



**The Hammocks Master Association, Inc.
ARCHITECTURAL REVIEW COMMITTEE
Minutes of the January 15, 2020 meeting
Approved by ARC on October 29, 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, January 15, 2020 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 11:01 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 – Jay Bilbao, Mike Russcol, and Stu Welsh. Also in attendance were Carolyn Bernstein, Joe Kuryan, and Debbie Maysack.**
4. Approve minutes of November 20, 2019 meeting: **Moved by Bilbao, seconded by Russcol, and carried unanimously.**
5. Review of ARC Requests not on agenda: No new ones as of January 10, 2020: **None**
6. Ongoing and Future Projects
 - a) Villas numbering standard – **Mike and Joe, using an example number sign and photos, recommended vertical placement on the garage door frame next to the light fixture.**

Mike moved that the MB administratively revise the adopted Numbering of Villas Units standard to include the preceding with the exact vertical placement on the door frame to be determined by Joe. Seconded by Jay and passed unanimously. This is a recommendation to the MB. (Mike subsequently sent a night-time photo to Joe Kuryan and Jim Kerr of the Villas suggesting the best vertical placement for effective nighttime illumination of the numbers.)

Joe will obtain materials and the maintenance staff will install the signs after completion of Villas' painting.

b) Inquiry from Ken Cooper regarding electrically operated hurricane shutters that would be installed just inside Preserves and Villas lanais – Stu Welsh – Ken Cooper was not able to attend the meeting but intends to attend a meeting as his travel schedule permits. Ken has not yet submitted an ARC Request/Notification form – this is exploratory. In Ken's absence, Stu briefed the group.

Reasons for shutters: Reduced insurance premiums, cleanliness of lanais, not having to move lanai furnishings inside, and protection of glass sliding doors and door window.

Discussion: Want documentation for reduced insurance premiums, photos/images, and meeting with Ken.

Concerns: The usual two -- appearance from outside and on-going maintenance by owner regardless of who owns the condo/villas.

c) Request from Sam Desiderio to repaint their Preserves lanai walls in Beige – Stu Welsh or Sam Desiderio: Stu introduced Sam's 12/14/19 submitted Request/Notification Form and color chip. ARC must respond in 45 days – by January 28. Discussion followed;

Jurisdiction: ARC must address this request, that is, make a recommendation to the MB. This is not a Preserves issue. Frank Stenglein, previous to the meeting, stated that the Master Declaration of condominium Article VII gives the ARC authority to make the determination the path forward regarding painting lanai walls. Related: four standards have already been by ARC for lanais.

ARC needs to treat this as a potential Preserves and Villas matter.

Concerns expressed during the discussion:

i. Further complication of requesting, receiving, and accepting building painting bids. For example, the need to know which lanais don't need painting. Right now, there is no documented list of already owner-painted lanais. Another example: Knowing which previously owner painted lanais now need painting in the standard color because of new owners.

ii. The actual painting. For example, making sure already owner-painted walls don't get painted.

iii. On-going maintenance of owner-painted lanais.

iv. Making sure that lanai ceilings remain white. Ceilings of higher floor Preserve units can be seen from outside.

v. Defining, in a standard, appropriate "light" colors. Dark colors will not work because, under certain time of day, amount of sunlight, and floor conditions, dark

colors will be visible from outside. This and the preceding item include Preserve condo end units that face the Preserves. Their walls and ceilings can be seen from the outside.

vi. Potential use by owners of paint not suitable for the lanai outdoor conditions which could admit water into walls (and damage adjacent and lower units) and/or hamper repainting.

Mike moved that the ARC recommend to the MB that this, and similar requests regarding owners painting lanais, be rejected. Seconded by Stu. Passed 2 to 1 ,with Mike and Stu in favor. This is a recommendation to the MB.

The preceding discussion raised a potential lanai inconsistency issue. Owners are responsible for lanai cages but cannot paint the lanai walls. Maybe the Preserves and Villas boards should revisit the cage issue, at least with respect to replacing the framework. (Subsequent to the meeting, Frank Stenglein provided Attachment A below to explain the cage policy.)

In related matter, the MB might use the next painting of the Preserves and the current painting of the Villas to reset all not-approved owner painted lanais to the standard colors.

d) Identification of architectural elements requiring standard: **None.**

7. Any Other Business that May Come Before the Committee: **None.**
8. Next meeting: **To be determined depending on need and on next scheduled MB meetings.**
9. Adjournment: **Motion by Jay, seconded by Mike, and carried unanimously with adjournment at 12:14.**

Respectfully submitted by Stu Welsh on 10/29/2020

Attachment A: No inconsistency, discussions have been had in the past about this. The Preserve Declaration of Condominium clearly states in section 7.2 (b) “*A Unit Owner shall also maintain, repair and replace at the Unit Owner's expense, all portions of the patios, lanais and/or balconies appurtenant to a Unit having direct and exclusive access thereto, including, but not limited to, that portion of the patios, lanais and/or balconies which is designated as a Limited Common Element.*”

Therefore, this is clearly a Preserve Association matter to manage. Of Concern when making a determination on maintenance/replacement the Preserve Association needs to consider.

A The Preserve Declarations would need to be revised and approved by owners.

B. **Selective Enforcement;** who fairly determines timing of maintenance or replacement. The Preserve association sidestepped this issue when it made the determination to paint the Lanais and Entrance Doors **of everyone's unit** when the buildings are painted. Lanai cages/screens are different. The only owners who want the association to maintain the cages/screens are those who have peeling paint or screens that

need to be replaced. Why would the association make repairs for a few with funds collected from all? If the association maintains cages for one, it will need to maintain them for all.

C. The Preserve Association budgeting for maintenance and replacement cost.

The appearance and structural integrity of cage replacements need to comply with established standards already set in the community and is overseen by the ARC. Otherwise, the ARC has no authority on the above.