



The Hammocks Master Association, Inc.
ARCHITECTURAL REVIEW COMMITTEE
Minutes of 5 April, 2019 Meeting
Approved by ARC on 3 May 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, April 5, 2019, 10:00 AM – Noon at the Hammocks Cape Haze Ibis Clubhouse.**

Discussion summaries, decisions, and recommendations shown in red.

Agenda

1. Call to Order by Consensus of Committee Members: **The meeting was called to order at 10:02 AM by consensus of the three members: David Gray, Mike Russcol, and Stu Welsh.**
2. Proof of Notice of the Meeting: **The meeting notice was posted on 3/31/19 – 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 Ed Tatro, a former member, was present to report on a carry-over item. See 8-a.**
4. Approve minutes of February 18, 2019: **Motion to approve by Gray, seconded by Russcol. Motion carried.**
5. Selection of Officers (Chairman, Secretary?, other?): **Motion to elect Welsh as Chairman by Gray, seconded by Russcol. motion carried.**
6. ARC Mission and Process (Description on Hammocks' website with related declaration Articles VII and XIII): **Because two ARC members were new to ARC work and because some residents in attendance may not be familiar with the ARC charge and process, Chair Welsh addressed this agenda item mainly by reading selected portions of the mission/process and the two articles.**

He emphasized that ARC actions/decisions are based on its interpretation of the two articles in the master declarations.

The declarations have evolved, as indicated by amendments to them. Individuals/groups displeased with any part of the declarations can seek change (additional amendments) via the Master Board.

Frank Stenglein described an efficient way for owners to access relevant parts of the declarations on the Hammocks website.

7. ARC Standards for New and Replacement Items (On Hammocks' website) – Purpose, process, status: ARC members explained two situations:

Standard exists: If an owner wants to make a physical change governed by the Declarations and a standard exists (look on the Hammocks website), the owner should complete an ARC Request/Notification Form (see website) and submit it to the Hammocks Office Manager. If the OM approves and signs the form, the owner may proceed and the ARC will be informed by the OM.

Standard does not exist: If an owner wants to make a physical change governed by the Declarations, and a standard does not exist, the owner should complete an ARC Request/Notification Form, submit it to the Hammocks Office Manager, and the OM will refer it to the ARC for possible development of a standard.

8. Review of ARC Requests

a) 8581 #201, Lanai Shades – Mark and Marilyn Watkins-Report by Ed Tatro. History: The Request/Notification Form, with white sample, was submitted 1/12/19. Discussed by ARC on 2/18/19 (within 45 day limit), noted lack of a standard, expressed concern that white color contrasted with other lanais, and tabled so that ARC could conduct research.

Ed Tatro shared his findings. Essentially invisible/transparent shades are available from many manufacturers.

Related: The Hammocks has a standard for Lanai enclosures consisting of sliding (horizontal) acrylic panels. The shades must be transparent. See the Hammocks website.

Moved by Gray, seconded by Russcol to deny the lanai shade request. Motion carried. **ARC recommends that the Master Board deny the Watkin's lanai shade request.**

ARC will begin work on a lanai shade standard.

b) Plant outside of Villas – Louise Kuryan-10601 Lemon Creek Loop. The Kuryan's placement of a plant on common ground in front of their villa prompted a long discussion revealing widely-varying views. For example, some said they should be able to do what they want in front of their villas, whether on villa's or common property, and others wanted visual consistency for all villas. A decrease in attractiveness of Hammocks residences to buyers because of excess declarations was countered by the view that declarations attract some buyers.

Debbie Maysack explained the Master Board's action in permitting pots within the Villa's courtyards, which are common property.

ARC members noted that the plant placement conflicts with the declarations. E.g., see ARTICLE XIII, Section 6, Decorations.

Possible solution: **ARC recommends that the Villas prepare and submit to ARC, for review in light of the declarations, a Request/Notification Form requesting approval for placing pots in front of villas and attach a detailed draft Villa's pot standard.** This might meld the desire for pots with the desire for intra-Villas visual consistency.

c) Villa Unit Number Identification: **Individual unit numbers visible from the street are required by code.**

ARC recommended that the Villas prepare an ARC Request/Notification Form for individual unit numbers on all units. Attach an explanation of the need and show the proposed size, color, and arrangement of the numbers.

d) Door replacement – Francis Stenglein-8581-Unit 202-3/31/19. **Underway as per the standard-exists route.**

e) Door and frame replacement – Robert Young-8571-Unit 304-3/25/19. **ARC decided to inform Robert Young that frame replacement requires a county permit.** Chair Welsh spoke with Robert on 4/5/19. He was aware of the permit and was also considering just door replacement.

f) Door replacement – John Kennedy-8541-Unit 302- 4/4/19. **Owner can proceed assuming the Office Manager approves.**

Discussion stimulated by d, e, and f, caused the **ARC to recommend that the Master Board send a letter to all owners informing them about failing doors, including the related safety hazard and the availability of a door replacement standard.**

9. Future Projects

a) Inventory of Architectural Elements Requiring Standards Definition: **The ARC will search for needed standards in the spirit of more pro-action and less reaction.**

b) New Standard for Potted Plants: **See 8-b above.**

c) Re-Visit of Existing Entry Doors Standard: **ARC changed this to evolution of existing door standard given the increase in door replacement activity and likely continuous improvement of the standard.**

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

11. Adjournment: Motion by **Gray**, seconded by **Russcol**. motion carried. Adjourned at **12:05 PM**. The next ARC meeting will be within a month.

Respectfully submitted, **Stu Welsh**, Chairman, 5/4/19