

Hammock Creek Master Homeowners Association, Inc.

BOARD OF DIRECTORS MEETING

TUESDAY, AUGUST 2, 2020 AT 7:00 P.M.

MINUTES

Zoom Webinar

<https://us02web.zoom.us/j/86310259422?pwd=N0lMOXdnaVl5b1BNMW1RWktHUURIUT09>

Passcode: 416229

CALL TO ORDER:

The meeting was called to order at 7:00 p.m. by President and chair Drew High. Those Board members present to constitute a quorum were Mike Di Egidio, Corey Hamlin, Drew High and John McAuliffe. Representing Advantage Property Management was Alicia Brown.

APPROVAL OF MEETING MINUTES:

Mike Di Egidio made a motion to approve the minutes from March 2, 2020 Board of Directors and Organizational Meetings; John McAuliffe seconded; all were in favor.

TREASURERS REPORT:

John McAuliffe reported on the June 2020 financial.

Beginning Balance: \$146,861.75

Deposits: \$45,396

Expenses: \$38,171

Ending Balance: \$154,951

John McAuliffe made a motion to close the account at TD Ameritrade and move to CenterState; Mike Di Egidio seconded; all were in favor.

NEW BUSINESS:

Board Member Appointment – Golf Course: Mike Di Egidio made a motion to appoint Jon Whittmore to the Board as the second new Golf Course owner/representative; Drew High seconded; all were in favor. Corey Hamlin will be taking the Secretary position and Jon Whittmore will take the Director position.

Comcast: John McAuliffe made a motion to non-renew the Comcast contract for television services that expires in January of 2021; Mike Di Egidio seconded; all were in favor.

Proposed Truck Amendment: John McAuliffe made a motion to approve the language for the proposed amendment; Drew High seconded; all were in favor. A committee for each community will be established to assist with obtaining votes whether in favor of or against the proposed change.

ARB Guidelines Revision: John McAuliffe made a motion to approve the ARB Guidelines revision with a few additional changes; Drew High seconded; all were in favor. Alicia Brown will make those changes and submit to the Board for final approval to be mailed out.

Concrete Repairs – Golden Bear Way: John McAuliffe made a motion to approve the proposal from Accurate Concrete for \$6,785; Mike Di Egidio seconded; all were in favor.

OLD BUSINESS:

Drainage – Preserve: John McAuliffe made a motion to approve the proposal from Mathers Engineering for \$1,750 to review the proposals for the drainage repairs and advise which contractor to move forward with; Mike Di Egidio seconded; all were in favor.

Capital Improvements – Golden Bear Way: Mike Di Egidio made a motion to approve \$220,000 for the soft and hardscape improvements to the front entrance; John McAuliffe seconded; all were in favor.

VIOLATIONS:

Fines: John McAuliffe made a motion to approve the fine of \$1,000 for the following violations that have not been cured: Mike Di Egidio seconded; all were in favor.

- 2704 SW Bear Paw Trail: pavers that need to be repaired
- 2190 SW Dove Canyon Way: roof needs to be cleaned
- 2845 SW Turtle Point: pavers that need to be repaired

Drew High asked Alicia Brown to send letters to those homes that do not have an oak tree in front of their property in between the sidewalk and road.

NEXT BOARD MEETING:

There was no meeting scheduled at this time.

ADJOURNMENT:

There being no further business to come before the board, Mike Di Egidio made a motion to adjourn the meeting at 9:50 p.m.; John McAuliffe seconded; all were in favor.

Respectfully Submitted:

Accepted by:

Advantage Property Management

For the Hammock Creek Master
Homeowner's Association, Inc.