



HAMMOCKS UPDATE

July-August 2018

<http://www.hammockscap haze.net/>

New Hammocks Office Hours

Weekdays: 9 A.M. – 1 P.M.

**Non-emergency Issues: Complete a Work Order or
Leave Message on Office Phone: 941-698-2989**

Immediate Answer: Contact Board Member (See Hammocks Website)

Emergencies: Contact Argus Management - 941-927-6464

Meet the Hammocks' Staff

We have heard from a number of our owners that they would like to know more about our Hammocks staff members. We are pleased to introduce you to each of them.

Cristina Olsen, Office Manager



Cristina was born and raised in Queens, NY. Before moving to Florida in 2014, she worked for Guardian Life Insurance. In Florida, Cristina served as manager

of the Venice Target store before joining the Hammocks staff in December 2015.

As Hammocks Office Manager, she is responsible for implementing the decisions of the three Hammocks Boards (Master, Villas, and Preserve Associations) in managing the daily operations of the community. In that capacity, she works with vendors and coordinates the work of the maintenance team. She points out she enjoys working as office manager with a great maintenance team who work hard to keep our community up and running.

Cristina and Scott, her husband of four years have a 17-month old son, Elijah, and are expecting the arrival of their second son, Noah, very soon. She is on leave until October 1.

Outside of work, Cristina is a realism artist that works in all art mediums. She has created everything from grey scale drawings to watercolor paintings to murals in public locations.

John Schwab, Facilities Manager



John grew up in Lenox, IL and worked 18 years in a municipality in northern Illinois, first as a foreman and then as building and fleet superintendent. He also worked as a manager in a plastics industry and as lead service advisor in auto sales company.

As Hammocks Facilities Manager, John is responsible for maintenance of the common elements of all buildings. He works cooperatively with the

housekeeping staff, the office manager, and the Argus Management Company CAM . He is also responsible for overseeing vendors work when on site and to ensure their work is complete. He says he enjoys his work at the Hammocks and finds everyone very helpful and friendly.

John and his wife Stacy will have their first grandchild in December. He loves working on cars, working with his hands, and riding his motorcycle.

Kristi Henson, Housekeeper



Kristi was born in Indiana but has lived in Florida since 1980. She and her late husband ran their tree business for 20 years and she owned her own cleaning company for several years.

In her housekeeping position at the Hammocks, Kristi is responsible for cleaning the clubhouse, fitness center, public restrooms, and all public areas. She also assists John with some maintenance projects. Residents have noted that Kristi is a pleasant person and interacts well with everyone.

Kristi has two children and two grandchildren and enjoys spending time with them. She also looks forward to going to the beach.

Lori Silsley, Temporary Office Manager



Lori recently joined the Hammocks staff as a temporary Office Manager. Her office hours are 9 a.m. to 1 p.m. Monday-Friday

Lori is from the Pittsburg, PA area where she graduated from college with a degree in nursing. After

vacationing many years in the area, she moved to Englewood almost 20 years ago.

While in Pennsylvania, she had a long-term nursing contract with the Federal Department of Corrections as a psychiatric nurse and was an assistant administrator for an assisted living residence. Lori was the Assistant Manager of Royal marco Point, Marco Island, FL, where she gained experience working with condo associations. Currently, Lori works part time as a home health nurse in the afternoons

Lori has one son and two grandsons in Pennsylvania. In her spare time, she is a member of Charlotte County CARE; loves going to the beach; playing with her dog, an English Labrador; and riding a Harley with her fiancé.

She is enjoying her job and working with all the people at the Hammocks. Lori thinks the property is spectacular and owners should be commended for purchasing such a lovely place.

Advice on Dealing with Comcast on Services under New Contract

By Carolyn Maddy-Bernstein

The new Hammocks Comcast contract went into effect in early June and many owners have adjusted their personal Comcast monthly billing. When calling Comcast, owners need to be aware of the new services they are entitled in order to get their full benefits. While the old contract only allowed for basic channels, the new contract includes the following services to owners:

Blast Internet 100 Mbps

Digital Starter Channel Delivery System

High Definition Box

Two HD Adapters for Use in Other Rooms

In addition to the services for units, the contract also includes common area Wi-Fi for the clubhouse and two HD common area Wi-Fi hot spots. The cost of the contract has increased monthly assessment costs for the contract from approximately \$44 to \$72 per unit. The Comcast contract allows for a 4% annual rate increase.

