



## **HAMMOCKS UPDATE**

**May/June 2018**

<http://www.hammockscapehaze.net/>

### **Master Association News and Notes**

**Comcast Contract Effective June 1:** The new Comcast contract will be effective June 1, 2018. New services will include

- Digital Starter HD Xfinity TV
- 1 HD TV Box and 2 HD Adapters
- Xfinity Internet Blast with Download Speeds to 100 Mbps
- Option to Comcast Offers and Promotions for Variety of other Services and Products.

A representative from Comcast will be available at the Ibis Clubhouse **June 7, 2018 from 11:00 a.m. to 3:00 p.m.** to schedule your installation. For those who are unable to attend this session, another meeting will be scheduled this fall; or you may feel free to call 800-934-6489 to order, change or upgrade your services.

**Mangroves and Wetlands:** President Debbie Maysack met with Thomas Becker, Florida Yards & Neighborhoods, University of Florida/IFAS Extension Horticultural Extension Agent of the University of Florida Extension Service. They walked the property and closely examined the mangroves and the preserve/wetlands. Mr. Becker identified numerous invasive species and stressed the importance of eradicating them as they quickly overtake native plants. Invasive species had also infiltrated the mangroves and need to be eradicated. He pointed out that our mangroves are in a weakened state and under stress. It was his opinion they should not be trimmed at this time. A detailed report identifying invasive species and summarizing the three-hour tour was given to the Master Board. During the May 17 BOD Meeting, Directors discussed the report and agreed to the recommendations to eradicate the invasive species from the preserve and the mangroves and to postpone trimming mangroves this year. The Board will seek additional vendor proposals for the eradication of invasive species.

**Other Board Action** includes the following:

- To accept contract for pond maintenance, effective June 1, 2018.
- Accept one of the three bids to replace one of the Clubhouse air conditioners that has failed.
- A request of an exception to the rule for parking a boat and trailer overnight was received and discussed. Based on the Declarations and current Rules, the exception was denied.

## Preserve Association News and Notes

**Reminder: Keep your HAVC System in Good Shape!** Hammocks owners are responsible for the maintenance and repair of their HVAC equipment. Some outdoor units have become very noisy and require attention! The Preserve Board has received complaints of units creating a disturbance. Because the average owner is not trained to do the needed inspection of HVAC components nor do they have the necessary instruments to perform the inspection, the Board encourages all owners to employ a HVAC professional to do a semiannual inspection and make any repairs that will allow maximum efficiency and quiet performance. Please be a good neighbor!

**Fire Safety System Inspection:** The Preserve completed another annual fire inspection for the 134 units' sprinklers and alarm systems during May. We appreciate your understanding and cooperation during the time our vendor performed the inspection. We know what an inconvenience it can be. If you weren't available for this inspection, a Hammocks staff member accompanied the vendor and stayed with them during the entire inspection.

**Why do we have the Fire Safety System Inspection?** All Preserve units have smoke detectors, fire alarm horns, and several sprinkler heads throughout the living space that must be inspected, which explains why you may have heard alarms in the buildings during our inspection. The inspector found several sprinkler heads have been painted over. These clogged sprinkler **block water flow from the sprinkler during an emergency!!** Any sprinklers, covers, or other devices that are painted over or blocked in anyway, must then be replaced. Please be mindful of this next time you are painting in your unit. The sprinkler head and the area containing the sprinkler head must NOT be painted. The Preserve Board will notify owners who have sprinklers in their unit the inspection flag for correction.

Please contact the Hammocks office manager for any further questions or concerns about our annual fire safety inspection.

**Did you know? You may be eligible for a home insurance discount** because we maintain and inspect all sprinklers in each Preserve condo unit. Check with your insurance company if this option is available for you.

### Reminder

**Handicapped parking areas are not permanent parking spaces for any resident.** They are provided for temporary use for residents to unload vehicles or someone visiting for a short time.

## **Maintenance of the Hammocks Preserve Area**

### **Debbie Maysack**

During the last several months, the maintenance of the Preserve area has become a heated issue. There have been several contentious conversations, phone calls, emails, and meetings concerning the Hammocks' preserve area, which is classified as wetlands. My objective in writing this article is to clarify our obligations to mitigate/remove invasive species from the Preserve in accordance with the Hammocks governing documents.

The following excerpts from the Hammocks Master Association Declaration explain our obligations:

*Article V. Rights and Obligation of Owners and the Association (p. 16)*

*Section 10. Surface Water/Stormwater Management System (SWMS)*

- (i) If applicable, monitoring and management of the mitigation areas, described in the SWFWMD Permit, shall be the responsibility of the Association. Also, if applicable, the Association shall be responsible for successful completion of the mitigation in accordance with the success criteria described in the SWFWMD Permit.*
  
- (j) If the Association ceases to exist, all of the Owners shall be jointly and severally responsible for the operation and maintenance [to remove exotic and nuisance vegetation] of the SWMS facilities in accordance with the requirements of the SWFWMD Permit.*

