

HAMMOCKS CAPE HAZE UPDATE

Spring 2021

www.hammockscap haze fl.com

SPRING IN THE HAMMOCKS



Spring is for Bird Watchers on Lemon Lake!! (Photo by Jay Bilbao)



Roseate Spoonbills on Lemon Lake (Photo by Jan Irons)



Wood Stork in Flight (Photo by Jan Irons)

Join the Hammocks Facebook Page! The beautiful pictures above can also be seen on our new community Facebook page created by owner Brenda Wretham. To join, search *The Hammocks Cape Haze Homeowners*, answer the membership questions, and connect with your neighbors and friends! It's a private page and membership is restricted to current renters and owners. This is the place to find out about upcoming social events, Hammocks and local area news, items for sale and much more!

Misc.: We need one or two new editors for the *Update*. Anyone interested should contact Carolyn Maddy-Bernstein (434-996-6033).

Special thanks to *Debra Johnson* for volunteering to be the Hammocks librarian.

How Much Do You Know about the Hammocks?

There are many new Hammocks unit owners with questions about the Hammocks history and governance and perhaps some owners who have been here awhile, also have questions. As time passes, facts become muddled and sometimes, misconceptions flourish!

There is some confusion about the three associations that represent Hammocks' owners, why we have three, and how they are named. For example, the "Villas Association" clearly represents owners of *villa* type units. Less clear however, is that all *condo* unit owners belong to the "Preserve Association." The Preserve Association gets its name from the *preserve* located behind several of the condo buildings, thus its name. And did you know that the *preserve* is also a designated wetland and is strictly governed by state laws? Only licensed and certified workers and vendors are permitted to work in the preserve. The "Master Association" is a common name used across the U.S. for the umbrella associations representing all owners in a community.

There was a period of two or three years when the community had several problems - everything from teenagers fighting, calls to police, to moonlight swimming in the nude (yes, that is true). During that

time, the Boards worked hard to establish common sense rules and regain control. There is a myth, however that there is a plethora of harsh rules that people are constantly fined for breaking. The rules that exist are routine in most condo communities. Furthermore, Hammocks' residents rarely break rules; the Rules Enforcement Hearing Committee has *not* met for two years because *no fines have been levied*. When a resident breaks a rule (for example, being in the pool after dusk), the management company usually calls the person, to bring the rule to their attention. Typically, the resident is not aware of the rule and the problem is quickly solved. Furthermore, the management company does not report the call to a Board and most often, residents never know about the phone call. Should the resident continue to break a rule, a warning letter is sent and finally, the Board levies a fine and/or suspends the use of facilities, including tennis/pickle ball courts, pool, etc. The Rules Enforcement Hearing Committee must convene when a fine or suspension occurs, unless the suspension is from failure to pay monthly fees. Residents will find the rules on the Hammocks Website under the Master tab (www.hammockscap haze fl.com).

Hammocks by the Numbers

2005	Site development of Hammocks community began.	28	Number of villas units; all villa owners make up the Villas Association.
2006-2007	Buildings were completed.	3	Number of Hammocks Associations.
2009	The original developer defaulted, and the development went into receivership.	2	Every owner belongs to two associations - either the Preserve or Villas Association, depending on where they live, and everyone belongs to the Master.
2010	Hammocks Acquisition, LLC (owned by Steve and Scott Massey) purchased the Hammocks.		
2014	Master Association, Inc. purchased the approximate 5.5 acres of remaining undeveloped land from Masseys group in November; owners took control of the three Associations - Master, Villas, and Preserve.		
162	Number of units in the Hammocks community; all owners belong to Master Association.		
134	Number of condo units; all condo owners make up Preserve Association membership.		

Why Have Three Associations?

Each association is a separate legal corporation, and each has a different function. The *Master Association* oversees the amenities (pool, fitness center, tennis/pickle ball courts, clubhouse) and keeps property values protected by maintaining the landscaping, ponds, preserve land, vacant lots and all common areas of the community. It is the duty of the Master to safeguard the aesthetic appeal and overall appearance of the community.

Both the *Preserve Association* and the Villas Association work to protect property values by overseeing and maintaining the buildings they

represent. They make certain the property is insured, there is a reserve fund for future repairs, and prepare the annual budget so funds are adequate for operational and reserve funds.

The three Associations are *legally independent incorporations* and may not work as one large Association unless all three Associations legally change their documents. Each Association has an elected Board with five directors who elect their own officers. All owners belong to the Master Association Board. The Master Association Bylaws require their Board of Directors to include at least one member (owner) of the Preserve and at least one member of the Villas unless there are no owners of that Association who volunteer to serve. If no owner volunteers to serve on the Master Board from one of the Associations, all Board members may come from the other Association.

Does Everyone Pay the Same Monthly Fees?

Because all three Associations have quite different financial needs, they must have independent annual budgets and fees, depending on where the unit is located. For example, the **Preserve Association's** 13 mid-rise buildings have elevators, multiple hallways, large garages, etc. which are more costly than the **Villas Association's** 2-story buildings with four side-by-side units in each of their buildings. While the Master Association fees are independent from the other two Associations, they are collected with either the Preserve or Villas monthly fees, depending on which area an owner lives. Thus, owners only make one payment that combines the Master Association monthly fees and either the Villas or the Preserve Association's monthly fees.

