



**The Hammocks Master Association, Inc.  
ARCHITECTURAL REVIEW COMMITTEE  
Minutes of the November 20, 2019 meeting  
Approved by ARC on January 15, 2020**

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, November 20, 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 Walesh. Stu welcomed Jay Bilbao who was appointed by the Master Board to fill the remainder of David Gray's term. Stu also acknowledged David's contribution to ARC. Stu noted that ARC would welcome more members.**
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 – Jay Bilbao, Mike Russcol, and Stu Walesh. Also in attendance were Debbie Maysack, Jim Kerr, and Joe Kuryan.**
4. Approve minutes of October 30, 2019 meeting: **Moved by Russcol, seconded by Bilbao, and carried unanimously.**
5. Review of ARC Requests: **No new ones as of November 14, 2019. See Item 7.**
6. Ongoing and Future Projects
  - a) Request from Sam Desiderio to modify the Lanai Enclosure Standard – Stu Walesh: **Stu reported that David Gray contacted Englewood Glass. They said that the clear screens should not cause a glare problem. Jay offered to obtain and test gray and clear samples and report his findings.**
  - b) Status of pot standard – Jim Kerr: **Stu reviewed the pot history and Jim requested that the standard be changed to allow pots more than five feet from the unit or garage.**

**After discussion, Bilbao moved and Russcol seconded a motion that ARC recommend to the Master Board a revision to the pot standard previously approved by ARC.**

The first bullet in the standard titled Plant Pots Outside of Villas Units is expanded (see italics for expansion) to read: Where the area around each Villas unit is visible from the street, a maximum of two plant pots will be allowed no more than five (5) feet from the unit or garage, *except that a pot can be placed up to ten (10) feet from the unit or garage in the landscaped area between the driveways.* Motion carried unanimously. **This is recommendation to the MB.**

Stu will send the recommended standard to Debbie and Jim.

Debbie and Jim will coordinate the implementation of this recommendation with the Master and Villas Boards.

Debbie will confer with Frank Stenglein to determine if unit signage or similar should be improved in the Preserves.

c) Identification of architectural elements requiring standard: **None**

7. **Any Other Business that May Come Before the Committee:** Mike and Joe initiated a discussion of the aesthetics of number board installations. Reference: The standard titled Numbering of Villas Units, which calls for horizontal placement of the boards.

Mike and Joe will test vertical placement, including on the frame next to the light fixture, and recommend a final placement to ARC.

8. **Next meeting:** To be determined after MB meetings are scheduled or if special need arises.
9. **Adjournment:** Motion by Russcol, second by Bilbao, and carried unanimously with adjournment at 12:20.

Respectfully submitted by Stu Walesh on 11/22/19