



HAMMOCKS UPDATE

February 2018

New Office Hours

We hear you! At your request, the Hammocks Office will be open Monday through Friday, from 10 a.m.–12:00 p.m. and 1:00 p.m. - 4:00 p.m. for residents to conduct business. The manager will use the 2 hours in the morning and last ½ hour in the afternoon for administrative duties including returning telephone calls, working with vendors, and answering e-mail messages. Unless there is an emergency, please visit the Office during the posted time to help Cristina complete her work. Thank you.

Hammocks Associations Hold 2018 Owners' Meetings

The three Hammocks Associations (Master, Preserve, and Villas) held their respective 2018 Annual Owners' Meetings January 27 and February 17. Each Association approved cross utilization of reserve funds and carrying over all funds; and they also selected new members for the Board of Directors. Each of the three Boards of Directors met later to elect officers as follows:

Master Association

Debbie Maysack, President; Carolyn Maddy-Bernstein, VP;
Craig Conlon, Treasurer; Marty Atkins, Secretary; &
Linda Kerr, Director at Large.

Preserve Association

Frank Stenglein, President; Marty Atkins, VP;
Jim Ackinson, Treasurer; Wheaton Vaughn, Secretary; &
Amy Ells, Director at Large.

Villas Association

Karen Allison, President; Rick Suzor, Vice President; &
Jim Kerr, Secretary-Treasurer.

Contact information for each director can be found at: <http://www.hammockscap haze.net>

Notice to Owners

YOU Can STOP Water Leaks

REMINDER– it is **URGENT** to replace original water heaters, plastic water main shutoff valves, and hot water heater valves in your units! There have been MANY major water leaks resulting in large expenses to the Preserve Association. In addition to potential damage to your unit, it is likely there will be leakage in surrounding units. Be responsible and protect your property. Talk to your neighbors and make sure that everyone in your building is up to date with new valves and water heaters. Direct questions to the office manager.

Proper Trash Disposal

REMINDER- Florida is a beautiful environment we can all enjoy year-round. Let us not forget that we share this lush environment with many Florida critters as well. Please keep in mind that proper trash disposal is important in order to keep our trash rooms pest free. Throwing food trash that is not bagged, down the trash chute, will can attract raccoons, possums, rodents, roaches, and other unwanted critters into our garages and into our trash rooms. All food trash must be properly bagged and secured shut so as not to splatter all over the trash bin and trash room walls.

HVAC Check Up

Every unit owner in the Villas and Preserve need to have their HVAC system professionally serviced twice yearly to ensure that your air conditioner and inside air handler filters, drain pan water sensor switch, and drain lines are flushed. These measures ensure that your HVAC system is in good working condition and won't overflow into other units in your buildings, especially during the summer months when many owners aren't in residence.

Have a Key Person Check Your Unit

Having someone check your unit regularly while you are away will identify problems before they become a disaster as well as having a person you can call on to ensure your unit is ready during a hurricane watch/warning or to open the door for repair persons or others you want to enter your unit.

Reminder

Please remember to get a parking pass for your guests when they are staying overnight or longer.

Board Highlights

Master Board by Debbie Maysack

- Update for New Members – During the first Board meeting Feb 27, former Board members Sam Desiderio and Don Shaurette informed new Board members of the previous Board's work on various projects.
- Restore Clubhouse Patio and Pool Area – The new Board established work groups to begin work to replace and restore the Clubhouse furniture, paint the fence surrounding the area, and repair the tiki umbrellas. The Board made these projects a priority to be addressed immediately. Work groups assigned to the various projects will report their findings to the Board and make recommendations during the special meeting March 8.
- Follow-up with Comcast and Review Other Contracts – The Board will follow up on the pending Comcast contract and as a part of board due diligence will review contracts for landscaping, management company, and others.
- Committee Appointments and Charges – All committee mission and activities will be reviewed to establish consistency. Additional members will be appointed as necessary.
- Board Education – Each board member committed to becoming educated on all facets of the Master business, including the landscaping plan, preserve maintenance, and mangrove trimming, and other work to be done. Several Board members attended a February 26 Board Certification class required by Florida Law.
- Board Action Plan – A board action plan will be developed to identify priorities, set deadlines, and make specific assignments. Additional community members will be recruited to help with projects as well.
- Thank you! – The members expressed appreciation to retiring President Sam Desiderio and Vice President Don Shaurette for their hard work and service to the Master Board.

Villas Board by Karen Allison

Welcome to our three new Board members – Karen Allison (President), Jim Kerr (Vice-President/Secretary), and Rick Suzor (Treasurer). An election was not necessary because there were only three owners running for the three positions. As we are a small community of 28 units, our Board welcomes volunteer assistance from all owners! Following are a few items that your Board is currently investigating and acting on:

- Downspout Repair – As many of you have noticed, some of the downspouts have been damaged by the grounds keeping crew when they mowed. Artistree has agreed to replace and/or repair the damaged downspouts. We are investigating the feasibility of placing downspout splash pads at the end of the downspouts to divert the water away from the buildings. If that will adequately drain away the water, then the downspouts can be much shorter lessening the possibility of mowers doing damage.

