



HAMMOCKS UPDATE

NOVEMBER 2020

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

MARK YOUR CALENDARS IMPORTANT OWNERS' MEETINGS

There are several upcoming meetings of special importance to owners. In particular, the January 26 annual owners' meetings require a quorum of owners to be present *in person OR by proxy* in order to conduct business.

~ All Meetings Via Zoom ~

Tuesday, November 10, 2020 Boards of Directors Meetings

9 AM - Master BOD

10 AM - Preserve BOD

11 AM - Villas BOD

Each board will approve their association's 2021 preliminary budgets for mailing. Budgets will be mailed to owners for review/comments following the meetings.

Tuesday, December 1, 2020 Board Meetings to Approve 2021 Budgets

9 AM - Master BOD

10 AM - Preserve BOD

11 AM - Villas BOD

Boards to vote to approve 2021 Budgets

Tuesday, January 26, 2021: Owners' Annual Meeting

9 AM - Master BOD

10 AM - Preserve BOD

1 PM - Villas BOD

Call for Board Members

The first notice of the 1/26/2021 Owners' Meeting will be mailed the last week in November. It will include a **call for candidates** to run for each of the three Associations' Boards.

The Master and Preserve Associations' have two two-year openings.

The Vila's has three one-year openings.

Please consider running for one of the Boards. This is an opportunity for residents to become involved in the community, meet new people, and contribute to the community's growth. Whether you are new or a longtime owner, please consider serving on a board. Watch for the mailings and notices on *OneCallNow*.

Candidate cutoff date is December 7, 2020; candidate information sheet due **December 11, 2020**. If interested and have questions, contact a current board member to answer your questions. The Master Association is presenting amended and revised governing documents (Declarations, Articles of Incorporation, and Bylaws) for owners to confirm. See more detailed information on p.3.

IMPORTANT!! PLEASE RETURN PROXIES BEFORE THE JAN 26 MEETINGS!

In late December, you will receive *two* packets of information and each packet will include a **proxy** for the two January 26, 2020 Owners' Meetings: one for the Master Association where all owners are members and one for *either* the Preserve Association or Villas Association, depending on where your unit is located. *A quorum is required by state statute for a condominium association to conduct business.* This year, the three associations will meet via Zoom so the proxy must be received prior to the meeting time for you to be counted to make a quorum. You will receive more information about the meetings and how to complete and return the proxies within the next 60 days.

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OWNERS TO VOTE ON AMENDED AND RESTATED MASTER ASSOCIATION DOCUMENTS AT ANNUAL MEETING

The Hammocks Master Association documents were prepared by and for the developer and have been amended on numerous occasions over the last 14 years. The result is a bulky set of governing documents that are difficult to use, outdated in many respects, and inefficient.

As you may remember from our correspondence during the spring, the Board of Directors worked with an attorney to amend the documents for some time. The new documents are meant to eliminate obsolete references to the developer and other non-significant historical information, conform with current provisions of the condominium and corporate statutes and are consistent with current operating procedures.

The first version of the revised documents was mailed to owners for their review last spring. After review of comments and additional discussion among Board and community members, the Board asked the attorney to incorporate recommended changes and additions. Owners can review the revised and amendment documents online at <http://www.hammockscapahazefl.com>

- Amended and Restated Master Declaration
- Amended and Restated Articles of Incorporation
- Amended and Restated Bylaws

A few words about the amendment process may be helpful. **Owners will be asked to vote on each document separately at the January 26, 2021 annual membership meeting.** The necessary vote to approve each document is set forth in beginning paragraphs on the first page of each document.

The Articles of Incorporation and the Bylaws are being replaced in their entirety. These two documents set forth the procedures for the operation of our Association. Many of these procedures are dictated by corporate or condominium statutes, and it is therefore most efficient to adopt new

Articles of Incorporation and Bylaws in conformance with the current statutes rather than spend the extra time to adopt numerous amendments to update our older documents. The operational features unique to our community have been inserted into these documents consistent with our current operations.

It is not possible to replace the Master Declaration with a new Declaration. Our Master Declaration is unique, and we must retain it and work with it. The amendments that have been proposed to the Master Declaration are set forth in the traditional statutory amendment format: new provisions are underlined, and provisions that are been deleted are ~~stricken through~~. Once adopted, a clean copy of the Master Declaration will be produced without the underlining and strike throughs. The result will be new documents recorded in the public records and filed with the Department of State. More importantly, they will be easier for everyone to read and understand.

Please contact the property manager or a board member if you have questions or comments about the amendments. Kathy Dressel- phone 941-698-2989 or propertymanager@hammockscapehaze.net

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Nature's Corner **By Karen Ackinson, Florida Master Naturalist**

Sandhill Cranes



One of a Pair of Cranes Residing in the Hammocks
Photo by Karen Ackinson

Among Florida's unique species is the sandhill crane. Standing nearly four feet tall these chortling birds make themselves known to everyone with their deafening calls. The female birds make two calls for every one

of a male. (No jokes here, fellas.) There are actually two types of cranes found in Florida. Non migratory cranes are full time residents of Florida. Their numbers have been estimated at 4,000 to 5,000. They are a protected species and considered threatened. During the winter months it is estimated that 25,000 northern cranes, a different species of sandhill crane make their way here for the warmer climate from the Great Lakes region. These cranes are physically larger than our native cranes.

If you ever witnessed the mating dances of the cranes during the spring it is quite entertaining. The birds make their calls in unison and jump straight up in the air over and over whilst flapping their wings. Their wingspan, by the way can reach up to 7 feet! Sandhill cranes are a monogamous species and typically lay two eggs. These amazing hatchlings walk proudly behind their parents within 24 hours of emerging from their eggs. The birds are omnivorous feeding on

everything from berries and seeds to snakes and lizards. They do not “fish” like herons or egrets.

These beautiful birds can live to 20 years of age, which is longer than most bird species. Threats to the cranes are primarily loss of habitat due to development of grazing land and loss of wetlands.



Pair of Cranes Residing in the Hammocks
Photo by Karen Ackinson

Jay Bilbao Shares Pictures of Hammocks Birds



Woodstork Lands on a Hammocks Pond



Roseate Spoonbill Fishing



Eagle Soaring Above the Hammocks



Black-Bellied Whistling Ducks Presenting New Baby

Connecting to Hammocks Wi-Fi

Clubhouse Wi-Fi	ID: Hammocks Clubhouse	Password: <i>hammocks</i> .
Pool/Fitness Center	(1) Secured Xfinity Wi-Fi:	Your Personal Xfinity Username/Password
	(2) Unsecured Xfinity Wi-Fi:	No Password

WELCOME PACKET A TREASURE TROVE OF INFORMATION

The Welcome Packet was developed to help answer questions for all residents at the Hammocks. Day-to-day information every resident needs is at your fingertips, such as where to put recycling; how to get guest passes; where your mailbox is located; how to let vendors/guests in the gate; and more. We encourage not only new owners, guests and renters but every resident to consult the Welcome Packet found on the Hammocks website <http://www.hammockscapahaze.com>



Office Hours and Contact Information

Hammocks Office Closed Until Further Notice

Contact Information at All Times - Weekdays, Nights and Weekends

**Contact Property Manager Kathy Dressel ~ Phone 941-698-2989 or
propertymanager@hammockscapahaze.net**

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

Questions? Contact a Board Member

(Contact Info at <http://www.hammockscapahaze.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)

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