



The Hammocks Master Association, Inc.
ARCHITECTURAL REVIEW COMMITTEE
Minutes of 3 May 2019 Meeting
Approved by ARC on 7 June 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, May 3, 2019, 10:00 AM ET at the Hammocks Cape Haze Ibis Clubhouse.**

Discussion summaries, decisions, and recommendations shown in red.

Agenda

1. Call to Order by Chairman: **The meeting was called to order at 10:01 AM by Chair Welsh.**
2. Proof of Notice of the Meeting: **The meeting notice was posted on 4/24/19 – 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 in attendance for some or all of the meeting were owner Mark Watkins and Master Board President Debbie Maysack.**
4. Approve minutes of April 5, 2019 meeting: **Motion to approve by Gray, seconded by Russcol, carried unanimously. Welsh will send to Lynn for posting to website.**
5. Review of ARC Requests
 - a) Villa's Unit Numbers Request/Notification: **ARC received some information needed to start drafting a standard, including a sample number board. ARC needs and is waiting on additional information, such as identification of contractor and exact proposed location of the numbers.**

Mike will take the lead in creating a photo of a villa that shows where the number will be posted. David will draft the standard after getting needed additional information.
 - b) Status of Villa's planned request for approval, with corresponding draft standard, to place pots in front of Villas: **This is in process and will likely be provided to ARC in early fall.**

6. Ongoing and Future Projects

a) Status of lanai shade standard: David led a discussion about the shade information he obtained and the standard that he drafted. The standard applies to the Villas and Preserves lanais. David will make some changes in response to suggestions.

Mark Watkins will consider providing input, in two weeks, about the percent weave – the higher the percent openness the less visible the shade from the outside.

While sun reflection is a problem with some current shades, it is not an issue with the shades included in the standard.

b) Discussion of “guard house” windows: Stu’s 4/9/10 guard house window photos were shared. Debbie indicated the unsightly shade problem was resolved sometime after the photos were taken. Done.

c) Possible letter and other reminders from Master Association Board to owners reminding them of ARC-related declarations: The consensus of ARC is that all existing and new owners be reminded, in writing, of the declarations (with links to the appropriate articles/sections) and be asked to review them. ARC recommended that the reminder be sent prior to the start of the next season.

d) Identification of architectural elements requiring standards definition: This agenda item led to a discussion of external lighting in the Villas and Preserves and elsewhere. Debbie noted that the Hammocks is gradually converting to LED lights. However, we are beginning to see challenges, such as differing porch light fixtures and original outside light fixtures that are no longer available.

The eventual solution is probably preparation of an outside lighting standard. As a first step, Mike agreed to identify and report, in writing, on the lighting issues that need to be addressed. Then we can discuss solutions.

e) Benches: Debbie reported that the Landscape Committee investigated many aspects of placing perhaps 4 to 6 benches around the Hammocks. They would be located off the sidewalks on pavers or a similar surface and be bolted in place.

David will contact Don Douglass to obtain the Landscape Committee’s information and recommendations.

The ARC’s concern is initial appearance and long-term maintenance/replacement. Therefore, a standard should be created with ARC taking the lead.

The idea of using a memorial approach to fund some benches was briefly discussed and discarded as being too involved.

It was suggested that the bench standard be completed prior to year-end if benches are to be purchased in this fiscal year and installed before the coming season.

f) Solar panels and electric car charging stations: Debbie brought this issue to the ARC and, after some discussion, the consensus was that solar panels and the need for electric car charging stations are coming soon and the Hammocks should be proactive. While ARC should be involved, “down the road,” from aesthetic and maintenance perspectives, the consensus was that the solar panel-car charging station exploration should start with the Master Board.

Debbie agreed to appoint an ad hoc exploratory committee.

7. Any Other Business that May Come Before the Committee

a) More minutes transparency: In the interest of giving interested owners quicker and more access to ARC work, we discussed the idea of posting draft ARC meeting minutes on the Hammocks’ website within a few days after each meeting. Then when the minutes are formally approved by ARC at its next meeting, the draft minutes would be taken down and the approved minutes posted.

Advantage: Owners have “immediate” access to ARC minutes – don’t have to wait a month or more.

A watermark with DRAFT should appear on the minutes.

b) Additional ARC members: By consensus, given the work load, ARC should have at least two more members. We will look for/be aware of potential members.

8. Next meeting: Tentatively set for Friday, June 7 at 10:00 AM ET at the club house and via Skype.

9. Adjournment: Motion by Gray, seconded by Russcol. Motion carried unanimously, and adjourned at 11:20 AM.

Respectfully submitted, Stu Walesh, Chairman, 6/7/19