

Preserve at Hammock Creek Homeowners Association, Inc.

BOARD OF DIRECTORS MEETING MONDAY, DECEMBER 14, 2020 AT 7:00 P.M.

MINUTES

HAMMOCK CREEK GOLF COURSE
2400 SW GOLDEN BEAR WAY
PALM CITY, FL 34990

CALL TO ORDER:

The meeting was called to order at 7:05 p.m. by President and chair John McAuliffe. Those Board members present to constitute a quorum were Todd Batchelder, John Cicchino, Anne Napoli, John McAuliffe and Steve Weissman. Representing Advantage Property Management was Alicia Brown.

PROOF OF NOTICE:

Alicia Brown reported that the meeting notice was posted on the video screens on Friday, December 11, 2020.

APPROVAL OF MEETING MINUTES:

Steve Weissman made a motion to approve the minutes from November 11, 2020; Anne Napoli seconded; all were in favor.

TREASURER'S REPORT:

Anne Napoli reported on the November 2020 financial, report is attached and made part of the minutes.

4483 SW La Paloma Drive Update: Alicia Brown reported that the sale is still pending waiting on second appraisal that the bank ordered.

MASTER UPDATES:

Entry Project: John McAuliffe reported:

- The project remains on track after the new board is in place
- There will be volunteers from each community

John McAuliffe gave an update on the demand the association received from homeowners Michael and Vittoria Di Egidio pertaining to landscaping in the common areas that was installed by a homeowner.

John Cicchino made a motion to approve Todd Batchelder as the new representative on the Master board for the Preserve; John McAuliffe seconded; all were in favor.

OLD BUSINESS:

TV Screen Update: Todd Batchelder reported that the new screens are up and working.

- John McAuliffe made a motion to approve the purchase of a new computer needed to properly run the new tv's and software for \$400; Todd Batchelder seconded; all were in favor.
- John McAuliffe made a motion to approve \$20 per month to Metro in order to have cloud storage and capability to update remotely; Anne Napoli seconded; all were in favor.

Camera System: John McAuliffe made a motion to approve of the proposal from Metro for new cameras and recorder for the guardhouse in the amount of \$4,573.11; Steve Weissman seconded; all were in favor.

Swales: Todd Batchelder made a motion to approve of the repairs to the concrete swales along the roadways not to exceed \$20,000; John McAuliffe seconded; all were in favor. The contractor selected will be ratified at the next meeting.

Road Paving: Steve Weissman made a motion to approve the proposal from J.W. Cheatham in the amount of \$208,931.25 for the paving of the roads within the Preserve; John McAuliffe seconded; all were in favor.

Lawsuit Update: John McAuliffe gave a brief update on the lawsuit with resident Gerret Swearingen.

NEW BUSINESS:

Gates: John Cicchino discussed concerns residents have made concerning the speeding through the gates. John Cicchino made a motion to approve up to \$1,000 for the installation of speed bumps; Steve Weissman seconded; all were in favor. The installation will be on a 90-day trial period.

Board Openings: John McAuliffe made a motion to appoint Todd Batchelder as President of the Preserve board moving himself into the Secretary position; Anne Napoli seconded; motion passed with Todd Batchelder, John McAuliffe and Anne Napoli in favor with John Cicchino and Steve Weissman opposed. After discussion, John Cicchino and Steve Weissman also approved the appointment.

ARB Opening: John McAuliffe made a motion to approve the appointment of Eileen Guffin to the ARB as one of the Preserve representatives; Steve Weissman seconded; all were in favor.

Neighborhood Watch: Steve Weissman discussed the idea of a neighborhood watch committee. Steve Weissman further reported that this committee would not be affiliated with the board.

NEXT BOARD MEETING:

There was no meeting scheduled at this time.

ADJOURNMENT:

There being no further business to come before the board, John McAuliffe made a motion to adjourn the meeting at 8:41 p.m.; Anne Napoli seconded; all were in favor.

Respectfully Submitted:

Accepted by:

Advantage Property Management

For the Preserve at Hammock Creek Homeowner's Association, Inc.