



## ARCHITECTURAL REVIEW COMMITTEE

*approved Minutes ~ February 16, 2021*

**(Behind Ibis Clubhouse)**

**CALL TO ORDER:** The meeting was called to order by Committee Chair Barbara Keck at 1:04 p.m.

**PROOF OF NOTICE:** Notice was posted in accordance with the Bylaws of the Association and requirements of Florida Statutes.

**DETERMINATION OF QUORUM:** Committee Members present – Barbara Keck, Joe Kuryan, Mike Russcol, and Ron Wretham. Also present - Donna Bouslog, Jay Bilbao, Sam Desiderio, Debbie Maysack, Carolyn Maddy-Bernstein.

**APPROVAL OF MINUTES:** A **motion** was made by Mike Russcol and seconded by Joe Kuryan to accept the January 19, 2021 ARC Minutes. **Motion passed unanimously.**

**REVIEW OF ARC REQUESTS NOT ON AGENDA:** Committee chair Barb Keck reported receiving 3 requests since last meeting for approval: 1. Gary Toth request to install retractable screen for entry door. Request approved based on existing standard. 2. Gary Toth request to replace lanai screens and lanai screws. Request approved after explanation of pending lanai standard. Estimate changed to reflect the new standard for lanai screws. 3. Sandi Welch request to paint lanai wall. Owner informed of ARC meeting results which defers issue to the Preserve Board on an individual owner basis. This determination recommended by Hammocks attorney of record.

### **OLD BUSINESS:**

#### A. Summary of Lanai Painting Standard

Carolyn Maddy-Bernstein recounted purpose of the ARC and how it relates to the three associations to provide a better understanding of proposed Lanai Painting Standard.

Debbie Maysack provided the background concerning an owner's request to paint a lanai that led to a number of questions concerning *who* may paint the lanais. After consulting with the Master Association attorney, it was determined the Preserve and Villas Associations owners are responsible for painting their lanais, not the Associations. It was determined that ARC would withdraw the Lanai Painting Standard draft and the Preserve Association would determine their next steps on the matter. The attorney also recommended that both the Preserve and Villa association needs to consult with their own

attorney to ascertain exactly what steps need to be taken considering the current declaration as written may need amending. Joe Kuryan also mentioned that the Master Board is the only document that uses the specific wording regarding painting "if visible". The Preserve and Villa association documents do not contain the wording "if visible". There was also discussion of the potential future involvement of ARC if the Preserve or Villa want to provide specific data related to paint type and color, sealants, stucco repair materials etc.

B. Revised ARC Request/Notification Form

**MOTION** was made by Ron Wretham and seconded by Mike Russcol to change the current procedure requiring the office manager to do a final inspection of the finished work for compliance with an ARC Standard. Ron suggested that having the Office Manager or anyone else representing the Hammocks Association may imply liability if in fact the repairs/replacements are faulty at any time in the future. It is clearly then the owner's responsibility to ensure the quality of the work as well as whether they are in compliance with the existing standard. **Motion passed unanimously.**

C. Revised Lanai Standard

Barbara Keck reviewed the proposed lanai standards. There are 3 separate standards for the lanai frames, screens and screws/fasteners. Final wording changes to these will be made. Standards will be reviewed for approval at next meeting.

D. Window Standard:

Tabled until next meeting

E. Doorbell Standard

.. Tabled until next meeting

F. New Members – The Master Association is calling for volunteers and will appoint the new member at the next Master Board of Directors meeting.

**NEW BUSINESS: None**

**NEXT MEETING: March 17, 10 a.m. on patio by clubhouse**

**ADJOURNMENT:** Mike Russcol moved to adjourn at 2:22p.m.