

Preserve at Hammock Creek Homeowners Association, Inc.

BOARD OF DIRECTORS MEETING MONDAY, DECEMBER 6, 2021 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 7:00 p.m. by President and chair Todd Batchelder. Those Board members present to constitute a quorum were Todd Batchelder, Megan Bogdan, Bill Melson and George Sanders. Rod Marquardt was absent. Also in attendance were Alicia Brown representing Advantage Property Management.

PROOF OF NOTICE:

Alicia Brown reported that the meeting notice was posted at the guardhouse Friday, December 3, 2021.

APPROVAL OF MEETING MINUTES:

Bill Melson made a motion to approve the minutes from the Special Members Meeting and Board of Directors Budget Meeting on November 8, 2021; Megan Bogdan seconded; all were in favor.

TREASURER'S REPORT:

Bill Melson reported that the financials for November have not been completed this early in the month, therefore nothing new to report from last meeting.

MASTER UPDATES:

Todd Batchelder reported that he attended a deposition for a trip and fall insurance claim.

Entry Project: Todd Batchelder reported:

- All of the construction plans have been received and sent to contractors for proposals which are due back in January.

OLD BUSINESS:

Speed Bumps: Bill Melson made a motion to approve the installation of the speed bumps at the front entrance for a 90-day trial period in the first part of 2022; George Sanders seconded; all were in favor.

Street Signs: Bill Melson made a motion to approve the proposal from Beautiful Mailboxes in the amount of \$12,406.65 for the replacement of the street signs in the community; George Sanders seconded; all were in favor.

Entryway Pressure Cleaning: Todd Batchelder made a motion to approve the proposal from Magic Bubbles in the amount of \$350 for the biannual cleaning of the front entryway; George Sanders seconded; all were in favor.

NEW BUSINESS:

Comcast Phone Line: Todd Batchelder made a motion to approve the proposal from Comcast for \$203.35 for the phone line and internet at the guardhouse; Bill Melson seconded; all were in favor.

Electrical/Cable Box Painting: Alicia Brown was asked to get additional proposals.

Window Tinting: Alicia Brown was asked to get proposals.

Guardhouse Locks: Todd Batchelder reported that new locks and keypad were purchased for the guardhouse because the old keypad was no longer working.

NEXT BOARD MEETING:

There was no meeting scheduled at this time.

ADJOURNMENT:

There being no further business to come before the board, Todd Batchelder made a motion to adjourn the meeting at 7:52 p.m.; George Sanders seconded; all were in favor.

Respectfully Submitted:

Accepted by:

Advantage Property Management

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