

HAMMOCKS CAPE HAZE UPDATE

Summer 2021

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Hammocks Ixora bushes are at their best!

PRESERVE OWNERS ARE ENCOURAGED TO ATTEND NOON BOARD MEETING JULY 13, 2021

Clarification

The Preserve Association's governing documents require the Preserve Board of Directors to vote on a special assessment during a duly called meeting.

In addition, the state condominium law requires owners to vote on any material change to the property. Thus, owners will vote on changing the material of the corbels and the trim during a duly called special owners' meeting to comply with the state condominium law requiring owners to vote.

Both the Board vote on the assessment and the owners vote on the material change will be take place at a meeting to be announced in the near future.

This article provides background and more information.

Jay Bilbao, President of the Preserve Association's Board of Directors (BOD), announced the Board will meet July 13, 2021, at noon. **The purpose of that meeting has changed. The Board will**

highlight issues on a proposed special assessment concerning the extensive repairs and painting required of the Preserve buildings and the

shortfall of reserve funds for that purpose. The Board will vote on the assessment at a later date.

The Preserve Condominium Association, Inc. is the entity that owns the 13 high rise buildings belonging to the Association and is responsible for their maintenance. The buildings' 134-unit owners comprise the Association's membership. *As usual, all Preserve unit owners will have an opportunity to attend the meeting either in person at the Ibis Clubhouse or by Zoom.*

The link to join meeting via Zoom:
<https://zoom.us/j/5725728879?pwd=RjlvbnlkQIZLNVBbdGk1bXEzU2MvZz09>

Meeting ID: 572 572 8879 Password: 224634

Background: Some Preserve Association buildings incurred significant water damage during Hurricane Eta in the fall of 2020, causing owners expensive repairs, and triggering the Board's concern that additional water intrusion could cause structural damage to the buildings. The Preserve Association Board of Directors appointed a special committee to review the water damage problem as well as the unsightly damage to corbels and trim caused by birds and to make recommendations to the Board on how to proceed. The committee, named the Painting and Exterior Refurbishment Committee (PERC) recommended the Preserve BOD hire Karins Engineering Group, Inc., a Sarasota firm with broad experience in this type of project. The Karins Group guided the work of the PERC and the Board during the study. Their work revealed the need to fill in cracks in the exterior stucco of the building walls, reseal the window seams, apply primer prior to painting, and replace any damaged air dryer vents (dryer vents are an owners' expense). The Karins Group also recommended the removal of all foam trim and corbels.

Ultimately, the Karins Group helped the PERC and the Board establish the bidding specifications to ensure a fair and comprehensive bidding process for painting and repairing the buildings. After a lengthy and thorough bidding process, D&D Painting & Restoration LLC received the contract to paint and refurbish the buildings with an initial startup date of August 2021.

The PERC and the Board worked extensively during the last several months, including holding several meetings, open to any owner who wished to attend. There was extensive discussion of every aspect of the project, including whether the work should be postponed, given that the project total cost was considerably more than anticipated. In addition, the ever-increasing cost of material and labor was alarming to Board and Committee members. In the end, the growing need to address repairs to avoid further damage to the buildings' structure and to owners' units quickly outweighed any delay.

The Preserve BOD and the PERC determined the most efficient and cost-effective work plan is to do all the work during this project rather than piecemeal, which would increase costs due to additional crew and equipment utilization. More importantly, a delay might result in further water intrusion to owner's units and structural damage to the buildings.

Corbels and Trim: The Board and most owners agree that something must be done about the unsightly damage to corbels and trim caused by birds. The corbels and trim are made of foam and replacing them with the same product is untenable. The Karins Group recommended removing them. **After extensive research and discussion, the BOD determined, due to the high cost of replacing the foam trim with stucco, to only change the trim immediately below the soffits, which are the areas most affected by birds. The foam corbels should be replaced with a strong PVC corbel, both impenetrable by birds.** The BOD passed this option during their June 2021 Board Meeting.

Special Owners Meeting for Vote on the Corbels and Trim: State condominium law requires 75% of the total voting membership (i.e., 134 Preserve Association unit owners) must approve *a material alteration or substantial addition to the common elements, unless the declaration provides for an alternative approval method.* Because the Preserve Association Declaration of Condominium is silent on this issue, **it is necessary to conduct a special owners' meeting to comply with the law by holding a vote on changing the material of the corbels and trim. A combined meeting for 1) owners to vote on the material change of the corbels and trim and 2) for the Preserve Board of Directors to vote on the assessment will be announced soon.**

The Project by the Numbers

\$ 1,217,000 - Total cost of paint and repair project, including engineering and legal fees

\$ 808,281 - Reserve funds available for project

\$ 408,719 - Shortfall

\$ 408,719 ÷ 134-unit owners = \$3,050 per unit

The Board concluded levying a special assessment will ensure that continuing reserve funds for future repairs and maintenance will remain fully funded.

