NOTICE
The Hammocks Master Association, Inc.
ARCHITECTURAL REVIEW COMMITTEE

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, January 19, 2021 at 2:00 PM ET via Zoom.**

Agenda

1. Call to Order by Chairman: The meeting was called to order at 2:02 PM ET by Chair Walesh.

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 Walesh). Also present were Debbie Maysack, MB President; Jim Clark, Villas Board President; Kathy Dressel of Grande Property Services; and about ten Hammocks owners.

4. Approve minutes of December 15, 2020 meeting: Moved by Keck, seconded by Kuryan, passed unanimously.

5. Review of ARC Requests not on agenda: None

6. Ongoing and Future Projects:

    a) Standard for Lanai Painting - (Walesh): Debbie Maysack provided the background leading to the need for the lanai wall and ceiling painting standard, including an attorney's advice. Lanais are classified as limited common ownership.

    Walesh introduced the draft standard noting the following:
    (i) Its essence is that contractors retained by the Preserves and Villas will paint the lanais a common color, not owners.
    (ii) ARC will recommend the standard, after it completes discussion of it, to the Villas and Preserve boards for approval.
    (iii) When approved by those boards, the standard will be recommended to the MB for approval.
    (iv) Most of the standard's text describes the benefits to the community of the preceding.

A lengthy discussion followed with numerous comments ranging from support for the standard to advocating an approach where each of the 264 unit owners would be able to select colors for "their lanai."

Given the number and variety of owner comments, the consensus was that ARC will send the draft standard, as discussed at the meeting, to meeting participants with an invitation to repeat their meeting comments in writing for consideration by ARC, at its next meeting, and do so within a prescribed time period.

b) Revised ARC Request/Notification Form - (Russcol/Dressel): No report.

c) Development of improved lanai "cage" standard - status - (Keck): Barbara shared and summarized a partial draft. Some issues to be resolved: Whether or not the concrete floor and/or tile should be part of the standard, possible input from the PERC contractor, and the need to emphasize that specific standard statements indicate firm requirements – they are not suggestions. However, potentially helpful suggestions can be included a standards document.

d) Development of a windows standard - status - (Russcol and Turner): Mike and Jack reported that this effort is more complicated than originally thought. Development of the standard will benefit from seeing results of the window to be replaced in the Villas, information from the PERC effort, and input from Frank Stenglein.

e) Development of a doorbell camera/video doorbell standard - status - (Russcol): Mike described the first draft of the standard and received suggestions for his consideration.

f) Committee composition - (Walesh): Stu indicated that he is resigning from ARC because of the sale pending on his and his wife's condo and the need to be flexible given the related uncertainties. He suggested, if she was willing and the MB is receptive, that Barb Keck become the next ARC chairperson. Jack Turner is a candidate for board position and, if successful, will need to be replaced on ARC. New and extended appointments to ARC are typically made in April.

7. Any Other Business that May Come Before the Committee: None.

8. Next meeting: Via Zoom on Tuesday, February 16 at 1:00 PM ET.

9. Adjournment: Moved by Russcol, seconded by Kuryan, passed unanimously.

Respectfully submitted, for review by ARC, on January 21, 2021.