



## **HAMMOCKS UPDATE**

*January 2020*

<https://www.hammockscap hazefl.com>

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### **ANNUAL OWNERS' MEETINGS JANUARY 29**

The Annual Owners' Meetings are scheduled for Wednesday, January 29, 2020 at 3:00 PM. The purpose of these meetings is to elect new members of the Boards of Directors, vote on presented issues, discuss events of the past year, and answer questions of the owners.

Owners should have received two mailings: one from the Master Association and one from either the Villas Association or the Preserve Association containing information about the meetings. The mailings contain 1) **a proxy** for voting for waiving a financial audit for 2019 and for allowing the associations 2) to **carry over any excess funds** from 2019 to avoid paying corporate income tax on the excess. In addition, both the Master and the Preserve Associations are asking owners to vote to change the method of calculating reserve funds to the *pooling method rather than the straight-line method*, which will provide for full funding of reserves while reducing the annual assessments.

Only the Preserve and Villas Associations have a ballot for voting on Board members. Pursuant to Florida law, an election is not required for the Master Association since the number of persons wishing to run for the Board was equal to the number of vacancies to be filled.

Please complete and return the proxies for the Master Association and either the Villas or the Preserve Association. It serves to fulfill a quorum if you are unable to attend the meeting in person. Please return the proxy even if you plan to attend the meeting. You insert them in the slot in the office door. Caution: **It is too late to mail them in time for the January 29, 3 p.m. meeting.**

The Owners' meetings will be followed by the Associations meetings to elect officers of the Board.

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### **HAMMOCKS WELCOME PACKET AVAILABLE**

The new Hammocks Welcome Packet is designed to provide information of immediate assistance to acquaint new residents with the community on day one! While the packet is meant for new residents, all residents will want a copy of the packet to keep on hand. Full information, including all rules, forms and other information is located on the Hammocks Website. The Packet has been distributed through the Hammocks One Call Now system and is posted on the website - <https://www.hammockscap hazefl.com>.

## HAMMOCKS CRITTERS



A bobcat was spotted near the Preserve.



Our gopher tortoise enjoying the sun.

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## NEW HAMMOCKS WEBSITE

The new Hammocks Website - <https://www.hammockscap hazefl.com> - contains vital information including rules and regulations, required forms, necessary contact information, board and committee functions, and contact information of Association Directors, and a wealth of data to assist all residents. Owners can contact the Hammocks manager, Lynn Lakel for the password for the *Owners Only* section of the Master, Villas, and Preserve sections of the website.

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## OSPREYS HAVE RETURNED!



Hopefully, we will have some Osprey chicks this spring!

## FROM THE MASTER BOARD OF DIRECTORS

We are very proud of our accomplishments in 2019. Here are a few highlights:

John Schwab was named Hammocks Facilities Manager early this year. He is key in coordinating all the onsite work of every vendor contracted by each association. This oversight is invaluable and saves each association a lot of work, time and money. This arrangement is quite a success. In addition, we have a contract with Full Circle Cleaning for part time janitorial services to assist John.

Residents are thrilled with the landscaping. Kudos to our vendor, ArtisTree as well as to John for his management and the Landscape Committee for their hard work and input!

Other accomplishments include:

- Invested reserve funds in laddered CDs resulting in a total 2019 interest rate of \$10,962 compared to last year rate of \$2,849!
- Purchased and installed a new security system.
- Completed a rejuvenation application of the roads – extending their life by 7 years.
- Refurbished landscaping in front of clubhouse' landscaping in the villas court yards, walkways and islands; the pool area; and the all the traffic circles.
- Painted and repainted exterior wall on Placida Road and gatehouse.
- Acquired a new rowing machine in our fitness center, contributed by a generous owner.
- Purchased two benches.
- Introduced a new website.
- Developed and distributed a Welcome Packet for owners.
- The ARC met regularly and developed several new standards to provide guidance for owners.
- Conducted a Financial Review for 2018 financial statements resulting in no material adjustments or findings. There will be another financial review for 2019

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## FROM THE VILLAS BOARD OF DIRECTORS

Welcome new Villas owners and residents. Of course, it is always great to reunite with all of you for another few months of no snow and fun in the sun!

**Painting Update:** The Villas cyclical painting project is well underway. Seven years have passed since we last had the buildings painted full scale. Pressure washing is the first step of the process, followed by applying a primer and sealing coat that also inhibits mold. Painters have been fixing delaminated stucco as they go, repairing 95 sq. ft. in the first building and 65 sq. ft. in the second.

