



**The Hammocks Master Association, Inc.
ARCHITECTURAL REVIEW COMMITTEE
Minutes of the October 30, 2019 meeting
Approved by ARC on November 20, 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, October 30, 2019 at 11:00 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 11:04 AM by Chair Welsh.**
2. Proof of Notice of the Meeting: **The meeting 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 three members were present – David Gray, Mike Russcol, and Stu Welsh. Also in attendance were Jay Bilbao, Carolyn Maddy-Bernstein, Jim Kerr, Debbie Maysack, and Frank Stenglein.**
4. Approve minutes of September 25, 2019 meeting: **Moved by Gray, seconded by Russcol and carried unanimously. Welsh indicated additional agenda items for this meeting. They appear below as 6e and 6f.**
5. Review of ARC Requests: **None as of October 21, 2019 -- no new requests requiring ARC action. Chair Welsh acknowledged the work of previous Hammocks' leaders in establishing a standards-based process for effectively carrying out the aesthetics protection provisions in the Hammocks' Master Association Declarations.**
6. Ongoing and Future Projects
 - a) Status of reminder to owners about declarations and the ARC – Debbie Maysack: **Debbie explained that she drafted the reminder, offered it to Welsh for review (he did on 10/30/19), and the memo will be sent to all owners and renters through One Call Now, as well as posted on the Hammocks' website as soon as the new version of the website is operable.**
 - b) Request from Sam Desiderio to modify the Lanai Enclosure Standard – Stu Welsh: **Gray reported that the current gray color in the standard was all that was available/considered when the standard was originally developed in 2017.**

Gray will contact the vendor, Englewood Glass and Mirror, to determine if the clear color will create objectionable glare to owners positioned opposite its placement. Maysack will get input from the owner of a lanai enclosure that does cause objectionable reflections. ARC wants to make a decision at its next meeting.

c) Status of pot standard – Stu Walesh: Jim Kerr was provided with the current draft standard developed over the past seven months at the request of the Villas and as an ARC-Villas collaboration. Kerr indicated that he will consult with Villas owners, who are arriving. Walesh indicated a desire to have ARC complete its work at the next ARC meeting. Gray asked that the Villas share any remaining concerns they may have with ARC prior to that meeting.

d) Identification of architectural elements requiring standards definition: None

e) Addition to standards for Numbering of Villas Units – Stu Walesh and Jim Kerr: We discussed the idea of adding an option footnote to the part of the Master Board-approved standard that referred to “material as supplied by Home Depot.” The consensus was to leave it as is. The underlying principle supporting suggesting single vendors in most standards is that the typical previous study of many vendors is, in effect, a vendor qualifying process that would be difficult for an individual owner to duplicate.

f) Door replacement – Stu Walesh: He reported that, by coincidence, three owners indicated during the morning of the meeting, that they would start the process, using the established standard, to replace the doors. One owner had a door fail shortly after return to the Hammocks from “up north.” Most failures occur without warning. The “suggested vendor” issue arose again because the vendor, Donna’s Door & Window Co., who has already replaced many Hammocks’ unit front doors in conformance with the Entry Door Standard, is not named in the standard. After discussion, Gray moved and Russcol seconded a motion that recommended to the Master Board that they amend the standard to indicate in the standard that Donna’s Door & Window Co. is the suggested vendor. Passed unanimously and Gray will revise the standard and send to Maysack for MB consideration. Stenglein will discuss that issue with the company.

7. Any Other Business that May Come Before the Committee

a) Gray mentioned hurricane shutters, as previously noted by Maysack, forwarded from an owner. A preliminary discussion of this topic will be on the agenda of the next ARC meeting.

b) Gray offered his resignation because the Grays are selling their condo. Walesh expressed appreciation for Gray’s counsel to ARC over the past seven months, based on his other Hammocks’ service, and for his leadership in drafting/editing standards.

c) Jay Bilbao indicated interest in assuming Gray’s position and, by consensus, the group asked Maysack and the MB to make the appointment.

8. Next meeting: Wednesday, November 20 in the early afternoon with a starting time two hours after the starting time of the MB meeting (not yet determined).
9. Adjournment: Motion by Gray, second by Russcol, and carried unanimously with adjournment at 12:13 PM.

Respectfully submitted by Stu Walesh on 11/1/19