



**The Hammocks Master Association, Inc.
ARCHITECTURAL REVIEW COMMITTEE
Minutes of the July 10, 2019 meeting
Approved by ARC on September 25, 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: **Wednesday, July 10, 10:00 AM ET at the Hammocks Cape Haze Ibis Clubhouse.**

Discussion summaries, decisions, and recommendations are shown in red.

Agenda

1. Call to Order by Chairman: **The meeting was called to order at 10:04 AM by Chair Welsh.**
2. Proof of Notice of the Meeting: **The meeting notice was posted 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 were Carolyn Bernstein (Master Board member invited because she liaison to the Landscape Committee), Debbie Maysack, and Lynn Lakel,**
4. Approve minutes of June 7, 2019 meeting: **Motion to approve by Russcol, second by Gray, carried unanimously.**
5. Review of ARC Requests: **None**
6. Ongoing and Future Projects
 - a) Villas and Preserves-approved lanai shade standard: **Motion to approve the now slightly modified standard and recommend to MB by Gray, second by Russcol, carried unanimously.**

We confirmed the observation made at the last ARC meeting: The MB deals with owner actions in conflict with the declarations. One example is “grandfathering/grandmothering in” non-conforming uses and establishing rules for eventually eliminating them (e.g., when some item needs to be replaced or a unit is sold). There seemed to be a consensus that the MB should begin to develop such rules and then advise all owners about them.

We also discussed modifying standards when new equivalent products become available. ARC will consider a new product and, if equivalent, modify the standard and recommend it to the MB.

b) Villas and Preserves-approved bench standard: Motion to approve the now slightly modified standard and recommend to MB by Russcol, second by Gray, carried unanimously.

The MB, as they schedule implementation, will consider the earlier ARC recommendations about the number, locations, and types (bench vs backless) of benches.

c) Status of letter/other reminders from Master Association Board to owners reminding them of ARC-related declarations: Seemed to be consensus that this should be done soon, before owners return for the season.

d) Status of pot standard: David reviewed recent suggested changes and more were received. David will provide another draft, provide it to all for review, prepare a final draft, and send it to all meeting attendees for their information. Stu will call Karen Allison, explain the purpose and content of the draft, and send the draft to her.

e) Villas unit number standard: On hold -- Waiting on Villas' timetable.

f) Villas outside lighting standard: On hold -- Waiting on Villas' timetable.

g) Identification of architectural elements requiring standards definition: None

7. Any Other Business that May Come Before the Committee: None
8. Next meeting: Wednesday, August 14 at 10:00 AM ET.
9. Adjournment: Motion by Russcol, second by Gray, carried unanimously, and adjourned at 11:22 AM.

Respectfully submitted, Stu Walesh, Chair, 9/25/19