



HAMMOCKS UPDATE

January 2022

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



Gardenia in front of 8500 Amberjack Circle (May 2020)

ANNUAL OWNERS' MEETINGS TUESDAY JANUARY 25

All Meetings via Zoom

The Annual Owners' Meetings will take place Tuesday, January 25, 2022

Master Association - 9 a.m.

Preserve Association - 10 a.m.

Villas Association - 1 p.m.

The annual owners' meetings are to elect new board of directors' members (each association), vote on presented issues, discuss events of the past year, and answer questions of the owners. **All associations MUST have a quorum to conduct business and proxies serve to fulfill a quorum. If you have not returned your materials, please do so prior to the annual owners' meetings.**

Owners must complete and return the ballots, voting certificates and proxies for the Master Association AND the Preserve Association for owners who live in a condo unit. Villas Association owners must return their voting certificate and proxy. Villas Association members will not vote because there are five (5) Villas Board vacancies and five (5) members submitted *Intent for Candidacy* forms. **Owners must submit materials before the meeting for their materials to be counted.**

Owners may return their meeting materials including ballots (Master and Preserve owners only), proxies, and voting certificate to:

Hammocks Cape Haze Office
8660 Amberjack Circle
Englewood, FL 34224

OR

Insert in office door mail slot

Each association's board of directors will have an organizational meeting following the owners' meetings. **Owners' meetings and board meetings will be held via ZOOM this year.** See information below for Zooming or calling into the meeting.

All three associations have a proxy and voting certificate to return.

1. **Proxy** – Complete, sign, and date proxy; place in **outer envelope**
2. **Voting Certificate** - Complete, sign and date; place in **outer envelope**
3. **Ballot – Master:** Vote for THREE candidates only, two from Preserve Association and ONE from Villas.
4. **Preserve:** Vote for THREE candidates only.

Only Master and Preserve Associations have ballots to return:

Do not sign, date, or write anything on the ballot. Place in the ballot envelope.

Do not put anything in the ballot envelope other than the ballot. Place the ballot envelope inside the **outer envelope**.

5. **Seal the outer envelope**, print name, address, and sign the front of the outer envelope. Mail or drop in the mail slot in the office at the clubhouse.

Zoom or Phone Meeting Instructions

To connect using a computer or mobile device, go to www.zoom.us (or download the Zoom app)

Click "Join A Meeting"

Or click on the link

<https://zoom.us/j/5725728879?pwd=RjlvbnlkQlZLNVBbdGk1bXEzU2MvZz09>

Meeting ID: 572 572 8879

Password: 224634

You can also dial in by phone: 301-715-8592

Board Governance

The three associations are separate, independent, legal entities with separate boards, responsibilities, and with independent budgets created by their boards of directors.

Master Association: All 162 unit owners belong to the Master Association. The Master oversees all the grounds, common facilities (clubhouse, fitness center, pump house, tennis courts), security, gates, roads, lighting, etc. Every unit owner pays the same assessment fee whether they live in a villa or in a condo.

Preserve Association: Consists of 134 units. The Preserve Association oversees the 13 buildings that house condominiums.

Villas Association: Consists of 28 units. The Villas Association oversees the seven buildings housing the 28 villa units.



Hammocks Poinciana Tree in Bloom

LANDSCAPING IN THE HAMMOCKS

Residents often question how the Hammocks plants are selected, why certain plants are not planted, why use mulch, why not use rocks, etc. The Hammocks' landscaping philosophy is constantly evolving based on lessons learned through trial and error! The Hammocks now uses native and Florida friendly plants and landscaping practices to enhance the grounds.

Because there have been several questions about the new mulch recently installed around the community, this article will highlight some of the Florida landscaping basics concerning mulch and plant bedding.

Background: The original developers used white shells in all plant beds and in parking lots at the fitness center and mailboxes, planted hundreds of inexpensive cabbage palms that shed berries and trash constantly, and used plants for immediate effect to attract buyers. When the developers declared bankruptcy, a bank took over the Hammocks and kept the community afloat until buyers Steve and Scott Massey took over the project. When Masseys took control of the Hammocks common area and the unsold units, they managed all aspects of the community but were agreeable to owners forming a landscape committee (about 2013), among other ways residents helped develop the community.

Landscape committee members soon learned what works in the Northern U.S. landscaping does not always work in Southwest Florida and some common practices in SW Florida may not be good for plants. As the Committee searched for advice, they consulted horticulture extension agents from the Charlotte County/University of Florida Cooperative Extension Office to learn more about the soil, water, and planting in the area. In addition, committee members read material concerning Florida Friendly Landscaping to inform their decisions.

