



HAMMOCKS CAPE HAZE UPDATE

February 2021

www.hammockscapehazefl.com

New Notification System

The Hammocks management no longer uses the *One Call Now* notification system. Grande Property Management has a more efficient system, which is part of their service and saves the Hammocks the cost of One Call Now (\$800 yearly). Residents will note the email comes from THE HAMMOCKS PRESERVE ASSN or THE HAMMOCKS VILLAS ASSN.

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New Update Format & for Editor(s)

The *Update* has a facelift to ring in the New Year. Please let us know what you think of the new format and any suggestions you have for improvement. After many years of editing the *Update*, we need a new editor or preferably, a pair of new editors. Please contact Carolyn Maddy-Bernstein (434-996-6033 or hcmaddybernstein@gmail.com) if you are interested.

Owners Approve Amended and Rewritten Master Association Documents

Hammocks owners approved the Master Association's amended and rewritten Bylaws, Articles of Incorporation, and Declaration during the January 26, 2021 Owners' Meeting. As you may remember from correspondence during 2020, it is standard operating procedure for condo associations to simplify their documents after the developer turns over control to owners and the documents have become cumbersome and very difficult to understand. The Master Association Board of Directors attorney Chad McClenathen conducted the rewrite which included deleting the *extensive* information about the developer and developer's rights (referred to includes "declarant" in the documents), incorporating the numerous amendments passed over the last 14 years into the body of the documents, and updating the documents to comply with current Florida Statutes. The results are updated documents that comply with the latest Florida condo law, documents with numerous pages of unrelated information removed, and documents that are much easier for owners to read and understand.

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. Thank you to all owners who voted by proxy to bring this project to completion. Owners can review the revised and amendment documents at the Hammocks Website <https://www.hammockscapehazefl.com/> in the near future.

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An Ibis searching for a snack – January 2021.
Photo by J. Bilbao

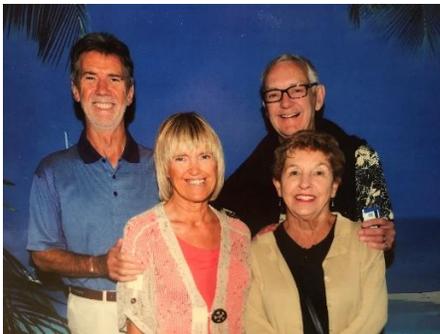
Reminder for Residents

Please use Work Orders: Unless there is an emergency, when residents notice problems such as pig damage, dead trees, or other problems in buildings or on grounds, please fill out a work order and put it in the office door slot. (See contact information at the end of Update for emergency contact.)

Please, do not ask our maintenance staff or landscapers to do any work. They have assignments to complete and are put in a difficult position when delayed by residents who stop them to discuss problems or to chat. In addition, the work order system helps our manager prioritize workload of staff for the day/week and can be followed up/filed. Work order forms are located by the office door in the clubhouse and there is a fillable form online for you to complete. You can find the form under the Master Association tab/Master Association form.

<https://www.hammockscapehazefl.com/hm/hammocks-master-form>

Waleshs and Grays Will Be Missed!



Hilary and David Gray and Jerrie and Stu Welsh

Jerrie and Stu Welsh and Hilary and David Gray bought at the Hammocks pre-construction in 2007. Little did they know the adventure they would encounter. First, the two developers went bankrupt, a court-appointed attorney took over, and then two brothers brought the remaining 50 condos and the vacant land. The bank set very low rent for their units and the Hammocks experienced many problems -- late night swimming, rowdy parties, fights, and renters leaving in the middle of the night taking appliances with them.

The four friends persevered. Jerrie proposed the Friday night socials and all four made them happen. Jerrie and Hilary started the Landscape Committee. The four of them started tennis matches and Jerrie kept them going for over a decade. Stu facilitated a very popular *Late Afternoon Learning* lecture series, led an ideas and

issues town halls, chaired the committee that explored ways to preserve the open space, and chaired the ARC. Jerrie chaired the Dog Park Committee; the dog park never materialized but hopefully may someday.

Hilary served as a Master Board member and liaison to the Landscape Committee; David served on the Preserve and Master Boards. David also worked with Stu and former owner Terry Keathley to establish the Hammocks rule and fine structure and later, to rewrite and amend the Hammocks Master Association governing documents.

Hilary and David sold their condo approximately two years ago returning to the UK and purchasing a condo at St. Andrews in Scotland. Jerrie and Stu are selling their condo and plan to take cruises and train trips and visit their oldest daughter in California. The Welsh's hope to rent for a few months next season, in the Hammocks or nearby, along with their well-behaved miniature pincher rescue Sara.

They wanted you to know that Hammocks is a great place now thanks to all the hard work of so many owners who are too numerous to mention. They say, "It is paradise!"

