



THE HAMMOCKS CAPE HAZE

The Hammocks Preserve Condominium Association, Inc.

December 10, 2018

TO: Preserve Homeowners
 FROM: Preserve Board of Directors
 RE: Preserve Declaration of Condominium & Bylaws Requires owners to provide access into units.

Dear Unit Owner,

Florida law and the National Fire Protection Association (N.F.P.A.) require multi story condominium buildings that have fire alarm and sprinkler systems have annual inspections.

The Preserve Board of Directors takes their fiduciary responsibility seriously for the safety of all residents' and the buildings'. It is required that **ALL Units fire alarm and sprinkler systems must be inspected and maintained**

Due to the inability to access some units for fire alarm, sprinkler system and other emergency situations:

The preserve Board of directors intends to enforce the Preserve Declaration of Condominium Its Bylaws and Florida Statutes.

9.7 Associations Access to Units The Association shall at all times have the right to enter the Condominium Units and Limited Common Elements at reasonable times for the purposes of gaining access to the Units, Common Elements and Limited Common Elements for the maintenance, repair or replacement of Condominium Property or for the maintenance, repair or replacement of Units as provided in Section 7.6, or to abate emergency situations which threaten damage to the Condominium Property, Including the Unit entered. Each Unit Owner shall be required to keep on file with the Association, a key or keys that will allow access to the Unit in the event of emergency. Said keys shall be accessible only by designated individuals in an emergency situation.

At its January 7, 2019 Directors Meeting; The Hammocks - Preserve Condominium Association intends to adopt a rule that states.

ITEM	RULE	REFERENCE	FINE FOR VIOLATION (\$'S)
Preserve Associations Irrevocable Right of Access to Units.	All Hammocks Preserve Unit Owners shall provide the property manager with all keys, passcodes, combinations or other means of access to their Unit, including; (1) front door, (2) utility closets (if locked), (3) parking level storage areas. Failure to do so may result in a fine. Additionally, in the event of an emergency, if a Unit must be forcibly accessed, any costs of damage to a Unit shall be borne by the Owner and the Preserve Association shall be held harmless.	Preserve Declaration of Condominium 9.7 Preserve Bylaws 4.2 Florida Statutes 718.111 (5)	100

If you are unsure what keys you have provided to the Association, contact the property manager at propertymanager@hammockscapehaze.net

Our goal as board members is to protect residents, limit damage to Preserve buildings and keep HOA fees to a minimum.

Thank you for your attention to this request. Your comments will be considered.

The following is the reasoning for and the timeline of adoption of the Allow Access Provide Keys Rule.

Over a period of years there have been many emergency instances that required the Preserve management to enter owners units to alleviate the condition.

Florida condominium statutes and the National Fire Protection Association (N.F.P.A.) require multi story condominium buildings that have fire alarm and sprinkler systems have annual inspections. Some units could not be inspected because access is denied by owners due to them not providing keys.

Access to storage units is required because they have fire sprinklers in them and are subject to inspection by the Englewood Area Fire Control District. As a matter of record, some storage units that could be accessed were inspected 11/29/2018 and some failed inspection. Repairs are required to be made by 01/31/2019. re-inspection of all storage units is required.

Therefore,

06/14/2018 The Preserve BOD determined that a rule is necessary to inform owners and if necessary fine them for not providing the means of access.

MOTION TO: move to adopt a rule requiring owners to provide a key or pass code/combinations to unit and storage areas with specific verbiage to follow. Motion presented by Jim Ackinson and seconded by Marty Atkins. **Approved unanimously, MOTION CARRIED.**

10/08/2018, The Preserve BOD adopted the allow access rule language.

“All Hammocks Preserve Unit Owners shall provide the property manager with all keys, passcodes, combinations or other means of access to their unit, including: (1) front door, (2) utility closets (if locked) and (3) parking level storage areas. Failure to do so may result in a fine of \$100. Additionally, in the event of an emergency, if a Unit must be forcibly accessed, any costs of damage to a Unit shall be borne by the Owner and the applicable Association shall be held harmless.”

Accordingly, a motion was made by Jim Ackinson and seconded by Amy Ells, after brief discussion, was **Approved unanimously. MOTION CARRIED**

12/10/2018, The letter notifying Preserve Unit Owners of the rule was mailed.

01/07/2018 Preserve BOD meeting, the Rule was read to the directors with consideration of comments from owners present for final adoption. A motion was made asking the board for adoption of the language was made by Frank Stenglein and seconded by Jim Ackinson. **Approved unanimously MOTION CARRIED.**

It will be requested the rule language be added to the official rule matrix and posted on the Hammocks Cape Haze website.

Francis Stenglein

President, The Hammocks Preserve