For questions, contact Jay Bilbao at hcp.bilbao@icloud.com.



Jatropha bushes are thick and beautiful during the summer.

The Preserve and Villas Associations Work with the ARC to Pass Lanai Painting Standards

Given recent implosion of a high rise in Surfside, Florida, condo building maintenance and repair have come to the forefront. Clearly, Hammocks' buildings are newer and very well maintained but our Boards must be vigilant in their responsibilities to ensure our maintenance work is high quality, including using good materials and qualified vendors to conduct the work. We are fortunate to have a dedicated group of owners who serve on the Hammocks Architectural Review Committee (ARC) who investigate maintenance issues and ensure our owners know the best products to purchase and methods to use in their

unit maintenance and that repairs are within county/state codes.

While most building maintenance is the responsibility of the Boards of Directors, lanai maintenance and repairs are the sole responsibility of the unit owner in the Villas and in the Preserve buildings. In recent months, the ARC has worked diligently to develop standards to guide owners to know the proper kinds of paint to use as well as other materials to use on lanais to ensure they will hold up to the Florida weather, salt water, wind and heat. Those standards

have gone through the approval process and can be found on the Hammocks Website.

Because several owners want to paint their lanais a color other than that of the exterior of their building, both the Preserve and Villas Associations' Boards of Directors have worked with the ARC to identify paint colors to satisfy requirements that all Hammocks' buildings maintain a uniform appearance and style. **Those standards also include the proper materials required for waterproofing the lanai stucco as well as the kind of paint required to ensure water does not get under the paint, causing erosion and leaking into the building, causing costly repairs.** Because of the different color palettes of the two sets of buildings, each association developed a separate

set of paint colors based on owners' requests. **Please note, owners may keep their lanais the same color as their building or may choose from one of the colors approved by the Villas Association Board of Directors or by the Preserve Association Board of Directors, depending on where they live.**

To paint their lanai or perform other maintenance on the lanai, owners are required to fill out a Architectural Request Form prior to starting the work. **The newly developed paint standards are posted on the website. [Hammocks Architectural Review](http://hammocksarchitecturalreview.com) – [THE HAMMOCKS \(hammockscapehazefl.com\)](http://thehammocks.com)**

Questions and concerns may be directed to the respective boards.

MASTER ASSOCIATION ANNOUNCES POOL CLOSURE FOR RESURFACING PROJECT

The Master Association Board of Directors approved a bid to resurface the pool and spa this summer. Designated reserve funds are available for this project and will cover all expenses.

The Hammocks pool and spa will be closed for repairs on July 20. Unfortunately, due to the unavailability of supplies, the pool and spa resurfacing project does not have a firm start date. It will either be the second or third week of August. Our vendor will know more by the end of July. Once the pool project begins, it will stay closed for 4-6 weeks. We apologize for any inconvenience this may cause residents.

During the closure, the mechanical systems will be repaired, along with other needed repairs. Both the pool and spa will be resurfaced and retiled and any damaged pavers on the pool deck will be replaced. The pool and spa will reopen following a 30-day cure time. The management team will keep you updated.



Copper plants in pool area.

LANDSCAPE COMMITTEE PROJECT TO BE COMPLETED THIS SUMMER

Each year, the Hammocks Landscape Committee develops an improvement plan targeting an area or areas that are most in need of refurbishing. Once they develop a plan, they present it to the Master Association Board of Directors for review and funding. This year, the Committee targeted the entry area, starting at the entry gate, running in front of the

villas facing Amberjack Circle; it also included refurbishing an area on the corner of Amberjack Circle and Lemon Creek Loop. The Committee recommended using river rock and flowerpots in the traffic circles at Amberjack Circle and Amberjack Way and using river rock in a small area adjacent to the pool where mulch frequently blows into the pool.



A refurbished area at 10600 Lemon Creek Loop.

Board Meetings

Master Association	4 th Tuesdays of Month (if needed)	9 A.M.
Preserve Association	4 th Tuesdays of Month (if needed)	11 A.M.

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



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.hammockscapehaze.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; hcommaddybernstein@gmail.com)

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