



## NOTICE

**The Hammocks Master Association, Inc.  
ARCHITECTURAL REVIEW COMMITTEE  
Minutes of December 15, 2020 Meeting  
Approved by ARC on January 19, 2021**

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: **Tuesday, December 15, 2020 at 11:00 AM ET via Zoom.**

### Agenda

1. Call to Order by Chairman: **The meeting was called to order at 11:03 AM by Chair Welsh.**
2. Proof of Notice of the Meeting: **The notice was distributed 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: **All five ARC members were present (Barbara Keck, Joe Kuryan, Mike Russcol, Jack Turner, and Stu Welsh). Also present were Debbie Maysack, MB President; Gary Toth a MB member; Frank Stenglein, Preserves Board President and Jay Bilbao a member of that board; and Kathy Dressel of Grande Property Services.**
4. Approve minutes of November 17, 2020 meeting: **Moved by Russcol, seconded by Kuryan, passed unanimously. Chair Welsh noted that the four recommendations made at that meeting have been approved by the MB.**

**Regarding approval of the Arcan request to replace a window, the minutes of the last meeting remind everyone that “the proposed work will be done by a licensed contractor and provide an example of how well new windows match the appearance of existing windows.” That approval is an early step in developing a window standard.**

5. Review of ARC Requests not on agenda: **None**
6. Ongoing and Future Projects:
  - a) Draft of revised ARC Request/Notification Form – status - (Dressel): **Kathy, who drafted the form, stressed that it was a first draft intended to provide information that is more specific. It will eventually be on the Hammocks website so owners can complete it on-line.**

**The next version will: Use the title of the current form (because it is referred to on the website), include a last revised date, include a date received/submitted**

date, and other refinements. ARC members are asked to share suggestions with Kathy.

The form discussion led to a discussion of elevator use and misuse, because contractors use the elevators for themselves and various objects. Examples of concerns: holding doors open, not installing pads, and not protecting the new floors.

Decisions: Debbie and Frank will work together to refine Preserve elevator rules and consider placing a brief placard in the elevator that references the rules.

b) Development of improved lanai “cage” standard - status - (Keck): Barb reported that she is coordinating with the PERC, led by Sam Desiderio. Information obtained from that effort may expand the scope of the standard to include lanai features, in addition to frame, screen, and screws/fasteners, such as concrete, floor slope, and weep holes.

In the interim, the “Lanai maintenance for Preserve and Villas owners” document as prepared by Barb is available from Barb or Stu.

c) Development of a windows standard - status - (Russcol and Turner): Mike reported that they are waiting on the results of the window replacement (the first in the Hammocks) by the Arcans.

d) Development of a doorbell camera/video doorbell standard - (Walesh): Stu reviewed the status and Mike volunteered to draft a standard. The ensuing discussion suggested the following as some topics to be considered for possible inclusion in the standard: Installations on doors do not need ARC approval, standard applicable to Villas and Preserves, concern with range of vision (privacy) and ability to adjust it, ease of restoration if the device is removed, hardwired and battery-powered, and minimal size/footprint.

Once the standard is completed and approved by the MB, the MB will announce its availability, remind owners to meet its requirements, and comment on already-installed devices.

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

Debbie noted that new and extended appointments to ARC are typically made in April.

8. Next meeting: Via Zoom on Tuesday, January 19 at 2:00 PM ET.

9. Adjournment: Moved by Russcol, seconded by Turner, passed unanimously at 11:45 AM.

Respectfully submitted, for review by ARC, on  
December 16, 2020.