*Residential dwellings may abut conservation areas which are protected under recorded conservation easements. These areas may not be altered from their present conditions except in accordance with the restoration program included in the conservation easement, or to remove exotic or nuisance vegetation, including, without limitation, Melaleuca, Brazilian Pepper, Australian Pine, Japanese Climbing Fern, Cattails, Primrose, Willow, and Grape Vine. Owners are responsible for perpetual maintenance of signage required by the permit issued by SWFWMD which maintenance shall be performed to the greatest degree lawful by the Association.*

*The conservation areas are hereby dedicated as common areas. They shall be the perpetual responsibility of the Association, and may in no way be altered from their natural state. Activities prohibited within the conservation areas include, without limitation, construction or placing of buildings on or above the ground; dumping or placing soil or other substances such as trash, removal or destruction of trees, shrubs, or other vegetation – with the exception of exotic/nuisance vegetation removal, excavation, dredging or removal of soil material; diking or fencing; any other activities detrimental to drainage, flood control, water conservation, erosion control, or fish and wildlife habitat conservation or preservation.*

Managing our wetland habitat is critical. If we do not remove invasive vegetation in the Preserve and the mangroves, they will choke our native plants to the point of losing all the natives in the area, including birds and animals. Our preserve is an estuary vital to fish and wildlife serving as a nursery for their young and a wintering area for water fowl. All the glorious birds that we enjoy seeing will eventually stop coming if we fail to maintain this beautiful, natural area.



## *Nature's Corner*

**Merry Shaurette and Karen Ackinson are Florida Master Naturalists**

In the wake of a storm (or just plain normal rainy weather of summer), wildlife may become displaced and you may be more likely to encounter them, particularly in areas impacted by flooding. If you encounter wildlife, give them space. They are likely trying to find a safe and dry place to take shelter until floodwaters recede. Just like us, birds and other animals are doing their best to make a living and raise their young. Developing an appreciation and understanding of your wild neighbors can help you learn to accept them and live in harmony with them without resorting to extreme measures.



**Wood Storks in Hammocks**

### **Tips for keeping the awe in your wildlife experience:**

1. Don't try to "chase off" the critter. Keep yourself and your pets at a safe distance as they make their way past you. Observing from a distance (preferably with binoculars) can be great fun.
2. Always stay alert and aware of your surroundings, especially this time of year, as rain can bring animals out from their flooded homes to seek drier land.
3. Always carry a flashlight on your walks at night.

4. Make sure to dispose of garbage properly so as not to attract unwanted rodents or other critters to your building.
5. Don't try to pick up snakes that you may come across. They can be difficult to identify from a distance and even the non-venomous ones will attempt to bite when harassed. It is their only form of self-defense. Worried a snake you see is venomous? Check out snake ID photos: <https://flic.kr/s/aHsjxXTpmp>



*Rat Snake Near Hammocks Wooden Walkway*



*A Softshell Turtle Found in a Parking Garage*

6. It is best to keep your pets away from all toads. While some (Bufo toads) are highly poisonous to pets, all toads secrete some level of toxin when pets lick or sniff them which can make them very ill. Bufo toads (actually that's redundant as bufo is latin for toad) are seen mostly during the rainy season (late May to mid-October) and most often at night, near lighted areas, as they are attracted by the bugs. They are seen much less frequently during daylight hours, but can be found hiding under vegetation. Any contact with Bufo toad toxin can be deadly for your pet and they should be seen by a vet immediately. For more information see

[http://www.wec.ufl.edu/extension/wildlife\\_info/frogstoads/bufo\\_marinus.php](http://www.wec.ufl.edu/extension/wildlife_info/frogstoads/bufo_marinus.php)

7. If you see an injured bird or wild animal, do not try to intervene. It would be best to call the experts. Wildlife Center of Venice will respond to your call and can be reached at **(941) 484-9657** Daytime or **(941) 416-4967** Emergency. Their website is [www.wildlifecenterofvenice.org](http://www.wildlifecenterofvenice.org)



## Injured Woodpecker Being Rescued

8. Although relocation is sometimes necessary, trapping and relocating wildlife is a last resort and only warranted if all other measures have failed and an animal becomes a threat. Removing one animal may only serve to open up territory for others to move in. Rather than getting your feathers ruffled, make simple accommodations to avoid wildlife conflicts, then relax and enjoy the wonders of wildlife in your own backyard. If you have concerns about a nuisance alligator please contact the Hammocks main office. If you have a snake in your unit or lanai, please call Charlotte County Animal Control at 941-833-5690.
9. *\*Special thanks to MYFWC.com for some of the information for these tips*

### Hammocks Happenings

**Regular Board Meetings:**

- Master Board** – 3<sup>rd</sup> Thursdays, 9 a.m.
- Preserve Board** – 3<sup>rd</sup> Monday, 9 a.m.
- Villas Board** – As needed.

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

**Comcast Rep Available**      **June 7 – 11:00 a.m. to 3:00** – Representative will be available in Ibis Clubhouse to schedule residents’ installation. For those who are unable to attend this session. An additional meeting will be scheduled this fall; or owners may call 800-934-6489 to order, change, or upgrade your services.

Questions? Contact a Board Member (Contact Info at <http://www.hammockscap haze.net/>)  
Hammocks Cape Haze Office: 8660 Amberjack Cir, Englewood, FL 34224 – 941-698-2989