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CALLING FOR COMMITTEE VOLUNTEERS

Want to meet your neighbors? Find out more about the Hammocks' boards and committees? Currently there are openings on the Master Association standing committees listed below. Please visit the Hammocks website for information about the committees or contact a board member or current committee member under the Master Association tab. hammockscapehazefl.com

Architectural Review Committee: 2 members
Landscape Committee: 2 members
Librarian: 1 member
Newsletter *Hammocks Update*: 2 members
Rules Enforcement: 2 members



De Marian's Nebula - February 2021.
Photo by J. Bilbao

HAMMOCKS TO HAVE FACEBOOK PAGE

Brenda Wretham has developed Hammocks Facebook page for owners and renters to connect, share information and ideas. The page is designed to encourage, support, and foster a sense of community in a number of ways:

- Lost something or found something in the complex? Post it on the page and quickly spread the word.
- Looking for a fourth for golf, a few people to jump in for an impromptu pickleball or tennis game? It's a great way to connect with others who have similar interests.
- Have items to sell or give away? Selling or renting your unit? Spread the word to your neighbors!
- Grandkids heading down and you need ideas for family friendly restaurants and activities? Looking for a new place to kayak or hike? Chances are, others in our community have lots of great suggestions for you!
- We also hope members will post their great Florida pictures, share their favorite area attractions and let us know about neighborhood wildlife sightings (friendly or not!)

This is a private page for current renters and owners and of course, there are rules which are clearly stated on the page. Please check it out and email Brenda Wretham with any questions - bwretham@gmail.com.

The Master Association Board of Directors enthusiastically endorsed this Facebook page and salute Brenda for her contribution to our community.

~ NATURE'S CORNER ~

OUR NESTING NEIGHBORS

By Karen Ackinson, Florida Master Naturalist

Tucked in the front corner parcel is a large slash pine tree that is home to a family of nesting ospreys. You, no doubt have heard their shrill calls as they stand guard against any perceived threats. The Osprey, also known as a fish hawk, are an interesting species, indeed. Ospreys are considered raptors and birds of prey. Their main source of food is fish and unlike scavenger birds, ospreys catch their fish live. Their bodies are designed to make them excellent anglers. They are equipped with the ability to hover over a body of water before zeroing in on their catch. Their bodies form into an angular, aerodynamic shape that allows them to torpedo, feet first into the water to grab their prey. The osprey will often become completely submerged while grabbing their prized fish. They have an extra oily coating on their feathers that prevents them from becoming "waterlogged." They also have sharp spines on the inside of their talons that lets them grab and hold on to slippery fish.

While some Ospreys in Florida migrate north for the summer, the Osprey in south Florida tend to be non-migratory. The Osprey mate for life and typically begin nesting in December. They will incubate their eggs for about a month before they hatch. Both parents will tend to the nest, but the male osprey does most of the hunting. The hatchlings will take first flight around two months of age. The adults will continue to feed their young up to 100 days of age.

Threats to osprey eggs and hatchlings are primarily opportunistic eagles. While socially interactive most of the time, during nesting season all bets are off. If you have witnessed sparring between an eagle and an osprey it is a midair show, that doesn't disappoint. So, the next time you stroll around Lemon Loop, take a minute or two to watch the activity in the nest. Perhaps if you are lucky you may catch a glimpse of a youngster or observe them during feeding time.



Hammocks Osprey Nesting by Jay Bilbao, Feb 2021

HAMMOCKS ASSOCIATIONS ACCOMPLISHMENTS 2020

The volunteers who serve as board members and committee members for the three Hammocks associations spend long hours serving the community. The following only highlights *some* of the work they do.

Preserve Association

During the Owners Annual Meeting in January, Frank Stenglein, outgoing Preserve Board President, thanked the Board members, Painting and Exterior Refurbishment Committee (PERC) members, and Grande Property Services (GPS) for their assistance in completion of their many 2020 projects. Some of those projects included:

- Negotiating an extension of the Piper Fire service agreement for an additional 3 years
- Re-tiling all elevator floors (spearheaded by VP Jay Bilbao)
- Prompted by various water leaks during Hurricane Eta, began assessing building infrastructure in preparation for painting and exterior building repairs in 2021, a year earlier than expected
- Formed a Painting and Exterior Refurbishment Committee (PERC) – chair Sam Desiderio; members Patricia Parsell, Don Douglass, Steve Bernstein, and James Paschall. PERC recommended employing engineering firm to assess problems; bidding is underway.
- Developed *Policy, Procedure & Information Manual* on association affairs/requirements of owners and residents. (See Preserve tab on website - www.hammockscapehazefl.net)
- Renegotiated important Optimum Performance Elevator Service Contract with Kone Elevator to result in \$13,316 first-year savings.
- Terminated Comcast Business Voice agreements for elevator emergency phones; replaced with Kone wireless emergency phone service, saving approximately \$5,500 annually.
- Special thanks to Board Treasurer Jim Ackinson for excellent oversight and guidance on finances, investments, insurance, taxes.

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Villas Association

The Villas Board reports two big accomplishments in 2020.

- Working with the ARC, developed new building numbers, and installed on each villa.
- Painted all Villas Association buildings.

