

# Preserve at Hammock Creek Homeowners Association, Inc.

## **ANNUAL MEMBERS' MEETING**

MONDAY, FEBRUARY 24, 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 7:10 p.m. by President and chair Steve Weissman.

Also in attendance:

Alicia Brown – Advantage Property Management

Lisa Kusen – Advantage Property Management

Deborah Ross – Ross Earle Bonan & Ensor – Association Attorney

#### **ESTABLISH QUORUM:**

Steve Weissman reported that a quorum was established with 65 members either in person or by proxy.

#### **PROOF OF NOTICE:**

Alicia Brown provided Steve Weissman the Affidavit of Mailing and reported that the meeting notice was posted on the bulletin board on Monday, February 10, 2020.

#### **APPROVAL OF MEETING MINUTES:**

There were no previous meeting minutes to approve.

#### **PRESERVE UPDATES:**

Steve Weissman asked that all questions be held until the end of the meeting.

John McAuliffe Reported:

- Wanted to address the elephant in the room regarding current and previous Board of Directors.
- Discussed the history of the pending lawsuit by Gerret Swearingen
- Insurance increase of \$12,000 per year over 3 years as a result from the lawsuit

Steve Weissman Reported:

- Guardhouse has been updated with a fresh of paint and interior decorated
- Beginning stages of obtaining proposals for road paving
- Proposals are being obtained for the lifting of all of the oak trees that line the road
- No assessments for any of the enhancement projects.

Deborah Ross – Association Attorney Reported:

- Gave an update on the pending lawsuit by Gerret Swearingen
- Discussed the latest records request made by Gerret Swearingen
- Discussed the history behind Unanimous Written Consents

John Cicchino Reported:

- Great job in obtaining a quorum – last quorum was in 2005
- Showed a picture of what the potential brick work could look like at the Guardhouse
- Prices are being obtained for updating the landscaping the front island
- Looking into replacing the front gates both entry and exit
- Up lighting and accent lighting to be updated at the front entrance
- Facebook page has been created – although it is not run by the Board of Directors
- Nextdoor: no more Board comments on any negative posts
- Looking into an electronic message board which would eliminate the bulletin board

### **GOLF COURSE UPDATE:**

Corey Hamlin introduced himself as the new owner of the Golf Course.

- Club & Community has great bones
- Would like to improve several areas

### **MASTER ASSOCIATION UPDATES:**

- Drainage was inspected in September of 2019 prior to the hurricane threat
- Obtained a proposal for repairs at a cost of \$30,000 spread out over 3 years
- ARB process has been updated and a new software purchased to streamline the process
  - Applications will be inspected once the work has been completed
  - Monthly meetings have already started vs the 30 days default approval process
- Chris Netska is currently negotiating the Comcast contract
- Trucks – a proposed amendment is underway and will be sent out for voting soon
- High Meadow entrance is being mowed 40ft on either side since county isn't staying on top of it
- Proposals are being obtained for new monuments and hardscape
- FPL pole painting is a topic for discussion as well

### **NOMINATIONS FROM THE FLOOR:**

Pam Moore made a motion from the floor to appointing Todd Batchelder; Dick Lineberger seconded; Todd Batchelder accepted the nomination.

Anne Napoli gave a brief bio on herself.

Todd Batchelder gave a brief bio on himself.

Steve Weissman made a motion to close nominations from the floor; John McAuliffe seconded; all were in favor.

### **ELECTION OF DIRECTORS:**

Michael Caputo: 4 votes

Anne Napoli: 61

Todd Batchelder: 60

**RESIDENTS QUESTIONS AND COMMENTS:**

The floor was opened up to the residents for questions and comments.

**ADJOURNMENT:**

There being no further business, John McAuliffe made a motion to adjourn the meeting at 9:31 p.m.; Steve Weissman seconded; all were in favor.

Respectfully Submitted:

Accepted by:

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Advantage Property Management

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