeting on March 26, 2026, did not unfold as smoothly as it should have. The Board of Directors and the licensed management company apologize for this regrettable event. We understand that this was frustrating for many homeowners. We appreciate everyone who attended, participated, and remained engaged. We wanted to reach out directly to you to provide accurate information because there was a lot of confusion that evening and the spread of false information about how the Board of Directors conducts its business.

We want you to know the principles guiding our service to the community, which have resulted in many achievements while continuing other work in progress.

This board conducts business based on 2 principles:

1. Keep the community safe and preserve the values of the properties within it.
2. Transparency, integrity, honesty, and abide by the law

**Keeping the community safe and preserving property values.**

The goal has been simple: to make decisions that are in the best interest of the entire community, not just for today, but for the long-term health and stability of Oak Hammock Preserve. Since stepping into leadership a year ago, this community has moved forward in a responsible and practical way. Priorities were set and positive steps taken to ensure the following:

- Keeping the association operating and financially stable
  - The HOA dues were kept at the same low rate as last year, while upward pricing pressure is being felt everywhere else.

- Expenses are closely watched to ensure they meet the budget while not reducing the quality of services.
- The Reserve fund is being replenished annually by moving unused operating funds into it. Think of it as a savings account dedicated to the repair and restoration of the common ground and assets. By doing so, it is no longer necessary to apply special assessments to owners every year. The Association still meets the 2024 Reserve Study, using a different approach.
- Continuing to negotiate and work with vendors to maintain essential community services at a reasonable cost.
- Select vendors based on competency instead of only on low prices to ensure they provide quality services.
- Keeping the Operations and Services of the community
  - Focus was on needed upkeep and visible community maintenance
    - The repair of the main wall was completed. Cracks and holes in the wall were patched up. The wall has been pressure-washed to bring back the beauty of the bricks.
    - The swimming pool has recently been repaired due to a leak. It is under constant monitoring to ensure it is working properly.
    - Negotiation and quoting are underway to revive the landscape that was damaged due to the recent freeze.
    - A licensed arborist was hired to trim branches and limbs from the oak trees that posed a threat to either person or property ahead of the 2025 hurricane season.
    - Mulching landscape at the front entrance with black mulch instead of red mulch based on the feedback of the community and the ARC committee.
  - Working closely with the county inspectors to monitor the health and beauty of the stormwater facilities and to ensure that the county maintains these ponds well.

**Transparency, integrity, honesty, and abide by the law**

Working towards greater transparency and stronger communication with our homeowners:

- The HOA website is being continuously updated to bring the latest information and news to the community. Check out [www.oakhammockhoa.com](http://www.oakhammockhoa.com). It is available to everyone.
- Documents, including financial statements and contracts, were uploaded to the website so that all homeowners can see how the association's money is being spent. This ensures financial transparency.
- Outreach by email blasts for faster communication at no cost to the homeowners.
- Faster turnaround review time on architectural requests by applying transparent and legal requirements published publicly. This ensures a fair and consistent approach to evaluating exterior improvements.

- Modernization and infrastructure improvements, such as supporting the fiber optic installation project, improving communication tools, and helping Oak Hammock move forward in a more connected and efficient way. This project will give the owners faster internet service and the ability to choose service providers other than Spectrum.
- Reviewing financials and working to ensure funds are used responsibly
  - Priorities of spending are set based on first the safety of the community, then the preservation of property values, then other niceties when there are funds left.
  - Taking a more conservative approach to financial stewardship and reserve planning
  - Working to ensure that any expense must benefit the whole community, not special interests.
  - A Certified Accounting Firm is being used for financial monitoring and reporting.
  - Consulting legal representation to develop procedures and guidelines to bring greater order, structure, and accountability to association operations so as not to expose the Association to legal liability.

Simply put, the approach has been this: take care of the essentials first, protect the association financially, and make responsible, beneficial decisions to the entire neighborhood.

We understand that not everyone sees everything that happens behind the scenes. Board service often involves many hours of meetings, planning, problem-solving, reviewing financials, coordinating with management, and making difficult decisions that are not always visible. But those efforts matter, and they are being made with the community's best interests in mind. We also understand that in every community, people may hear different versions of events, and social media often presents opinions that don't always align with accurate information. That is why we believe facts, transparency, and open communication are so important. We want homeowners to know that we are committed to fairness, to listening, to answering questions, and to making sure the community has access to clear and honest information.

There is more work to be done, and we are making good progress. We are asking for your support to let us continue to do our job that benefits you. Take a moment to consider our achievements and evaluate us accordingly. Don't be persuaded by politics, personalities, or rumors, but by facts presented to you. Ask questions if it doesn't feel right; don't just take any information given to you.

Oak Hammock deserves thoughtful leadership, a fair process, and a board focused on our whole community. We respectfully ask for your support and your vote. If we continue to serve, we will continue to conduct our business based on the 2 guiding principles that have served this community well. We are committed to listening, improving, and serving Oak Hammock Preserve with care, respect, integrity, and diligence.

Thank you for your time and your consideration. We wish you and your family a blessed and peaceful Easter.

Sincerely,

Oak Hammock Preserve Board Leadership  
Roma Doon, President  
Nancy Quiroz, Vice President  
Jim To, Board at large