Because some owners are experiencing issues as they update their services, I want to give you my advice based on my experiences when contacting Comcast. When I contacted the company in June to update our services, the customer service rep wasn't knowledgeable and tried to charge us for the Blast Internet! I explained our new contract included Blast Internet and asked him to read his information further; he found the information and, in the end, adjusted my bill. When I called Comcast for another owner, I had a similar problem and the representative wasn't clear on any of our new services and would have charged her for several items had I not insisted that our contract includes those services

listed above. This owner's monthly Comcast statement exceeded \$130 monthly but is now \$0. Clearly, she is happy with her savings of over \$1,560 a year.

Each owner's monthly assessment for the new Comcast contract is an additional \$28 (\$72 - \$44) over prior years. Annualized, the cost is \$336. **This is already reflected in owners' current monthly HOA fee as last year's Master Association Board anticipated the changes and prorated the costs. The monthly assessments decreased for 2018 despite the Comcast increase.**

For your information, the following compares my personal *before* and *after* monthly Comcast statements:

My Former Costs

2017-2018 Seasonal Costs (6.5 Months@ Approximately \$139 Month):	\$ 904
Costs included bundled services with home telephone, cable TV digital starter channels, and internet.	
2016-17 Seasonal Convenience Plan (5.5 months @ \$16 Month):	\$ 88
Annual HOA Assessment (\$44 x 12)	\$ 528
Former Total Annual Cost:	\$ 1,520

My Actual Current Costs

Annual Cost (12 Month \$19.95+ Taxes = \$23.95):	\$ 288
Cost includes X-1 Platform Box with companion box	
Annual HOA Assessments (\$72 x 12):	\$ 864
Current Total Annual Costs:	\$1,152
My Savings \$368	

Further Information about My Costs: We dropped our home phone and now use our cell phones, but I contacted Comcast for this article to determine costs of keeping a home phone. Currently Comcast offers a \$19.99+ taxes *special* for home phone service that includes all features but that cost increases to \$44.95 in 12 months. Also, there is an unlimited saver plan for \$23+ taxes that includes voice mail and long distance and local calling but doesn't include other features like 3-way calling, caller ID, etc. Additionally, owners may wish to explore Magic Jack or Ooma for their phone service, both of which are VOIP phone services (just what Comcast is).

Any additional channels/networks can be added to your service at additional cost (i.e., Sports Channels, HBO, Cinemax, etc.).



Nature's Corner

Merry Shaurette and Karen Ackinson are Florida Master Naturalists

If you have been boating or to the beach lately, you are aware that we are experiencing a “red tide” of mammoth proportions.

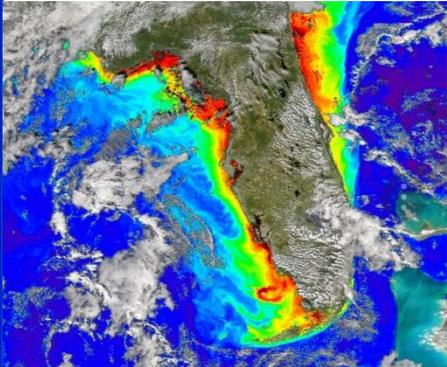
A red tide (scientists prefer the term “harmful algal bloom”) is a higher-than-normal concentration of a microscopic alga (simple plant-like organisms that live in the sea and freshwater). In Florida and the Gulf of Mexico, the species that causes most red tides is *Karenia brevis*, often abbreviated as *K. brevis*. At high concentrations (called blooms) the organisms may discolor the water, sometimes making it appear red, light or dark green, or brown. The organism produces a toxin that can affect the central nervous systems of fish, birds, mammals, and other animals. While we know of many factors that may contribute to HABs, how these factors come together to create a 'bloom' of algae is not well understood.