We were advised to not include the cost of repairs in the contract because it would be less expensive. We will see when the job is finished!

The contract includes painting all exterior doors, garage doors, and lanais. To date, each 4-plex was finished in approximately 6 working days. According to all reports, the painters are very professional and are doing a fantastic job. They are applying a 10-year paint from Sherwin Williams that, according to paint supplier, was tested under extreme conditions and will stand up even beyond 10 years. Again, time will tell.

**ARC Standards:** Owners, please check the Architectural Review Committee (ARC) standards before engaging in any improvements to your units. For example, the ARC has a door-replacement standard, which includes the required type of door and mandatory paint color. Similarly, the ARC defines the paint color for other limited common areas such as lanais.

Standards can be found on our new website at <https://www.hammockscap haze fl.com/files/hammocks/arc/2019-05-17%20ARC%20Entry%20Doors%20Std0001%20REVISED.pdf/>

**Dryer Vents:** Over time, dryer vents can become obstructed with lint build-up. Because of the heat generated by the dryer element, lint can become dangerously hot and may even ignite. We are contacting different vent cleaning services and obtaining pricing for vent cleaning.

There is also a section in the ARC documents that addresses dryer vents at <http://www.hammockscap haze net/owners-only>. There are three vent cleaners we contacted: Dryer Vent Wizard, Fort Myers; Home Depot; and Grande Aire. If you have a maintenance contract with Grande Aire, you receive a discount. There are probably others in the area.

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## **PLEASE DISPOSE OF TRASH AND RECYCLING PROPERLY**

**Please pay close attention to signs on the recycling canister lids and on the doors of the trash chutes in the condo buildings.** Our service contract with Waste Management will be null and void if problems persist.

To dispose of furniture, appliances, or other large items, please call Charlotte County Waste Management (941-629-1106). Please, do not set items by the curb or put them in Hammocks' trash receptacles.

Call Charlotte County Waste Management for hazardous material, including paint and gasoline, disposal (941-629-1106).

More details on disposing of trash and recycling may be found in the Welcome Packet that was recently distributed.

## HAMMOCKS HAPPENINGS

### Annual Owners' Meetings - January 29, 2020

**Master Association** 3 P.M.  
**Preserve and Villas** Following Master Meeting

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### Regular Board Meetings

**Preserve Board** 3<sup>rd</sup> Wednesdays, 9 a.m.  
**Master Board** 3<sup>rd</sup> Wednesdays, 11 a.m.  
**Villas Board** As needed

**Note:** Boards may cancel meetings when they have no business before them.

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**Mahjong** Clubhouse, Fridays, 1 p.m.  
**Friday Evening Socials 5-7 p.m.** January 31; February 14 & 28  
March 13 & 27; April 10 & 24  
May 8 & 25 (Memorial Day)

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## Gentle Reminders

With several new residents, as well as, returning seasonal people, there are some rule violations that have been brought to the attention of management. The following are some gentle reminders of a few rules. Many of these rule infractions strains the budgets and causes the maintenance staff extra work and the Association extra cost.

*Clean the grills after every use.*

*Dogs must be on a leash at all times*

*Residents must pick up and dispose of all their pet(s) solid waste in the bins provided around the property.*

*Call Sunstate for maintenance issues or complete a work order (can be done online and through email)*

*Pets are not allowed in the clubhouse, pool area or tennis courts.*

*Do not enter clubhouse or fitness center with wet bathing suits.*

*The speed limit is 15 MPH.*

*Residents must be over 18 to use pool room/equipment.*

*Keep all lounge chairs 4 feet or more from pool.*

## Office Hours and Contact Information

### Hammocks Office Weekdays

Wednesday: 8:00 a.m. - 11:00 noon

**Non-emergency Issues:** Complete a Work Order or Contact Sunstate Management's Staff

**Contact Sunstate:** Phone 941-698-2989 -- Available 8:30 - 4:30

E-mail [propertymanager@hammockscapehaze.net](mailto:propertymanager@hammockscapehaze.net)

**Nights/Weekends or Emergencies - 24/7:** Phone 941-870-4920

**Questions?** Contact a Board Member

(Contact Info at <http://www.hammockscapehazefl.com>)

The *Hammocks Update* is developed by Carolyn Maddy-Bernstein and Debbie Maysack. Please contact Carolyn if you have any comments or suggestions. (434-996-6033; [hcmaddybernstein@gmail.com](mailto:hcmaddybernstein@gmail.com))

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