- Exterior Paint Issues – Jim Kerr, Joe Kuryan, and Larry Muncie are heading up an effort to touch up areas that have become blotchy and discolored. After the latest trimming of plantings, more areas of mottled paint became visible. As our buildings are still at least three years away from being repainted, the damaged areas need to be painted to keep our buildings looking fresh.
- Sewer Drainage 10640 LCL – Good news for the owners of villas in building 10640, the sewer that has been plugged a few times over the last several years is now permanently fixed! Special thank you to Craig Conlon for spearheading the effort to get this repaired!
- Electric Grills – Well, the fire code has changed once again. According to NFPA1, Florida 2015 Edition, Chapter 10.10.6.1.1 **Listed electric portable, tabletop grills, not to exceed 200 square inches of cooking surface, or other apparatus shall be permitted.** This means that the code allows for the use of acceptable electric grills in the breezeways and on lanais of the villas. However, our Declaration was amended in June of 2017 mandating that electric grills are NOT permitted on lanais or balconies but they may only be used 10 or more feet away from any structure. Residents violating this rule are subject to \$100 fine. Based on feedback from many in our Villa community, there is a desire for residents to freely choose where to grill on their property so long as it is within the legal parameters of any applicable Florida statute, fire code, and Villa documents.
So . . . your Board is working on amending the Declaration. Unfortunately, this is a timely matter as we have to hire our attorney to prepare the amendment. There are a few other amendments that we may desire to make, so we are waiting to review several other matters before contacting our attorney, thus minimizing the expense. We are investigating the possibility of simply removing the rule and resulting fine in the immediate future so that residents can take advantage of the statutory change and grill in their lanais and/or breezeways if desired.
- Future Board Meetings – Currently, the Villa Board does not have regularly scheduled board meetings, other than the annual meeting in January. We will call Board meetings as needed to address issues and topics that are brought to our attention. We encourage Villa owners to attend all meetings and actively engage in the conversations regarding our community matters.
- Casual Gatherings – If you see a group beginning to gather in a driveway for afternoon Happy Hour, please stop and say, “Hello.” We enjoy these impromptu get-togethers as a way to become better acquainted . . . and the invite is extended to our neighbors in the Preserves! Cheers!

Preserve Board

- Update for New Members – During the first Board meeting Feb 22, returning Board members informed new Board members of the previous Board’s work on various projects.
- Wildlife, Enjoyable? Or, Not So Much – Wildlife is a fact of life in Southwest Florida, especially when the Preserve buildings are adjacent to the Amberjack Environmental Park. The Wildlife can be enjoyable to watch. However, owners and residents need to know some can be destructive pests. The Preserve Board is asking all residents to properly dispose garbage in their sink disposer. Any garbage that cannot be disposed that way should to be placed in trash bags and sealed shut before pitching down the trash chute. We want to discourage the destructive pests from entering our buildings and causing extensive damage to the building and owners’ units.
- The Preserve Board is in the process of finalizing a *Move In & Out Policy* to establish consistency when new residents move in and move out of the Preserve units. It is essential that proper planning take place. This will assist staff in meeting the needs of the residents and assure the moving process is efficient. When finalized, it will be published and provided to all owners and residents.
- The Englewood Area Fire District has published a letter that documents the change in the NFPA 1, Fire Code. The Preserve residents are allowed to use certain electric grills on the Preserve buildings lanais. However, before electric grills can be used, the Preserve Electric Grill Rule needs to be revised and published. Owners will be notified when electric grill use can begin.
- Thank you! – The Preserve Board members wish to express their appreciation to retiring Board Member Jim Fainter and to President Deborah Maysack for her leadership, hard work and service to the Preserve Board and owners.

Hammocks Happenings

Regular Board Meetings

Master Board – 3rd Thursdays, 4 p. m.

Villas Board – As needed

Preserve Board – 3rd Monday, 9 a.m.

Residents Create Fun Activities

- ❖ **Friday Evening Meet & Greet Socials:** Clubhouse, every other Friday, 5:30 – 7:00 p.m.
*Future dates – Mar 9, Mar 23, April 6, April 20, May 5 - Derby Party

- ❖ **Game Night:** Clubhouse, Tuesday evenings, every two weeks, 6:30 – 9:00 p.m.
*Future dates – Mar 13, Mar 27, April 10, & April 24 **NOTE: Game Nights have had low attendance and will be canceled if that trend continues for Mar 13 gathering.**

- ❖ **Mahjong:** Clubhouse, Fridays, 1 p.m.

- ❖ **Pickle Ball:** Mon, Wed, Fri, 8:30 – 12:00 p.m.



- ❖ **Tennis:** 8:30 – 11:00a.m. Tuesdays & Thursdays

- ❖ **Yoga:** Residents meet on the Clubhouse Patio, 9 a.m. Tues & Thurs

- ❖ **Water Aerobics:** Residents meet at the pool, 9 a.m. Mon, Wed, & Fri



- ❖ Residents enjoy working out in our Fitness Center!





Be sure to visit the website for more information <http://www.hammockscapehaze.net>

Questions? Contact a Board member or Cristina Olsen, Office Manager, 941-698-2989