Studies indicate that many algal species flourish when wind and water currents are favorable. In other cases, HABs may be linked to 'overfeeding.' This occurs when nutrients (mainly phosphorus, nitrogen, and carbon) from sources such as lawns and farmlands flow downriver to the sea and build up at a rate that 'overfeeds' the algae that exist normally in the environment. Some HABs have also been reported in the aftermath of natural phenomena like sluggish water circulation, unusually high water temperatures, and extreme weather events such as hurricanes, floods, and drought. One of the best known HABs in the nation occurs nearly every summer along Florida's Gulf Coast. The Florida red tide, like many HABs, is caused by microscopic algae that produce toxins that kill fish and make shellfish dangerous to eat. The toxins may also make the surrounding air difficult to breathe. As the name suggests, the bloom of algae often turns the water red. Some people experience respiratory irritation (coughing, sneezing, tearing and an itchy throat) when the Florida red tide organism, *K. brevis*, is present and winds blow onshore. Offshore winds usually keep respiratory effects experienced by those on the shore to a minimum. Swimming in red tide areas can cause some people to suffer skin irritation and burning eyes. People with respiratory illness may also experience respiratory irritation in the water. Use common sense. If you are particularly susceptible to irritation from plant products, avoid an area with a red tide bloom. If you experience irritation, get out of the water and thoroughly wash off. Do not swim among dead fish because they can be associated with harmful bacteria. The Florida Department of Health advises people with severe or chronic respiratory conditions, such as emphysema or asthma, to avoid red tide areas.



Not all algal blooms are harmful. Most blooms, in fact, are beneficial because the tiny plants are food for animals in the ocean. In fact, they are the major source of energy that fuels the ocean food web. HABs also include blooms of non-toxic species that have harmful effects on marine ecosystems. For example, when masses of algae die and decompose, the decaying process can deplete oxygen in the water, causing the water to become so low in oxygen that animals either leave the area or die.

Harmful Algal Blooms can also be costly in economic terms as well. At present, HABs cause about \$82 million in economic losses to the seafood, restaurant, and tourism industries each year. HABs reduce tourism, close beaches and shellfish beds, and decrease the catch from both recreational and commercial fisheries.



NOAA scientists continue to monitor and study HABs to determine how to detect and forecast the location of the blooms. The goal is to give coastal communities advance warning, so they can adequately plan and deal with the adverse environmental and health effects associated with a harmful bloom.

What causes red tide?

A red tide bloom develops when biology (the organisms), chemistry (natural or man-made nutrients for growth) and physics (concentrating and transport mechanisms) interact to produce the algal bloom. No one factor causes the development of a red tide bloom. Tests are being conducted to see if coastal nutrients enhance or prolong blooms.

Are red tides new?

No. Red tides were documented in the southern Gulf of Mexico as far back as the 1700s and along Florida's Gulf Coast since the 1840s. Red tide was first officially recorded in Florida in 1844.

How long does a red tide last?

Red tide blooms can last days, weeks or months, and can also change daily due to wind conditions. Onshore winds and water movements normally bring it near the shore and offshore winds drive it out to sea. Although the occurrence of a red tide cannot be predicted, scientists can forecast its movement using current wind and water data once a bloom is located.

Is it safe to swim in water affected by red tide?

While people may swim in red tide, some individuals may experience skin irritation and burning eyes. If your skin is easily irritated, avoid red tide water. If you experience irritation, get out of the ocean and thoroughly wash off with fresh water. Swimming near dead fish is not recommended. Symptoms from breathing red tide toxins usually include coughing, sneezing, and teary eyes. For most people, symptoms are temporary when red tide toxins are in the air. Wearing a particle filter mask may lessen the effects, and research shows that using over-the-counter antihistamines may decrease your symptoms. Check the marine forecast. Fewer toxins are in the air when the wind is blowing offshore.

Commercial seafood found in restaurants and grocery stores is safe because it comes from red tide-free water and is monitored by the government. Do not eat mollusks (clams or oysters) taken from red tide waters, as they contain toxins that cause a food poisoning called NSP (Neurotoxic Shellfish Poisoning). Finfish caught live and healthy can be eaten if filleted. Edible parts of other animals commonly called shellfish (crabs, shrimp, and lobsters) are not affected by red tide and can be eaten. As always, use common sense: harvesting distressed or dead animals is not advised under any circumstances.

