



NOTICE

**The Hammocks Master Association, Inc.
ARCHITECTURAL REVIEW COMMITTEE
Minutes of November 17, 2020 meeting
Approved by ARC on December 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: **Tuesday, November 17, 2020 at 11:30 AM ET via Zoom.**

Agenda

1. Call to Order by Chairman: **The meeting was called to order at 11:35 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: **Four of five ARC members were present (Barbara Keck, Joe Kuryan, Mike Russcol and Stu Welsh). Also present were Debbie Maysack, MB President; Gary Toth, MB member; Frank Stenglein, Preserves Board President, and Kathy Dressel of Grande Property Services. Other owners also attended.**
4. Approve minutes of October 29, 2020 meeting: **Moved by Keck, seconded by Russcol, passed unanimously.**
5. Review of ARC Requests not on agenda: **Added Items 6b1 and 6g.**
6. Ongoing and Future Projects:
 - a) Development of improved lanai “cage” standard - status - (Keck): **Barb reported on causes of screw and aluminum frame corrosion including galvanic effects, variety of screws, types of screens, and the need to find out more about what the Hammocks “has” and “should have.” Barb will coordinate with PERC to enable an engineering firm to assist with what we have and should have. The preceding will provide some of the basis for drafting an improved “cage” standard.**
 - b) Request from Dennis Spindler to make lanai repairs including replacing screws - (Welsh): **ARC determined that this request meets existing “cage” standards and will be provided by a licensed contractor. Moved by Kuryan, seconded by Keck to recommend that the Master Board approve Spindler’s lanais “cage” improvement request, with the proviso that Spindler be provided**

with initial results of Keck's research, more specifically advice about frames, screens, and screws/fasteners. Passed unanimously. (Keck provided the advice to Walesh and he sent it to Spindler on November 20.)

b1) Suggestion by Sam Desiderio (Desiderio): Sam offered a suggestion for improving the Solar Shades on Lanais standard. It currently permits a "5% or 10% Weave Openness." He suggested also allowing 1% and 3% weave because, in some situations, the smaller openings will more effectively block the sun. After discussion, moved by Kuryan and seconded by Russcol **to recommend that the MB modify the standard** replacing "5% or 10% Weave Openness" with "1, 3, 5, or 10 % Weave Openness." Passed unanimously.

c) Development of a windows standard - status - (Russcol and Turner): Russcol reported that this effort has begun using the Arcan request as an illustration of factors to consider.

d) Request from Tina Arcan to replace window - (Walesh): This is a request for a complete window replacement. ARC does not have a standard but is developing one. The proposed work will be done by a licensed contractor and provide an example of how well new windows match the appearance of existing windows. Moved by Kuryan and seconded by Russcol to **recommend that the MB approve Arcan's window replacement request.** Passed unanimously.

e) Draft of revised ARC Request/Notification Form - (Dressel): Not provided. The consensus was to place this item on the agenda again for ARC's next meeting. A new form has merit.

f) Discussion of doorbell camera/video doorbells - (Walesh): This was ARC's first discussion of the subject. The focus was on the pros and cons of developing a standard. Example pro: Will have more such requests. Example con: Doors and devices are essentially unseen from outside of Preserve and Villas buildings. The consensus was that ARC should develop a standard that addresses various aspects of doorbell camera/video doorbells such as: owners install at their risk, size limit if on common property, possibility of hacking, concern with monitoring neighbors, and the need to restore site if device is removed. Consensus on one principle: If installed on the door, the owner does not need ARC action.

g) Request from Bob Demarco (Walesh): Robert Demarco submitted a request to install a "Ring (or similar) doorbell – OR installation of a Ring (or similar) peep hole cam." As noted in Item 6f, this is ARC's first such request and ARC will develop a standard. After discussion, Kuryan moved and Keck seconded a motion to **recommend that the MB approve Demarco's request if the device is installed on his unit's door.** Passed unanimously. If Demarco wants to install such a device on the wall (common property), then ARC needs to know exactly what is proposed (e.g., brand, size, image.).

7. Any Other Business that May Come Before the Committee: **None**
8. Next meeting: **Via Zoom on Tuesday, December 15 at 11:00 AM ET.**

9. Adjournment: Moved by Kuryan, seconded by Keck, passed unanimously at 1:25 PM.

Respectfully submitted, for review, by Stu Walesh on
November 25, 2020