



## **HAMMOCKS UPDATE**

**MARCH 2020**

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

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### **Spring Awakenings**

**By Karen Ackinson**

Despite the growing concerns about the coronavirus, nature has begun its march toward spring. The first snowbirds, white pelicans (where the slang term originated), have returned to Lemon Lake. White egrets, tri-colored heron, snowy egrets, roseate spoonbills and even skimmers have taken to the lake.



Egrets and White Pelicans – Lemon Lake - Karen Ackinson 3/2018



Spoonbills Lemon Lake by Bill Dunson 4/201

These birds are now donning their mating plumage and colorations. White egrets now have neon green patches of color behind their eyes and have grown very showy feathers. The white pelicans have grown an unusual notch or “horn” on the top of their beaks. It’s really not known if the horn serves any purpose or simply attracts the opposite sex.



Softshell Turtle - Lemon Lake Mud April 2018 - Bill Dunson



Karen Ackinson - Lemon Lake - March 20202

Within the ponds at the Hammocks, turtles are sunning and possibly laying their eggs. Ospreys are diving for their meals and a small alligator can often be seen in the pond behind the last building in the cul de sac on Amberjack Way. Also, an occasional great blue heron, sporting its showy spring plumage, can be seen patiently fishing.

While it is easy to get caught up in the worries of the day, take a healthy break and stroll around to witness the beautiful, subtle changes that are taking place right before our eyes.

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## CORONAVIRUS ANNOUNCEMENTS

In accordance with national and state guidelines to safeguard our residents, the Hammocks has cancelled all meetings and social functions until further notice. The Hammocks Office is closed until further notice. As of now, the fitness center, clubhouse, and the pool remain open for people to use at *their own discretion although this may change as this crisis continues and worsens*. Although staff is sanitizing all common areas daily, as an extra precaution, please wipe all surfaces before AND after using, including the fitness equipment and pool furniture. Of course, everyone should practice *social distancing* and abide by the recommendation of gatherings of 10 or less. Please keep pool furniture spaced apart. Our goal is to keep residents in our community safe.

Much like the rest of the world, we are facing a challenge that we never experienced. The questions asked and actions taken are unique but warranted. It's important for residents to work with management by adhering to new protocols that are put in place and by self-reporting and self-quarantining if necessary.

You may contact management by calling or emailing (941-698-2989; [propertymanager@hammockscapehaze.net](mailto:propertymanager@hammockscapehaze.net)).

## **WATER SHUT OFF NOTICE**

**Thursday, March 26, 2020  
9:00 AM – 1:00 PM**

**Please note the water for the entire community will be shut off from 9:00 a.m. – 1:00 p.m. Thursday, March 26, 2020 to repair a pipe for our water system.**

**Owners, please notify your renters and/or guests of this outage. Please plan accordingly. Thank you.**

## **NEW MANAGEMENT COMPANY TO BEGIN APRIL 1, 2020**

Grande Property Services contracted with the three Hammocks' associations boards of directors to manage the affairs of their associations. Hammocks' owners and those who lease units may contact the new management after April 1 by calling or emailing (941-698-2989; [propertymanager@hammockscapehaze.net](mailto:propertymanager@hammockscapehaze.net)).

Grande Property Services is a local company with two fully staffed offices located in Placida and Rotonda West. Because they are local, they can be available on short notice. Most of the staff members live in the surrounding area and each are familiar with the local challenges and service providers available to keep local communities running efficiently. They currently manage 28 associations throughout Englewood, Rotonda, Placida, and Boca Grande.

The company will oversee financials, physical management, and general administration for each of the three Hammocks Associations. Kathy Dressel, a licensed Community Association Manager (CAM) will be our property manager and an administrative person will be on site 3 mornings a week during the transition/when the office reopens after the coronavirus pandemic closure. The administrative person's time will be adjusted as needed after the transition. Our facilities manager, John Schwab will remain at the Hammocks.

Tim Freeman is owner/manager of the company. He is a licensed CAM, real estate agent, and holds a PhD in Engineering. According to Freeman, the company is equipped to handle any challenge that may present itself and will keep the Associations running efficiently and smoothly. He notes they work very closely with local financial institutions, accounting firms, legal offices, engineering firms, government entities, and service providers in their management duties.

Owners should continue to submit monthly fees as usual; there are no changes with our banking services.

We look forward to a long relationship with Grande Property Services. Further details will be forthcoming.

## **NEW BOARD MEMBERS ELECTED DURING JANUARY OWNERS MEETINGS**

The three Hammocks associations held their annual meetings January 29 in the Ibis Clubhouse. Following the owners' meeting, each association's Board of Directors met separately to organize and elect their officers. The directors and officers are as follows:

Master Association Directors:	Debbie Maysack, President	612-839-7661
	Micki Laux, Vice President	941-460-1817
	Marty Atkins, Secretary	203-592-4040
	Carolyn Maddy-Bernstein, Treasurer	434-996-6033
Preserve Associations Directors:	Gary Toth, At-large	908-406-2949
	Francis Stenglein, President	937-231-3474
	Jay Bilbao, Vice President	713-417-4841
	Ed Tatro, Secretary	207-967-4794
	Jim Ackinson, Treasurer	859-221-8957
Villas Association Directors:	Carl Collina, At-large	708-941-3155
	Jim Clark, President	484-787-6990
	Richard McMurray, Vice President/Treasurer	207-522-5377
	Mike Ross, Secretary	816-986-0081

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## **PRESERVE FIRE SPRINKLERS AND ALARMS TO BE INSPECTED**

The Preserve Board has tentatively scheduled the required annual inspection of units' fire sprinklers and alarms for the third week of April, depending on health directives concerning the coronavirus. Florida 718 Condominium Statutes and Preserve Association governing documents require all owners to provide access to units and storage lockers by providing the Property Manager keys and/or access codes to access their units. *Stay tuned for further information.*



## Office Hours and Contact Information

**Hammocks Office Closed Until Pandemic Ends**

Contact Information at All Times -Weekdays, Nights and Weekends:

Phone 941-698-2989 ~ E-mail [propertymanager@hammockscapehaze.net](mailto:propertymanager@hammockscapehaze.net)

**Non-emergency Issues:** Complete a Work Order or Contact Office Manager  
(Work Orders Are On-line or in Rack on Wall Outside Office)

**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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