

# Preserve at Hammock Creek Homeowners Association, Inc.

## **BOARD OF DIRECTORS MEETING**

TUESDAY, JUNE 28, 2022 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 Bill Melson. Those Board members present to constitute a quorum were Megan Bogdan, Rod Marquardt, Bill Melson, George Sanders and Steve Weissman. Representing Advantage Property Management was Alicia Brown.

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

Alicia Brown reported that the meeting notice was posted at the guardhouse Sunday, June 26, 2022.

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

Bill Melson made a motion to approve the minutes from May 18, 2022; Megan Bogdan seconded; all were in favor.

#### **TREASURER'S REPORT:**

Steve Weissman reported on the April 2022 financial:

- Operating Cash: \$107,119.66
- Reserve Cash: \$51,000.42
- YTD under budget by \$7,542.26
- Arrears: \$4,098.30

Alicia Brown was asked to find out how many notices have been sent for account #8162.

#### **MASTER UPDATES:**

George Sanders reported on Master projects:

- **Entry Project:** The entryway monuments, retaining walls and decorative street lights have been painted.
- **Golden Bear Way Paving:** The paving project is scheduled to begin in August.
- **Street Signs:** The deposit has been sent for the street sign replacements, just waiting on scheduling.
- **Reserve Study:** The reserve study has been completed.

**OLD BUSINESS:**

**Survey Results:** Bill Melson reported that out of 197 homes, 132 responded.

- 28% wanted to keep the speed bumps
- 72% wanted to have them removed

**Survey – Community Feedback:** Bill Melson reported that 65 residents gave suggestions, some of those are:

- **Speed tables**
- **Speed bumps**
- **More officer patrol**
- **More stop signs**
- **Arms on the gates**

**Reserve Study:** The Board would like to have a meeting with the company that did the Reserve Study to go over the results to better understand.

**Drainage:** Bill Melson reported that the last storm the water went down really well and thanked residents that went out and cleared drains.

Alicia Brown read a note on how the drainage system works.

Alicia Brown was asked to find out from Bartlett on how to secure the gates during a storm.

**Street Parking:** Bill Melson reported on issues with residents parking in their driveway and blocking the sidewalk.

**NEW BUSINESS:**

**Common / Preserve Area Trimming:** Alicia Brown was asked to contact Wolf Landscaping to trim the palmettos along the preserve area on SW Bear Paw Trail.

**Trucks:** Alicia Brown was asked to continue to send letters to those that have truck violations.

**NEXT BOARD MEETING:**

There was no meeting scheduled at this time.

**ADJOURNMENT:**

There being no further business to come before the board, George Sanders made a motion to adjourn the meeting at 8:14 p.m.; Megan Bogdan seconded; all were in favor.

Respectfully Submitted:

Accepted by:

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Advantage Property Management

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