Mulch vs. Rock vs Shells: According to the University of Florida Extension Office, one of the principles of Florida-Friendly Landscaping is using mulch to protect against soil erosion, maintain soil moisture, inhibit weed growth, improve soil structure and aeration, and reduce pesticide use. In contrast rocks increase heat retention and do not provide organic matter to the soil, increase the need for watering, and lower the quality of soil for plants and trees.

The Hammocks developers used white shells extensively on parking areas and in all the plant beddings when they landscaped the grounds. Cooperative agents working with Landscape Committee members noted Hammocks' palms and plants were yellowing and performing poorly because of the overabundance of shells in plant beds. Generally, shells slowly leach calcium into the soil as they degrade, increasing the soils alkaline content by raising the pH (alkaline) level while most palms and many Florida plants prefer more acidic soils and perform poorly with a higher pH level.

In addition, shells are much like stone. They increase the ground heat, increasing the water needs. In turn, too much water also depletes the ground of nutrients.

The current Landscape Committee recently determined that some rock may be helpful in one area of the pool and in the traffic islands on Amberjack Way/Amberjack Circle. In the pool area, mulch continually blew into the water from the plant bed beside the pool. While the area is small, it will require more water and more fertilizer, but the Committee felt it is the lesser of two evils. Furthermore, the traffic islands have never produced attractive plants. The Committee believes pots with an irrigation drip system will be more attractive with rocks in the beds. The few plants remaining in the circles will also need increased water and fertilization.



Mulch around New Plantings in Villas

The Hammocks Landscape Committee: The Committee works to create an outdoor environment that enhances the health and beauty of our community now and in the future and meets the needs of the entire Hammocks neighborhood. The committee is responsible for monitoring the condition of the Hammocks' landscape. Committee members 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 develop both long-term and short-term improvement projects for approval by the Master Board of Directors.

Current Committee members are Dennis Bryan, chair; Sue Gravel, co-chair; Louise Kuryan; Judy Shnideman; and Judy Turner, secretary. Members serve for two-years and may be re-appointed.

Master Association Annual Report

By Debbie Maysack, President

January 2022

As we complete another year of work, the members of the Master Board of Directors are grateful for the support of our Hammocks community and the staff of Grande Property Services, specifically, Kathy Dressel, Tim Freeman, and their terrific team, as well as our onsite staff member John Schwab. We are especially grateful for our volunteer committees, including the Architectural Review Committee, Landscape Committee, Rules Enforcement Committee, Social Committee, our Hammocks Librarian, and the Maintenance Committee. Our beautiful community is a direct result of all the hard work of each volunteer. **All committee members are listed below.**

It has been my privilege to serve as president of the Master Board of Directors. During my tenure, we hired two management companies; experienced two hurricanes; refurbished our roads; were able

to see green grass in our vacant lots; revised and restated our Master documents; along with many other successes. I appreciate all the support from the Hammock community. I would like to offer a special thanks to Carolyn Maddy-Bernstein for her many years serving as a board member. She has filled many roles, including liaison for the landscape committee and newsletter editor. She is known for her historical knowledge and background. Kudos to Jack Turner and Gary Toth for overseeing a successful pool resurfacing project this year and many thanks to treasurer, Donna Bouslog for keeping our finances under control.

We are pleased to report many accomplishments in 2021 despite increased costs and our ongoing efforts to combat COVID. Here are some highlights:

- We resurfaced and retiled the swimming pool and spa and repaired it as necessary, resulting in a beautiful pool area. We replaced the pool signage, safety life rings, and scoop; we purchased five new lounge chairs; powder coated the pool gate. The Landscape Committee recommended using rock to replace the mulch in a small area beside the pool to stop mulch from blowing into the pool. We also replaced the Weber grill, and the two commercial grills on the pool deck.
- The Fitness Center was professionally cleaned. We replaced one of the original treadmills that no longer worked with a floor model Precor treadmill at a significantly reduced price.
- The Tennis courts have new wind screens and new nets. To stop sun damage, we purchased a lock box to store the nets when not in use.
- Our librarian, Deborah Johnson implemented a system for returning books to our lending library along with new collection bins. Our library is used extensively, especially during COVID.
- We repaired and painted the front entry gate. You will notice that the gates now stay open an extra amount of time to allow cars to pass. In addition, a new community access keypad, buttons and Plexiglas cover were purchased and installed.
- The irrigation system is aging but not gracefully! There were major breaks in the system this year and will require more work in the future.
- We implemented the Landscape Committee's plan and have received rave reviews about the look of the community from owners, as well as visitors and vendors. We experienced a significant hike in our landscaping fees because of losing our vendor due to large increases in their expenses including labor costs. Our management company requested bids and encouraged our old vendor to bid on the work because they did a good job over the years. They turned in the most acceptable bid and were rehired.
- We invested some of the reserve funds in laddered CDs providing approximately \$23,000 in interest by the end of November 2021. Even with decreased interest rates of CD's, we feel fortunate that we are able to collect sufficient funds for the future.
- An updated Reserve Study is scheduled to take place in 2022 and will assure we have necessary funding for future expenses.
- A financial audit for the 2020 financial statements showed our finances to be in good order and found no material adjustments.
- Price increases and supply issues affected our bottom line this year. Although year end financials are not available at this writing, we are overbudget in several categories beyond our control including property insurance, utilities, landscape contract, unexpected maintenance issues and legal fees.
- The Master Board of Directors, Debbie Maysack, Jack Turner, Donna Bouslog, Carolyn Maddy-Bernstein and Gary Toth sincerely thank the Hammocks community for their support this year.

Architectural Review Committee: Barbara Keck, chair; Michael Russcol, Lisa Macy, Terry Wisniewski, and Lois Trebisacci

Landscape Committee: Dennis Bryan, chair; Sue Grevel, co-chair; Louise Kuryan, Judy Turner and Judy Shniderman

Rules Enforcement Committee: Robert Gauthier, Penny Harrington, Bruce Hertel.

Alternates: Toni Merdan and Mark Watkins

Social Committee: Wendy Koldin and Marcia Ridge

Hammocks Librarian: Deborah Johnson

Maintenance Committee: Craig Conlon, Michael Ferrara and Sam Desiderio

Hammocks Update (Newsletter): Carolyn Maddy-Bernstein and Debbie Maysack

Karen Ackinson (Columnist)



Flowering Ixora Plants

Preserve Association Annual Report

By Jesus (Jay) Bilbao, President
January 2022

The Hammocks Preserve Board of Directors thanks all of you for supporting its work and helped make the Hammocks a better place for all of us.

2021 was certainly a challenging year for everyone as we dealt with health concerns of COVID-19 and all its consequences. In the financial sector, supply chain shortages and increased costs affected our budget. It was harder than any of us anticipated to accomplish our Association's plans but thanks to the amazing support of our owners, we accomplished the work we planned.

As president of the board, I worked to keep all our communication channels open. Frank and honest communications between the Board and all owners is essential. I hope that with the help of the other Board members, we accomplished this.

PERC REPORT

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 the

Painting and Exterior Refurbishment Committee (PERC) to review the water damage problem following Hurricane Eta. The prospect of future damage prompted the Board to start painting the Preserve buildings in 2021 rather than wait until the original date in 2022. The Board also undertook an inspection of the buildings for cracks, window sealant, and exhaust vent problems and to ensure the Project will take care of all maintenance problems.

Because the PERC and Board understood the importance of the good oversight, the Board interviewed several engineering firms and hired Karins Engineering to 1) undertake a condition survey; 2) develop a project manual; 3) prepare bid documents, review of bids, and recommend a contractor; and 4) oversee project maintenance and supervision. The Board selected D&D Painting for the project based on findings of Karins Engineering.

The project includes removal of all foam trim under eaves and all corbels. The foam trim is being replaced with concrete and stucco and the foam corbels (damaged by birds seeking a new home) are replaced by 3/8" thick, architectural grade PVC. We are pleased to report that birds have already tried to pierce the new corbels have failed!

Painting started in mid-August 2021 and is ahead of schedule, completing one building every 3½ weeks. Buildings 8560, 8540, 8520 and 8500 Amberjack Circle are completed, buildings 8581 Amberjack Circle and 10520 Amberjack Way are in progress; 10550 and followed by 10521 Amberjack Way and 8541 Amberjack Circle. A schedule is being prepared for painting entry doors.

PERC members are Patricia Parsell, Steve Bernstein, Jim Paschall, Frank Stenglein, and Sam Desiderio. Frank replaced Don Douglas when he moved from the community in 2021.

The Board thanks PERC members for all their work to make this Project successful and all owners for their patience and cooperation during this project.

We owe a special thanks to our treasurer, Jim Ackinson for his outstanding work over the years, especially overseeing costs of this project. Jim will be sorely missed when he leaves the Board this year. His support and knowledge during these past years are invaluable.