How Do Committees Work with Boards?

All three Associations can appoint *standing committees* (committees that are ongoing), and *ad hoc committees* (committees appointed for a specific task and usually disbanded when their work is completed.)

Committees *make recommendations* to the Master Association Board for their action. Only the Board has fiduciary powers and cannot transfer responsibility to committees.

Currently, only the Master Association has *standing committees* which include:

- The Rules Enforcement Hearing Panel (referred as the "Fine Committee").
- The Architectural Review Committee (ARC), and
- Landscape Committee.
- Social Committee

Rules Enforcement Hearing Committee

The Rules Enforcement Hearing Committee is an impartial committee of unit owners appointed by Master Association Board to hear appeals by owners when one of the three Associations' Boards orders a fine and/or suspension of use of facilities for violation of rules.

- The Committee is limited by Florida State Law to determining whether *to confirm or reject the fine or suspension* levied by any of the three boards but does not determine the fine or suspension.
- If a majority of the Committee does not agree, the fine or suspension may not be imposed.

Architectural Review Committee (ARC)

The Hammocks Architectural Review Committee, or ARC, safeguards the aesthetic appeal and overall appearance of the community that keeps property values protected. For example, the ARC can prevent your neighbor from painting their door hot pink or prevent people from dotting the landscape with "yard art," or prevent people from hanging flags outside their unit. In other words, the ARC helps keep a consistent look and feel throughout the neighborhood.

- Nearly every condominium association has an architectural review process with enforcement guidelines included in a community's governing documents that need to be interpreted and implemented by members of the review board or committee. *Articles VII and XIII (1) of the Master Association Declarations requires the establishment of the ARC.*
- *Sections 27 and 28 of the Declaration of Condominium of both Preserve and Villas Associations impose an obligation for unit owners to comply with the Master documents, including but not limited to the need to obtain ARC approval for any exterior changes in their unit.*
- *The ARC develops standards to aid homeowners to select the best products to use and give guidance for*

installation when replacing doors, lanai frames, or several other common maintenance issues every owner faces. For example, the ARC Door Standard ensures entry doors are wind resistant to protect the unit during hurricanes and must also meet the Florida and Charlotte County Code. They must also be painted the same color as the other doors in the building. The standard contains all the information owners need to meet the standard.

- Preserve and Villas Boards must approve any standard that concerns their owners before the standard can go into effect. Finally, the Master Board approves all standards prior to going into effect.

Landscape Committee

- The Landscape Committee is charged to create an outdoor environment that enhances the beauty of the Hammocks neighborhood now and in the future. Committee members will appraise the area, consider improvements, and meet with experts (e.g., landscape company representatives, the University of Florida Extension Agent for Charlotte County) to determine appropriate Florida landscape materials and plants and to ensure the grounds continue to reflect the tropical Florida style.
- Committee members will develop both long-term and short-term improvement projects for approval by the Master Association Board of Directors.

Social Committee

The Social Committee offers owners, renters and their guests' opportunities to meet in a social environment to become better acquainted.

- The Social Committee establishes an annual calendar for *Meet and Greet Social Events*, typically held twice a month during the season.

- In addition, special events such as a Super bowl party, holiday exchanges and wine tastings may be held.
- The committee recruits volunteer hosts to coordinate supplies, decorations, set up and clean up.
- Committee members are ultimately responsible for assuring the clubhouse is reserved for these events; and is clean and locked following the event.

Looking for Love!



Picture by Gary Toth (Facebook April 2021)

Please be careful when you see an alligator at any time but especially during April-June mating season. Please stay far away from ponds and contact property manager Kathy Dressel when an alligator moves out of the pond area and onto walks or areas where people may be. (Phone 941-698-2989 or propertymanager@hammockscapehaze.net)



Orion Nebula (Photo by Jay Bilbao 4-21)

Office Hours and Contact Information

Liz Napolitano, Office Manager on Site
Wednesday 2-5 p.m. (Appointment Recommended)

Contact Information at All Times - Weekdays, Nights and Weekends
Contact Property Manager Kathy Dressel ~ Phone 941-698-2989 or
propertymanager@hammockscapehaze.net

Emergencies: Call 941-698-2989, follow the prompts (5 for Hammocks Residents/8 for after-hours/weekends emergencies).

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.hammockscapehazefl.com>)

Tennis & Pickle Ball Court Padlock Number: 32-34-12

Connecting to Hammocks Wi-Fi

Clubhouse	ID: Hammocks Clubhouse	Password: hammocks.
Pool Area	ID: Community Xfinity	Password: Personal Xfinity Password
Fitness Center	ID: Cable Wi-Fi	Password: Personal Xfinity Password

Board Meetings

Master Association	Every 4 th Tuesday, 9 a.m.
Preserve Association	Every 4 th Tuesday, 11 a.m.
Villas Association	When Needed

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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