



February 2017

Website: www.hammockscapehaze.net

HAMMOCKS UPDATE

Thank You for your Participation

The Annual Owners' Meetings of the Master, Preserve and Villas Associations were well attended in January with quorums represented in each group. A lively discussion around a number of topics took place during the meeting. As a result of that discourse, it was determined to hold an Open meeting for "Ideas and Issues"

As a reminder all board meetings are open and owners are encouraged to be involved.

Current board members for 2017 are:

Master Association: Sam Desiderio, President; Don Shaurette, Vice President and Craig Conlon, Treasurer

Preserves Association: Debbie Maysack, President; Marty Atkins, Vice President, Jim Ackinson, Treasurer, Jim Fainter, Secretary and Francis Steinglein, At Large

Villas Association: Don Shaurette, President; Jim Kerr, Geri Steele

Appointed Committee Members:

Landscape Committee (LARC):

Merry Shaurette (Chair), Steve Bernstein, Marty Atkins, Jean Hamilton

Architectural Review Committee (ARC): Charlie Hamilton (Chair), Carolyn Maddy-Bernstein, Jeff Dreher

Amberjack Preserve - "Restoring the natural native habitat to where it is supposed to be"

Some residents have expressed concern about the preserve maintenance work in our community. This note will hopefully clarify the situation for everyone.

The management of the Amberjack Preserve (the Preserve), that is part of Hammocks Cape Haze and acts as a border between the Preserve buildings and Lemon Lake, as well as the Mangroves bordering Lemon Lake, are the responsibility of the Hammocks Cape Haze Master Association. Although this area had been managed in a different manner in the past, the Florida Department of Environmental Protection has directed how it should be done in the future.

Our Master Declaration requires that we maintain the Amberjack Preserve in its natural state. Unfortunately, as has occurred throughout Florida, a number of invasive plant species have taken over large sections of the Preserve, native species have grown to the point of choking out other, more desirable plants and the Mangroves have grown out of control over the last 10 years. The Master Association has developed a plan to remove the unwanted plants and to maintain control of the rapid growth and in so doing restore the natural, native habitat to where it is supposed to be.

Late 2016, the board interviewed three companies specializing in Preserve management and Mangrove trimming. We selected EarthBalance, a company experienced in this type of work, as well as pond management, another aspect of maintenance for which the Master Association is responsible. EarthBalance has a strong presence in Florida and manages other projects in Southwest Florida. They are specialists in restoring, protecting, and managing ecosystems. They come with good reference, including the superb Mangrove trimming work they have done in the Hacienda (visible from the ICW for those of you who boat)..

We have developed a beautiful community at the Hammocks which is the envy of many and the reason for this is our desire to maintain and improve our grounds. Some residents believe that a disproportional amount of money is going on the preserve maintenance and that this is only benefitting a handful of owners. This is not the case. 70 households overlook the preserve area – close to half of the Hammocks’ residents.

The legacy the Board intends to leave is to ensure that the whole of the Hammocks grounds is maintained as it should be, so all this work on our land will be ongoing and budgeted for every year.

Master Association Board

New Rules and Regulations

At its February 16, 2017 meeting, the Hammocks Master Board passed resolutions putting in place the following rules, along with their associated fines. These rules are in addition to those that can be found on the Hammocks web site at:

www.hammockscap haze.net/rules/fines-for-violations

Item	Rule	Reference	Fine for Violation
Landscaping	No owner shall alter or damage the landscaping of the Hammocks. An owner who does so shall replace altered or damaged plant(s) with the same plant(s) of the same growth maturity, at owner expense.	Master Assoc. Rule 2/16/17	\$100
Signs	No signs (for Sale, Open House, etc.) may be displayed on any Hammocks Building, on any Hammocks property or any vehicle.	Master Assoc. Rule 2/16/17	\$100
Gate/Security	No owner shall give their Gate Entry Fob to another without registering the change with the Property Manager.	Master Assoc. Rule 2/16/17	\$100
Fine Payment	Fines not paid within 90 days of notification will result in suspension of access to all amenities.	Master Assoc. Rule 2/16/17	\$100

The Unit Owner is ultimately responsible for any Rules violations. If you lease your unit, seasonally, or long term, please make your tenants aware of these additions. Any infractions by tenants are the responsibility of the Unit Owner and any fines generated by such infractions are also the responsibility of the Unit Owner.

Additionally, for your information, the pool and spa now open at 8AM.

Thank you for your cooperation.

The Master Association Board of Directors

ONGOING ACTIVITIES

Check the mailbox bulletin board for **Pickleball, Golf & Tennis** times; dates of monthly **Socials**;
AED & CPR Training Class to be held soon. Check the web site and OneCallNow emails for time & date.

.Join us at the upcoming The MardiGras Party, Tuesday, February 28, 2017

RSVP to Nicole Trombino 941-460-6028

For more information visit The Hammocks Website: www.hammockscap haze.net

We welcome your feedback and encourage your participation. This is YOUR community. Please direct any comments or concerns to our office manager, Cristina Olsen, or any Board member.

Board Contact Information

Sam Desiderio (sam@desiderio.org) for Master business

Don Shaurette (djs@donaldshaurette.com) for Villas business

Debbie Maysack (dmaysack@comcast.net) for Preserve Buildings business

Office Manager – Cristina Olsen (propertymanager@hammockscap haze.net) 941-698-2989