



**The Hammocks Master Association, Inc.  
ARCHITECTURAL REVIEW COMMITTEE  
Minutes of October 29, 2020 meeting  
Approved by ARC on November 17, 2020**

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: **Thursday, October 29, 2020 at about 11:00 AM ET via Zoom.**

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

### Agenda

1. Call to Order by Chairman: **The meeting was called to order at 11:09 AM by Chair Welsh.**
2. Proof of Notice of the Meeting: **The meeting notice was distributed more than 48 hours prior to the meeting in accordance with the By-Laws of the Association and State Statute 718.**  
  
**Related: We decided that, if ARC needs to meet, we will try to meet at 11:00 AM ET about one week before the regular meetings of (4<sup>th</sup> Tuesday) of the MB, Villas Board, and Preserves Board).**
3. Certification of Quorum: **All five ARC members were present (new members Barbara Keck, Joe Kuryan, and Jack Turner and carry-over members Mike Russcol and Stu Welsh). Also present were Debbie Maysack, MB President; Gary Toth, MB member; and Kathy Dressel of Grande Property Services.**
4. Approve minutes of January 15, 2020 meeting: **Moved by Russcol, seconded by Kuryan, passed unanimously.**  
  
**In recognition of new members, Chair Welsh shared the following personal thoughts:**
  - **ARC exists to protect Hammocks visual quality of life and property values.**
  - **ARC operates transparently, considers the appearance and longevity of any proposal it evaluates, and makes recommendations to the MB.**
5. Review of ARC Requests not on agenda: **Item 6-b1 was added.**
6. Ongoing and Future Projects
  - a) Request from Tina Arcan to replace window/possible need for a window standard:

ARC assumes Arcan is proposing to replace the entire window--need verification.

ARC members need images/photos of the proposed replacement window, technical description/specifications, and name of contractor. **Dressel will obtain from Arcan and share with ARC prior to ARC's next meeting.** (Received 11/3/20 and may not be everything needed).

ARC requires written assurance from a contractor that the new window would meet Florida, county, and other applicable requirements.

ARC may, depending partly on the preceding, be able to provide a recommendation regarding this proposal at its next meeting.

ARC will begin development of a window standard -- decision on the Arcan proposal will not be delayed by that effort. **Turner and Russcol will begin work on the standard.** Those standards will address many items such as three and four-story buildings, window mechanisms, approved contractors, structural integrity, etc.

ARC's Request/Notification Form should be modified to include provision of material like the preceding plus the name of the intended contractor/vendor, type of insurance held, etc. **Dressel will provide a draft revised form for discussion at the next ARC meeting.**

b) and b1) Possible need for a comprehensive "cage" (lanai frames and screens) standard and request from Dennis Spindler regarding screening and vinyl slides:

ARC discussed these two items together because they are closely related.

Spindler's request includes replacing lanai screening and sliding panel material both of which are covered by existing standards. His request also includes "minor paint touch ups" which is part of routine repair/maintenance.

The request also includes replacing, as required, "corroded/rusted screws." These screws attach the frame to the floor, ceiling, and walls. They are not accessible from inside the lanai without removing the screens. Corrosion and rusting of screws is common throughout the Hammocks and ARC needs assurance that Spindler's project will address this issue.

Motion by Turner, second by Russcol to approve Spindler's request pending information about the contractor and his/her ability to address satisfactorily the screw concern. Motion discussed and unanimously passed.

**Dressel will get contractor information.** She did immediately and the intended contractor is William Howard's Aluminum & Rescreening, LLC (941-639-6647) out of Punta Gorda who may have worked at the Hammocks.

**Walesh will ask Spindler for a contractor statement about how screws would be provided so they resist corrosion/rusting.** (Request made 11/3/20)

**Keck volunteered to take the lead in developing a standard,** or modifying the existing lanai standard, to address frame material/appearance and the screws.

c) Possible need for “doorbell camera” or “video doorbell” standard:

Owner Bob Demarco asked for advice on this topic. ARC does not have a standard and should have one because of inevitable requests to install these devices.

ARC jurisdiction: If the devices are installed on exterior walls, ARC approval is needed because the walls are a common element, that is, not an owner element.

Some of these devices may have already been installed on exterior walls. If so, they are in violation of Hammocks rules.

ARC discussed the issue, there seemed to be general agreement that a standard is needed, and no one volunteered to lead the effort. Therefore, **Walesh will suggest that Demarco submit an ARC Request/Notification Form** for consideration at the November 17 ARC meeting. (Request made 11/3/20)

7. Any Other Business that May Come Before the Committee: Brief discussion, for ARC’s benefit, of the administrative process available to the Hammocks Boards and the management company in the event that owners, intentionally or unintentionally, violate rules, including ARC standards.
8. Next meeting: Tuesday, November 17 at 11:30 AM ET via Zoom.
9. Adjournment: Moved by Kuryan, seconded by Russcol, passed unanimously at 12:28 PM.

Respectfully submitted to meeting participants for review by Stu Walesh on November 9, 2020