



**ARCHITECTURAL REVIEW COMMITTEE**  
*Approved Minutes ~ June 15, 2021 (Zoom)*

**CALL TO ORDER:** The meeting was called to order by Committee Chair Barbara Keck at 10:05 a.m.

**PROOF OF NOTICE:** Notice was posted in accordance with the Bylaws of the Association and requirements of Florida Statutes.

**DETERMINATION OF QUORUM:** Committee Members present were Barbara Keck, Mike Russcol, Lois Trebisacci, and Terry Wisniewski. Ron Wretham was absent. Several owners were also present.

**APPROVAL OF MINUTES:** A **motion** was made by Mike Russcol and seconded by Terry Wisniewski to accept the May 18, 2021, ARC Minutes. **Motion passed unanimously.**

**CURRENT BUSINESS:**

A. Revised ARC Standard for Frames, Screws and Screens

The standard was on hold to consider where to include research information and to revise as appropriate. Terry Wisniewski made a **motion** and Lois Trebisacci seconded to accept the Revised ARC Standard for Frames, Screws and Screens and to include the research information with the standard, as well as the Tips for Owners Page. **(Standard and research attached to minutes). Motion passed unanimously.**

B. ARC Standard for Lanai Painting for Preserves

The Preserve Board of Directors forwarded an approved standard for lanai painting for preserve buildings that included eight (8) colors, including the color of the exterior. Mike Russcol made the **motion** and Terry Wisniewski seconded to accept the ARC Standard Lanai Painting for the Preserve. **Motion passed unanimously.** This standard will be forwarded for approval of the Master Association prior to posting on the website.

C. Developing Form for Individual Vendor Sign-off for All projects Governed by a Standard

Following discussion regarding this form, it was determined that a brief statement regarding the importance of insured, licensed and bonded vendors will be included on the Hammocks Website ARC Introduction page, as well as, on the Tips for Owners page.

D. Chair Keck summarized the overall work of the committee this year. She acknowledged the groups' commitment to the goal of providing owners tools to repair their units.

At the present time there is no future business. It was determined there will be no ARC meetings until October, unless an unforeseen issue arises.

**Adjournment:** Mike Russcol moved to adjourn at 10:43 a.m.

*Attachment: ARC Standard on Lanai Frames, Screws, Screens & Tips for Owners*

**HAMMOCKS CAPE HAZE  
ARCHITECTURAL REVIEW COMMITTEE  
LANAI FRAMES, SCREENS AND SCREWS STANDARD**

Installation of new lanai frames, screens, and screws is at the discretion of the property owner. All expenses associated with the installation and maintenance of the lanai enclosures are the responsibility of the property owner and Hammocks Cape Haze assumes no responsibility for them. They are subject to the conditions listed below. **Owners must submit an *ARC Request Form* prior to the replacement for approval.**

- 1. The replacement frames, screens or screws must comply with the Charlotte County building codes and be uniform in construction, color and size as currently being used in the Preserve buildings as well as the Villas.**
- 2. Ideally the owners will select a vendor licensed and insured in Charlotte County to perform work on the lanai.**
- 3. At the completion of the project the vendor will sign documentation stating that they have complied with all established Charlotte County building codes for lanai enclosures.**

**Maintenance:**

- The property owner is responsible for maintaining the lanai enclosure.
- The Association will notify the property owner of any deficiency and give the property owner 60 days to correct the deficiency.
- If the property owner does not comply, the Association may enact penalties.
- With respect to the proposed standard, the ARC noted some of the local vendors that provide the service. Owners may contact companies listed below or any appropriate vendor of their choice. Please understand that not all Charlotte County vendors can be listed here due to space.

Absolute Aluminum [www.absolutealuminum.com](http://www.absolutealuminum.com) Patio Enclosures 941.497.7777

Commercial Residential Aluminum [www.craluminum.com](http://www.craluminum.com) Lanai Enclosures 941.486.9104

DR Aluminum Inc. [info@draluminum.com](mailto:info@draluminum.com) 941.485.1520

Englewood Glass and Mirror [sales@englewoodglass.com](mailto:sales@englewoodglass.com) 941.475.1101

Lemon Bay Glass and Mirror [info@lemonbayglass.com](mailto:info@lemonbayglass.com) 941.475.1281

**Approved:** \_\_\_\_\_  
**Master Association Board President**

**Date:** \_\_\_\_\_

**Date:** \_\_\_\_\_  
**Villa Associate Board Approved**

**Date:** \_\_\_\_\_  
**Preserve Association Board Approved**

## **Lanai Maintenance for Preserve and Villa owners: a Helpful Guide**

**FRAMES:** please be conscious of environmental corrosion due to salt water producing oxidation. This causes aluminum to pit and peel. Protective measures reduce that.

Applications of paint, or powder coating in white will prolong aluminum appearance and durability. If an owner decides to replace the frames of their lanai careful consideration must be made regarding the aluminum alloy used. Standard lanai frames should be at least level 6063. Even better is level 6005. The vendor should be able to describe the differences in materials and cost. These frames are alloys of aluminum with magnesium and silicone for both tensile strength and flexibility.

**SCREENS:** Please be aware of environmental corrosion due to salt water along with rust relevant to screen material. Research indicates a premium grade of aluminum or fiberglass is suggested. Also recommended is a specialty screen such as solar, pet resistant or Tuff screen. No see um screen in fiberglass also acceptable. Be aware of the weave of the screen using the standard 18x16 or higher. TUFF screen is heavy duty with a vinyl coating and is wind resistant up to 100mph as demonstrated by testing done in a wind tunnel. Terminology used is "tensile strength".

**SCREWS/FASTENERS:** Please be aware of the importance of environmental corrosion due to oxidation and rust, and galvanic corrosion from contact of certain dissimilar metals, depending on the fasteners used.

Our current lanais are utilizing screws to both hold the frame/screen together as well as securing the frame/screens to the concrete foundation. Research has shown that low grade zinc coated screws are not ideal due to their tendency to rust which impairs the durability. Other choices would be stainless steel or higher quality galvanized steel. In the case of stainless steel the heads and stems should be coated with a protective coating to avoid both rust as well as galvanic corrosion. Galvanic corrosion is caused by the interaction of our aluminum frames with the stainless steel screws. Galvanized steel screws avoid both rust and galvanic corrosion, as long as, the zinc coating is intact. But the steel screws must have a coating of a rust preventive material. Galvanized steel screws are also stronger than stainless steel. Please know that simply painting the heads of the screws is not acceptable. Paint does not have the durability of the polycarbonate or nylon head covers, and if any part of the fastener is in unprotected contact with the aluminum frame, it will corrode.

ARC is hoping that the above information is helpful to our owners. We recognize that each owner is free to make their own choices but ask that all make an effort to choose wisely. And, of course, to comply with the Charlotte County building codes. Choose only contractors who are licensed and insured in an effort to have a quality lanai for many years of enjoyment!

*(See ARC Standard for Lanai Frames, Screens and Screws)*

June 5, 2021