What can I do to lessen the effects of red tide?

People can get relief from respiratory symptoms by being in air conditioned spaces. This is also true when driving: keep your car windows up and the A/C on. For people without asthma or any other chronic respiratory problems, over-the-counter antihistamines may relieve symptoms. People with chronic lung ailments should be especially vigilant about taking prescribed medications daily and should also take care to avoid red tide areas. Always seek medical care if your symptoms worsen.

Where can I get more information?

Mote Marine Laboratory publishes updated information on beach conditions, including red tide, twice daily. Visit www.mote.org/beaches to check conditions before heading to the beach. For conditions throughout the Florida Gulf coast, with information about cell concentrations observed at specific locations and closed shellfish areas, please see the FWC website (www.myfwc.com) and follow the link to “[Red Tide Current Status](#).” The FWC Red Tide Status Line (866-300-9399 toll-free inside Florida only or 727-552-2448 outside Florida) is now available for callers to hear a recording detailing Red Tide conditions throughout the state. FWC updates the recording each Friday by 5 p.m. after sampling efforts for the week have been completed and analyzed. The Beach Conditions Report (<http://visitbeaches.org>) provides several types of information about Southwest Florida beaches during Red Tide events: whether dead fish are present, whether there is respiratory irritation among beachgoers, what the water color is, the wind direction and what warning flags are currently flying at the beaches (for lifeguard-monitored beaches).

Special thanks to FWC, Mote Marine Laboratory, and UF/IFAS for information needed for this article

REMEMBER: Overnight guests must have temporary parking passes.

Master Association News and Notes

Debbie Maysack, Master Association BOD President provided the following update on the Board’s recent activity:

- John Schwab has been promoted to Facilities Manager; his duties have been expanded to oversee the work of vendors when on site and will work with our Community Association Manager (CAM) and each of the association board presidents to develop specifications for any proposals as needed.
- Office Manager Cristina Olsen is on Family leave and plans to return in October. Lori Silsley will serve as temporary office manager while Cristina is away. Lori’s work schedule is weekdays 9 a.m. – 1 p.m.
- The pool and fitness center bathrooms are being repainted this summer. New sinks have been installed in the pool bathrooms and new mirrors, trash cans and rusted screws have been replaced.
- The new wicker furniture and nine new lounge chairs are in place and old chair slings have been replaced on the pool deck and the clubhouse patio.

- The work of Lawson Courts, the vendor refurbishing the tennis/pickle ball courts, has been delayed due to excess rain in May-June. New nets will also be purchased.
- The Board has signed contracts with Aquatic Weed Control, Inc. to clean invasive species from the Preserve and mangroves; Earth Balance was retained to prepare and submit the required monitoring report to the Department of Environmental Protection as required by our Permit following the maintenance work.
- The Master Board implemented their contract with Aquagenix for maintenance of the ponds. The edges of the ponds are currently brown around the edges. ArtisTree, our landscaping vendor, will be removing debris. Some of the healthy cattails have been protected and will continue to grow.
- There has been a flurry of activity on the empty lots lately. The Board entered a three-year contract with Arrow Environmental Services to treat the soil and kill the weeds in each of the lots. The program will improve the soil to enhance the growth of healthy grass and force out the weeds. We are excited to see the guaranteed results in the future.

Preserve Association News and Notes

Preserve Association BOD's President Frank Stenglein reports that in April and May 2018, Piper Fire Protection conducted a mandatory fire systems inspection of the owners' units in the Preserve buildings. Upon review of the inspection reports, the Board observed several concerns and inconsistencies. The Preserve Board of Directors met with Piper Fire Protection staff to review the inspection results on June 12. As a result of the meeting, the company and Board members revisited a random selection of units where the company had noted irregularities. Because of the review, they determined to send a random sample of the 902 garage sprinklers that failed the initial inspection for lab testing to determine if they are indeed deficient and must be replaced. Also, the random review of owners' units revealed that the deficiencies reported in the April/May inspection reports were inaccurate and all owners' units would require re-inspection. The inspections took place July 16 through July 19, 2018 and only included only those units with reported issues. We apologize for the inconvenience.