FINANCIAL REPORT

The December 31, 2021, Financial Statements will be available in mid-late January 2022. As of November 30, 2021, the Association maintained \$1,339,000 in cash and investments in its operating and reserve funds. The Association's operating deficit was \$2,477 at the end of November. Fortunately, negative budget variances associated with property insurance and fire alarm repairs are offset with positive variances in administrative, elevator, and utility expenses.

As of December 13, 2021, \$163,425 (40%) of the \$408,700 special assessment was collected. The reserve fund has adequate money to complete the Painting and Exterior Refurbishment Project. The special assessment is needed to replenish the reserve funds when the Project is completed.

As of January 3, 2022, \$409,937 (34%) of the total Project cost had been paid or incurred.

The 2022 Operating Budget provided for a substantial increase in HOA fees (\$677/month to \$788/month) mostly because of increased property insurance and maintenance fees previously paid through the Master Association. Property insurance increased from \$137,855 in 2021 to \$221,539 in 2022.

Finally, we strongly encourage all owners to attend the Preserve Board of Directors meetings as well as the PERC progress reports.

May you all have a wonderful 2022 and thanks again for your support.

The Preserve Board of Directors are Jim Ackinson, Carl Collina, Larry Bouslog, Ron Wretham, and Jesus (Jay) Bilbao



Jatropha Blooming during Summer

Villas Association Annual Report

By Richard McMurry, President

Outlook for 2022

2021 was a very challenging year. COVID adversely affected many owners and continues to be an ongoing health issue. Financially, the virus indirectly impacted local labor markets resulting in rising costs for services like landscaping labor and materials. The property, liability, and flood insurance premiums increased substantially because of national and worldwide. The collapse of the Surfside Condominiums brought attention to the fiduciary responsibility of Boards of Directors to effectively manage common area assets and the reserve funding.

The Villas Board undertook a review of historical funding for the reserves for the Villas Association limited common area assets resulting in increasing the annual reserve contributions to bring them to more appropriate funding levels. This was an exceedingly difficult decision because it contributed to the increase in our annual fees. However, the Board feels strongly this is a necessary move from a fiduciary perspective. Having appropriate reserves to support the maintenance and repairs of our limited common area assets will preserve the values of each of our investments in the Hammocks.

Other major accomplishments in 2021 include

- establishing Villas Association defined parameters for the painting of our lanais,
- rationalizing the allocation of maintenance expenses from the Master Board,
- placing unit number placards on each villa unit (shoutout to Joe Kuryan), and
- the wonderful ongoing work by the Villas owners on the Landscape Committee (shoutout to Louise Kuryan and Sue Grevel) and Architectural Review Committee (Mike Russcol).

Looking forward to 2022, we will have a reserve study update performed in January, which will guide the Board in establishing reserve funding levels for the future. We expect to have the report available for review and discussion in early 2022. We encourage all Villas Association owners to participate in the management of the Villas Condominium Association through committee participation and attending Board meetings. Finally in 2022, it is hoped that the long process of finalizing the FEMA Flood Plan ratings will be completed and we will be able to assess the impact on our flood insurance premiums.



Magnolia Blooming in the Hammocks

Gentle Reminders

When remodeling your condo unit, please remember that our governing documents require owners to follow specific standards for entry doors, lanais, sound abatement for flooring and more. Please click link below to the Hammocks website for an application form and the specific Architectural Review Committee Standard you may need. <https://www.hammockscap hazefl.com/hm/hammocks-arc-1/>

The Hammocks speed limit is 15 mph.

Please observe all stop signs.

Pool hours are set by Charlotte County and are from dawn to dusk.

The Ibis Clubhouse closes at 9 p.m.

There is an application and fee necessary to use the clubhouse for a private party.

If you are the last one leaving either the clubhouse or fitness center, please turn off lights and fans.

Kindly wipe off equipment with disinfectant after use at the fitness center.

As a courtesy to the next person using the new BBQ grills at the pool, please remember to clean them after each use and limit the amount of sauces/liquids used as this will damage the igniters, reducing the life of the grill.

Selling your unit? Remember, according to our documents, no signage is allowed within the Hammocks.

Tuesday, January 25, 2022: Owners' Annual Meeting

~ Meetings Via Zoom ~

9 AM - Master BOD

10 AM - Preserve BOD

1 PM - Villas BOD

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

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)

8660 Amberjack Circle, Englewood, FL 34224

E-mail propertymanager@hammockscapehaze.net

941-698-2989 <https://www.hammockscapehazefl.com>