

Preserve at Hammock Creek Homeowners Association, Inc.

BOARD OF DIRECTORS MEETING

MONDAY, JUNE 8, 2020 AT 7:04 P.M.

MINUTES

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

CALL TO ORDER:

The meeting was called to order at 7:04 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 bulletin board on Friday, June 5, 2020.

APPROVAL OF MEETING MINUTES:

Steve Weissman made a motion to approve the minutes from March 23, 2020; Anne Napoli seconded; all were in favor.

Alicia Brown was asked to have Chris Netska upload the approved minutes to the community website.

OLD BUSINESS:

Lawsuit Updates: Alicia Brown reported that the ongoing lawsuit with homeowner Gerret Swearingen is still ongoing.

John McAuliffe reported that a new lawsuit by homeowner Gerret Swearingen has been received. This lawsuit has been forwarded to the insurance carrier for response.

The Board discussed seeking a local realtor to determine the property values in the Preserve for the purposes if a counter lawsuit would be to the advantage of the community to recoup property values as a result of the ongoing lawsuits brought on by homeowner Gerret Swearingen.

Liens: Alicia Brown gave an update on the current liens in place.

Swales: Alicia Brown reported that she was getting another proposal for a total of 4 for the repairs to the swales for the Master. Once all competitive bids are in the Master will select the contractor for the repair.

Paving: John McAuliffe reported that there are 4 proposals on the paving and waiting until the swale work is completed before the roads will be paved.

Entry Update: John McAuliffe reported that the plans are in place and going out to bid for the updates on Golden Bear.

Video Screens: Alicia Brown reported that Drew High, President of the Sanctuary is in the final stages of getting theirs set up. Once all is completed, he will forward the information so the Preserve and the Estates can duplicate.

NEW BUSINESS:

Violations: Alicia Brown reported that 115 violations went out in the Preserve for mainly paver repairs and dead/dying grass to be replaced.

Pavers - Community: Alicia Brown reported that 2 proposals were obtained for the common area paver repairs. The repairs will begin within the next week.

Mailbox Painting: John McAuliffe reported that the Sanctuary is looking into changing the color of their mailboxes and the entry gates to black and wondered if the Preserve would want to do the same. Alicia Brown reported that this could be considered a material alteration and to check with counsel to confirm if this could be done without a community vote.

Flooding: John McAuliffe discussed the drainage and that he met with PCI Stormwater Solutions and the drainage in the 3 communities appears to be working as it should be. There was a lot of rain in the past few weeks and it would just take time for it to go down.

Guardhouse Roof: Anne Napoli made a motion to approve of Knox Roofing to replace the Guardhouse roof at no expense to the association; Steve Weissman seconded; all were in favor.

NEXT BOARD MEETING:

There was no meeting scheduled at this time.

ADJOURNMENT:

There being no further business to come before the board, Anne Napoli made a motion to adjourn the meeting at 8:31 p.m.; Todd Batchelder seconded; all were in favor.

Respectfully Submitted:

Accepted by:

Advantage Property Management

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