

# Hammock Creek Master Homeowners Association, Inc.

## **BOARD OF DIRECTORS MEETING**

MONDAY, JULY 12, 2021 AT 7:00 P.M.

### MINUTES

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

#### **CALL TO ORDER:**

The meeting was called to order at 7:03 p.m. by President and chair Frank De Cesare. Those Board members present to constitute a quorum were Todd Batchelder, Frank De Cesare and Chris Netska. Corey Hamlin and Jon Whittemore were absent. Representing Advantage Property Management was Alicia Brown.

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

Chris Netska made a motion to approve the minutes from December 22, 2020 and February 2, 2021; Frank De Cesare seconded; all were in favor.

#### **TREASURERS REPORT:**

Chris Netska reported on the May 2021 financial. Report is attached and made part of the minutes.

#### **NEW BUSINESS:**

**Turnpike Widening:** Stuart Trent discussed the widening of the Florida Turnpike proposed project.

**ARB Appointment:** Frank De Cesare made a motion to accept the appointment of Bob Shubert from the Preserve on the ARB; Todd Batchelder seconded; all were in favor.

#### **OLD BUSINESS:**

**Entryway Update:** Todd Batchelder discussed the progress on the entryway project and informed the residents that a copy of the latest rendering was on the table to view.

**Oak Tree Trimming:** Frank De Cesare made a motion to approve the proposal from Timber Trees for \$5,835 for the oak tree trimming along Golden Bear Way; Todd Batchelder seconded; all were in favor.

**Drainage Repairs:** Stuart Trent discussed the drainage in the community and a failing line located in the Sanctuary and the need for repair. Todd Batchelder made a motion to approve the proposal from Sunshine Land Design for the repair of the line near 5132 SW Hammock Creek Drive for \$7,515; Chris Netska seconded; all were in favor.

**FINES:**

Frank De Cesare made a motion to approve the fine of \$100 per day to a maximum of \$1,000; Chris Netska seconded; all were in favor. The fines were imposed for the following homes:

- 5307 SW Avilia Court – Driveway/walkway needing to be cleaned
- 5307 SW Avilia Court – Paver repairs
- 5307 SW Avilia Court – Roof cleaning
- 2671 SW Bear Paw Trail – Paver repairs
- 5011 SW Elk River Court – Roof cleaning
- 2209 SW Golden Bear Way – Paver repairs
- 4761 SW Hammock Creek Drive – Paver repairs
- 5172 SW Hammock Creek Drive – Paver repairs
- 5172 SW Hammock Creek Drive – Roof cleaning
- 5204 SW Hammock Creek Drive – Paver repairs
- 4451 SW La Paloma Drive – Paver repairs
- 4491 SW La Paloma Drive – Exterior home cleaning
- 4491 SW La Paloma Drive – Roof cleaning
- 4539 SW La Paloma Drive – Paver repairs
- 4593 SW Long Bay Drive – Paver repairs

**NEXT BOARD MEETING:**

There was no meeting scheduled at this time.

**ADJOURNMENT:**

There being no further business to come before the board, Chris Netska made a motion to adjourn the meeting at 7:50 p.m.; Todd Batchelder seconded; all were in favor.

Respectfully Submitted:

Accepted by:

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Advantage Property Management

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