Master Association

- Followed the state guidelines regarding COVID-19.
- The three Hammocks associations worked together to hire our new management company, Grande Property Services, beginning April 1, 2020, with property manager Kathy Dressel and owner Tim Freeman.
- Management company handles all Hammocks financials, leases, background checks, estoppel letters, etc.
- Office manager is on site three hours weekly, on Wednesdays.
- The Board worked with the Association's attorney to restate and amend the Master Association governing documents. Owners approved the new documents at their annual meeting. The revised documents eliminate many pages of extraneous information, bring the documents up to date with state statutes, and are more readable and understandable.
- Developed seven *Hammocks Update* newsletters.
- The website was expanded and kept up to date.
- Developed an *Owners Handbook* which is on the website. This document is informative to new owners, renters, and guests and comes in handy for all owners.
- Purchased five benches, secured to cement slabs around community, and secured an additional one on the dock.
- Conducted building appraisals which is required every three years for flood insurance.
- Employed new pool maintenance company; former company became cost prohibitive and maintenance fell below par. Secured bids for resurfacing pool which is slated for 2021.
- Many thanks to Micki Laux and Marty Atkins for their service. They are going off the board this year.

SOCIAL COMMITTEE: Unfortunately, due to Covid-19, we did not hold any socials in 2020. Thank you, Wendy Koldin and Marcia Ridge. They both agreed to remain on the committee for 2021.

RULES ENFORCEMENT COMMITTEE: No fines were issued so the committee did not meet; management gave a few reminders and warnings. Thanks to committee Penny Harrington, Bruce Hertel, Bob Gautier, and alternatives Toni Merdan and Rex Colbeck.

MAINTENANCE COMMITTEE: Thanks to Craig Conlon who kept our irrigation going at nights and on weekends and Michael Ferrara who helped with maintenance issues. Sam Desiderio continues to help with computer, security and elevator issues, as well as providing general knowledge of the community.

ARCHITECTURAL REVIEW COMMITTEE: Just a reminder to all the owners - when you undertake outside repairs, make sure they are done in accordance with the ARC standards. This has been a busy committee this year - see the website for a list of updated standards.

Thank you to the ARC members: Mike Russcol, Barb Keck, Joe Kuryan, Jack Turner and chair Stu Walesh. Stu has been steadfast at keeping things moving and capturing all activities.

LANDSCAPE COMMITTEE:

- Refurbish landscape around 6 Villas' end units and 3 preserve buildings (budget includes \$20,000 to refurbishing landscaping).

- The Committee continues work on 2021 landscaping plan and will continue developing their ongoing 3-year plan.
- Thanks to committee members: Don Douglass, Sue Grevel, Dennis Bryan, Ed Baker, Louse Kuryan, and Judy Turner.

OTHER LANDSCAPING WORK

- Doubled fertilization of vacant lots for several months this summer, resulting in better growth.
- Planted 1,000 water plants in pond edge near fitness center.
- Several pine trees were killed by pine beetle and were removed.

YEAR END FINANCIAL REPORT

The 2020 budget lost \$22,000 due to unexpected maintenance costs in building and grounds maintenance. The year-end budget indicated the following:

- Equity - \$144,416
- Reserve funds - \$347,248
- Monthly expenses increased about \$2,000 monthly to \$56,000
- Interest - \$5,892
- \$250,000 in laddered CDs (\$50,000 per CD)

INTRODUCING NEW BOARD MEMBERS

All three Hammocks Associations (Master, Villas and Preserve) held their Annual Owners' Meetings on January 26, 2021. Thank you to the owners who participated through their proxy and on Zoom. For your convenience, the updated contact list of the Board of directors is below.

MASTER ASSOCIATION

PRESIDENT

Deborah Maysack
hcmdebbiemaysack@gmail.com
612-839-7661

VICE PRESIDENT

Jack Turner
hcmjackturner@gmail.com
952-250-1054

TREASURER

Donna Bouslog
hcmdonnabouslog@gmail.com
765-721-7791

SECRETARY

Carolyn Maddy-Bernstein
hcmaddybernstein@gmail.com
434-996-6033

DIRECTOR

Gary Toth
capngary1@hotmail.com
905-932-1571

PRESERVE ASSOCIATION

PRESIDENT

Jesus (Jay) Bilbao
hcp.blboa@icloud.com
713-417-4841

VICE PRESIDENT

Carl Collina
hch82017@gmail.com
708-502-4360

TREASURER

James Ackinson
ackinsonjames@gmail.com
859-221-8957

PRESERVE ASSOCIATION (continued)

SECRETARY

Edward Tatro
etatro@outfoxsolutios.com

DIRECTOR

Larry Bouslog
lcbouslog@gmail.com
765 721 0207

VILLAS ASSOCIATION

PRESIDENT

Richard McMurry
rhcmurry@aol.com
207-522-5377

SECRETARY

James Clark
jayceefl@gmail.com
484-787-6990

TREASURER

Mike Ross
michaelrross@gmail.com
573-552-7252

DIRECTOR

Gary Toth
capngary1@hotmail.com
905-932-1571

DIRECTOR

Jim Kerr
jkerr@brocku.ca
905-394-157

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



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>)

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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941-698-2989

<https://www.hammockscapehazefl.com>