

Preserve at Hammock Creek Homeowners Association, Inc.

BOARD OF DIRECTORS MEETING

MONDAY, MARCH 21, 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 7:02 p.m. by President and chair Bill Melson. Those Board members present to constitute a quorum were Megan Bogdan, Rod Marquardt, George Sanders and Steve Weissman. Bill Melson was on conference call. Representing Advantage Property Management was Alicia Brown.

PROOF OF NOTICE:

Alicia Brown reported that the meeting notice was posted at the guardhouse Friday, March 18, 2022.

APPROVAL OF MEETING MINUTES:

Megan Bogdan made a motion to approve the minutes from December 6, 2021 and February 7, 2022; Rod Marquardt seconded; all were in favor.

PRESIDENTS REPORT:

George Sanders read a letter from President, Bill Melson as he was on conference call.

- Thanked Rod Marquardt for continuing to volunteer his service to the community both on the Preserve Board and Chair of the ARB Committee.
- Welcomed Steve Weissman back to the Board, he as well has served not only the Preserve Board but the Master as well and his experience is valued.
- Thanked Megan Bogdan & George Sanders for their continued efforts on the Board.
- Thanked Todd Batchelder for his time on the Board and many of the beautification projects that he was a part of for the community.
- Since moving into the community in 2017, the Board and residents have been talking about entryway safety, thanked the previous Board and current Board for listening to the residents concerns and making attempts to improve the safety of the community.

TREASURER'S REPORT:

Steve Weissman reported on the February 2022 financial:

- Operating Cash: 99,324.60
- Reserve Cash: \$52,197.51
- YTD under budget by \$3,185.90
- Arrears: \$4,984.85

MASTER UPDATES:

George Sanders reported on Master projects:

Entry Project:

- Still waiting on additional bids from contractors

Golden Bear Way Paving:

- Some bids have been received for the paving of SW Golden Bear Way between SW High Meadow Avenue & SW Berry Avenue. The bids are also including pricing for speed tables.

OLD BUSINESS:

Street Sign Replacement Update: Alicia Brown reported that the street signs are being assembled and will be scheduling installation any day.

Speed Bumps – Trial Period: George Sanders reported on the installation of the speed bumps and comments that have been received. Residents in attendance also gave feedback, some in favor and some against them.

Bill Melson reported that the trial period for the speed bumps is June 6, 2022 and they will stay or they will go. A survey will go out to the community to get the feedback of the residents so that the Board can make a decision based on the community wants.

NEW BUSINESS:

Preserve Facebook: George Sanders reported that this social media page will be for Board postings only going forward as another way to get information to the residents as to happenings in the community.

Decorative Light Post Painting: Alicia Brown reported that she obtained one proposal for the painting of the entryway decorative lights, waiting on additional bids to come in.

Electrical/Cable Box Painting: Rod Marquardt reported that he contacted FPL and was advised that the association could not paint the boxes.

Tree Trimming at Street Lights: Steve Weissman asked Alicia Brown to obtain proposals for the thinning of the oak tree that is directly in front of the guardhouse to allow more light from the street lights.

Towing: Steve Weissman reported that the towing company that was previously listed on the towing sign is no longer in business. Another company was contacted, and they will be providing new signage.

Reserve Study: Alicia Brown provided the Board with proposals from two different companies that provide reserve studies. Steve Weissman made a motion to approve up to \$2,500 for the reserve study; Rod Marquardt seconded; all were in favor. Alicia Brown was asked to ask other managers if they have any experience with either company and report back to the Board.

Parking in the Street / Blocking Sidewalks: The Board and several residents spoke about those residents that continue to block the sidewalks and park in the street overnight. George Sanders reported that the Master has voted to impose a fine on one resident so far and will continue should the situation continue.

Common Area Turf Management / Fertilization: Alicia Brown reported that she spoke to Royal Green and if you treat those areas along the preserve it will kill off all the weeds and would be left with dirt. Since there is no irrigation there, Royal Green recommended doing nothing.

RATIFY UNANIMOUS WRITTEN CONSENTS:

George Sanders made a motion to ratify the following unanimous written consents approved since the last meeting; Rod Marquardt seconded; all were in favor.

- Procedure for all records request inspections.
 - All records requests of the association will be sent to Deborah Ross' office for inspection.
 - Office address 1701 Highway A1A, Suite 220, Vero Beach, FL 32963
- Proposal from Rick Carroll Insurance in the amount of \$9,572.36 for renewal for the insurance policies with terms of 1/13/2022 – 1/13/2023 and 1/10/2022 – 1/10/2023.

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 9:02 p.m.; Rod Marquardt seconded; all were in favor.

Respectfully Submitted:

Accepted by:

Advantage Property Management

Preserve at Hammock Creek Homeowner's Association, Inc.