The Preserve Board understands fire inspection in its multi-story buildings a serious safety matter, required by Florida statutes. Several of the units could not be inspected because owners have failed to provide keys to the property manager, allowing access to units when necessary for safety checks and emergencies. The irrevocable authority and conditions allowing the Preserve Association to demand keys for access and enter a condominium unit is based upon Section 718.111(5), Florida Statutes; section 9.7 of the Preserve Declaration of Condominium; and section 4.2 of the Preserve Bylaws. **Please, for your safety and the safety of your neighbors provide keys for access so Fire Inspections can be performed.**

Villa Association News

- The villas' stairs and entryways have received a fresh coat of paint.
- All the gutters have been cleared of all debris.
- Downspout extensions have been purchased and placed accordingly.
- Maintenance staff are cleaning all outside light fixtures.
- Villa pavers in the driveways are undergoing thorough cleaning.

Hurricane Preparedness Summary

Do you know what to do in case of a weather-related emergency? Although Florida can be beautiful year-around, we can experience some serious and dangerous weather during our summer months. Hurricane season is here, and you can never be too prepared. Here are a few reminders.

- Many common items can become dangerous missiles during a hurricane! Always store plants, tables, chairs, door mats, etc., indoors or in a secure area because any of these.
- In case of emergency, use the stairs; If you must use the elevator to evacuate, plan ahead, giving yourself ample time. Elevators do have back-up batteries but, should you ever become trapped in an elevator, there is an emergency call button you can use for two-way calling to the elevator monitoring company. Help will be sent right away.
- Remember to always stay calm during any emergencies.
- Visit the *Disaster Planning* tab <http://www.hammockscap haze.net/disaster-planning> on the Hammocks website for all the details. Please familiarize yourself with the listed documents as they may come in handy.

Clubhouse Grill Use Safety

Grills on the clubhouse patio are available to all residents from 8 a.m. to 9 p.m. The following are reminders to ensure grills stay in good working condition and are safe:

- Burners must be in the off position before turning on the grill.
- *The grill will not work if set for less than 20 minutes on timers located under the grill.* The three clubhouse grills are connected to a large underground propane tank.
- There are timers under the grills that must be turned past 2
- Turn off the timer if any time remains. The gas will be turned off once the time is finished.
- *Always* turn all burners to off position before leaving the grill.

New Landscape Committee Work

The Landscape Committee will forward the following recommendations made during their June 17 meeting to the Master Board of Directors:

- After hearing from five different experts regarding the over trimming and undernourished palm trees, the committee determined it was necessary to skip trimming this year. Many of the trees are self-cleaning and the dead leaves will automatically drop. ArtisTree will remove coconuts as needed and remove fronds from the buildings as needed, however the over 15-foot trees will not be trimmed this year.

- Determined it was necessary to order the same amount of mulch as last year to be dispersed in the fall. A designated committee member will work with the vendor to ensure mulch will be distributed where needed.
- A representative from an environmental services company spoke to the committee regarding a three-year plan to ensure that St. Augustine grass will grow in the four parcels through a series of monthly treatments followed by treatments every other month to remove weeds and nourish the soil. The company provided a proposal which was forwarded to the Master Board for approval.

Welcome New Social Coordinators

The Friday evening *Meet and Greet* socials and other Hammocks' events such as the Super Bowl Party are hosted by resident volunteers with guidance of volunteer social coordinators. We would like to welcome our new coordinators, Joann Siciliano and Nicole Trombino. **If you would like to host one of these socials, please see the signup sheet in the lobby of the Ibis Clubhouse to select the date you prefer. There is an immediate need for someone to host the Labor Day Social.** You may contact Joann (434-231-0777) and Nicole (941-460-6028) with questions or to volunteer to host a social.

Many thanks to Karen Ackinson for coordinating the socials for the past two years with help first from Ginny Saylor and more recently from Merry Shaurette. We also thank Jerrie and Stu Walesh for their work for many years, including providing printed nametags!

In Case You Missed It . . .

