



**The Hammocks Master Association, Inc.
ARCHITECTURAL REVIEW COMMITTEE
Minutes of June 7, 2019 Meeting
Approved by ARC on July 10, 2019**

In accordance with the Bylaws of the Association and Florida Statute 718.112(c), an Architectural Review Committee Meeting was held at the following date, time, and place: **Friday, June 7, 2019, 10:00 AM ET at the Hammocks Cape Haze Ibis Clubhouse.**

Discussion summaries, decisions, and recommendations are shown in red.

Agenda

1. Call to Order by Chairman: **The meeting was called to order at 10:01 AM ET by Chair Welsh.**
2. Proof of Notice of the Meeting: **The meeting notice was posted on 6/5/19 - more than 48 hours prior to the meeting in accordance with the By-Laws of the Association and State Statute 718.**
3. Certification of Quorum: **Present: All three members -- David Gray, Mike Russcol, and Stu Welsh. Also in attendance for some or all of the meeting were owner Mark Watkins and Master Board President Debbie Maysack.**
4. Approve minutes of May 3, 2019 meeting: **A typo was corrected. Motion to approve by Gray, seconded by Russcol, carried unanimously.**
5. Review of ARC Requests - None: **Confirmed.**
6. Ongoing and Future Projects
 - a) Lanai shade standard - David Gray: **We amended the standard to include the need for caring for the shades at all times, retracting them during hurricane season, and giving the owner the option of choosing 5 or 10 percent openness. Motion to approve the standard and pass it on to the Master Board for their possible approval by Welsh, seconded by Russcol, carried unanimously.**
 - b) Letter from Master Association Board to owners reminding them of ARC- related declarations - Stu Welsh or Debbie Maysack: **Debbie indicated that the letter or similar will be sent to owners no later than September and that a similar message will be part of a welcome packet for renters and new owners.**

We confirmed that the Master Board deals with owner or renter actions in conflict with the declarations. The ARC's role is limited to bringing conflicts to the attention of the MB.

c) Villas pot standard - Karen Allison or Stu: Stu indicated that he did not receive a requested update from Karen Allison. To keep this matter moving forward, David will prepare some thoughts as to what might appear in a Villa's pot standard, including reference to allowing pots in the courtyards. We will discuss the ideas at the next meeting and then Stu will discuss the then current ideas with Karen and urge her and the Villas to complete the standard, with approval by the ARC and Master Board, by the end of September.

d) Villas unit number standard - David (standard) and Mike Russcol (location): Mike showed how the number standard should be mounted horizontally so that it is more fully illuminated. He provided the information to Jim Kerr and is waiting for his comments. Once a design and corresponding standard are approved by the Villas, ARC, and MB, we expect that signs will be purchased by the Villas and then installed by Hammocks personnel.

e) Potential outside lighting standard for Villas and Preserves - issues - Mike: Mike noted that prior to developing a standard we and the Villas need to select a preferred fixture and he will work on this. Preserve lighting is not an issue now.

Mike clarified that outside light fixtures at the Villas are exposed to weather and may be wearing in areas. The Preserve buildings have the exact same light fixtures; however they are two different sizes and are not exposed to weather. The issue is these light fixtures are no longer available. Both the Villas and Preserves will need to agree on the new light fixture once a standard is developed, when and if they are replaced.

f) Benches around Hammocks - update - David: We amended the draft standard by adding "benches will be sited at least two feet away from any adjoining sidewalk or roadway." Motion to approve the standard and pass it on to the Master Board for their possible approval by Gray, seconded by Russcol, carried unanimously.

g) Identification of additional architectural elements requiring standards definition - anyone: None

7. Any Other Business that May Come Before the Committee:

a) Debbie noted that the MB will look into the feasibility of a solar energy system for the Hammocks. This may eventually require ARC input.

b) We briefly discussed sound proofing when carpeting is replaced with tile, confirmed that this is not an ARC issue, and suggested that perhaps Preserve declarations could be modified to refer to current State regulations.

8. Next meeting: Wednesday, July 10 at 10:00 AM ET with the method of meeting to be determined and the possibility that Lynn will be able to assist in setting up the meeting.

9. Adjournment: Motion by Gray, seconded by Russcol. Motion carried unanimously, and adjourned at 11:42 AM.

Respectfully submitted, Stu Walesh, Chairman