

Meeting MINUTES
Hammocks Preserve Storm Preparedness Advisory Committee
May 24, 2024, Clubhouse and Zoom

Call to Order: The meeting was called to order at 11:00 AM by Ralph Pavek, Chair

Proof of Notice of Meeting: Debbie Barbarick at Grand Properties posted the meeting notice 48 hours ahead of the meeting

Certification of Quorum: (list all committee members present) Add (# of owners present)

SPAC: Ralph Pavek, Sam Desiderio, Jack Turner (Zoom) and Jay Bilbao;

Preserves Board: Daniel Woodwick; Approximately three owners present

Approval of Meeting Minutes: Motion to approve prior meeting minutes are approved with one correction to bullet point three under “Formulate a plan going forward” to indent to show as a continuation of previous bullet point made by Sam Desiderio and seconded by Jay Bilbao. Motion carried.

Old Business:

- The mission statement for the committee is as follows and will be presented to the Preserves Board of Directors meeting next week (May 29, 2024) for approval:
 - The SPAC (Storm Preparedness Advisory Committee) will develop a Hurricane Preparedness Plan to protect the Preserve Association’s assets. The SPAC will serve as an advisory committee only and will not be responsible for execution of the plan for the Preserve Association or its individual unit owners.
- Discussion of relationship with disaster recovery company. A motion was made to recommend to the Preserves BOD to sign the non-binding agreement with SRM/Ken Neverman and also to explore a possible binding agreement with the company in the future. Seconded by Ralph Pavek. Motion carried.

New Business:

- A motion was made to recommend to the Preserves BOD that the Hammocks pursue matching funds and grants from My Safe Florida Home program to evaluate and optimize roofs, doors and windows.
- Areas of hurricane preparedness for the Preserves were discussed:
 - Preserves Unit Entry: Key control suggestions included creating a second set of unit keys that would reside in the electrical room inside a small combination lock safe, converting all electrical rooms into a combination lock entry and asking owners to add a front door combination lock to improve the chances that their unit can be entered in an emergency (Debbie has suggestions for combination locks). A volunteer “Building Lead” role was suggested for each unit, preferably a

full-time owner. This person would have access to the electrical room and second set of keys. They could also take on other responsibilities in the event of emergencies, as outlined in the 2022 Hammocks Emergency Preparedness Plan (HEPP), and perform ongoing monitoring.

- Preserves Utilities: Pursue a binding agreement with Kone to prioritize Hammocks post hurricane elevator support. Add a task of pre-emptying the compactor prior to a storm to the 2022 HEPP.
- Areas of hurricane preparedness for the Master was discussed:
 - Security: Pursue a binding agreement with a local security company to control the front gate 24/7 post hurricane. Utilize a logbook where non-owner entrants would be tracked with ID, proof of insurance and/or other information. Upgrade the guard shack with portable AC and modify bushes for entry. Purchase generators for the guard shack and clubhouse (the clubhouse has a natural gas connection nearby). Maintenance to understand/coordinate with the Charlotte County Utilities Dept on power for the Hammocks lift station and consider a generator to support this operation if needed.
 - Communications: Purchase 6 walkie talkies for clubhouse, guard shack, Maintenance (2) and two spares.

Next Meeting: TBD (Clubhouse and Zoom)

Adjournment: The meeting was adjourned at 1 PM by Ralph Pavek, Chair

Minutes Prepared: Ralph Pavek