In June, the following letter concerning the need for absentee owners to ensure their unit is secured in their absence and, also, that owners understand the staff responsibilities concerning individual units. The letter was sent to owners via One Call Now.

June 2018

TO: Hammocks Cape Haze Homeowners
 FROM: Master Association Board of Directors
 RE: Office Manager's Duties and Owners' Responsibilities

We are writing today to delineate the duties of the office manager and the responsibilities of absentee homeowners.

The underlying problem prompting this communication stems from multiple requests from owners for Hammocks staff, especially the office manager, to provide concierge services (e.g., most frequent request is to provide keys to vendors and guests; provide tours for renters and guests; forward mail/packages; access units to correct problems with Wi-Fi; turn water on/off; assist realtors). It is not possible for the office

manager and staff to continue to provide this type of services to the owners of the 28 villa and 134 condo units.

The office manager plus another individual, will access units in case of emergency (e.g., water leaks) or if the need for access is for an association purpose (e.g., pest control, fire safety inspections). In these cases, a vendor can obtain unit keys from the office manager and the owner will be notified. The authority of an Association to enter a condominium/villa unit without the owner's permission is based state statutes and the Hammocks documents.

Many of our owners have hired local key holders who are able to respond quickly to the needs of your unit. We strongly recommend that absentee owners consider this practice. If you are currently using a property management firm unable to provide these services, talk with your neighbors who have employed a local key holder for assistance. In case of emergencies, providing contact information for the local key holder would be extremely helpful to the office manager.

Owners are responsible to identify a local key holder. Services typically provided by a key holder include:

- Monitoring a unit when owner is absent for more than 72 hours (see Hammocks' Rules). The unit must be checked twice a month (required by most insurance policies) to avoid water leaks, pests, air conditioner issues, etc. If something is amiss, the key holder is responsible for contacting the owner; if a repair person is required, the key holder is responsible for meeting the vendor to accompany them into the unit and is responsible for locking the unit.
- Provide access to the unit at the owner's request to vendors, renters or guests. In the case of vendors and/realtors, it is the responsibility of the key holder to assure the unit is locked after party departs. Secure lockboxes can be used by realtors to provide keys as necessary.
- Provide gate codes to access the community to vendors, realtors, renters, and guests at the direction of owner.
- The key holder (at the direction of the owner) may also be responsible for checking mailboxes, forwarding mail to owners, bringing packages into units, resetting Wi-Fi connections, and other issues as requested.
- The owner's key holder is responsible for owners' storm or hurricane preparation.

Effective immediately, the office manager will no longer respond to requests for concierge services.

- Provide keys or unit access to vendors, realtors, renters, or guests.
- Provide gate codes to vendors, realtors, renters, or guests.
- Check mailboxes, forward mail/packages.
- Reset Wi-Fi connections.
- Prepare unit for hurricane or severe storms.
- Tours of property for renters and guests of owners.

For your information, the following is an overview of all the keys in the Hammocks community and the current requirements.

- Unit keys/passcodes – owners are required to provide a copy of the key/passcode to the office in case of emergencies, for fire safety inspections, and pest control application.
- Preserve Storage Units/Villas’ Garage Entry – owners are required to provide a copy of the key or combination to a lock, to the office in case of emergencies and for fire safety.
- Mailbox keys – owners are highly encouraged to provide a copy to the office. The duplicate key will be available to owners to make copies and will not be available to renters or guests.
- Key cards and gate clickers - Owners may purchase key cards/gate clickers from the office manager. Cards/clickers from previous owners may be recoded with new information.

Owners must provide access to key cards and gate codes to their renters and guests (e.g., leave them in their unit, provide them to the key holders for distribution). Due to missing keys in recent emergency situations, it has become necessary for the Villas and Preserve Associations’ Boards of Directors to establish a new rule (currently in progress) that will fine owners for non-compliance with this requirement.

Questions may be directed to the Master Board of Directors.

Thank you.

HAMMOCKS HAPPENINGS	
Master Board	3 rd Thursdays, 9 a.m.
Preserve Board	3 rd Mondays, 9 a.m.
Villas Board	As needed
Mahjong	Clubhouse, Fridays, 1 p.m.

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