

Preserve at Hammock Creek Homeowners Association, Inc.

BOARD OF DIRECTORS MEETING

WEDNESDAY, MAY 18, 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, 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, May 18, 2022.

APPROVAL OF MEETING MINUTES:

Bill Melson made a motion to approve the minutes from March 21, 2022; George Sanders seconded; all were in favor.

TREASURER'S REPORT:

Steve Weissman reported on the April 2022 financial:

- Operating Cash: \$111,824.30
- Reserve Cash: \$49,331.65
- YTD under budget by \$5,234.87
- Arrears: \$4,558.30

MASTER UPDATES:

George Sanders reported on Master projects:

- **Entry Project:** The Master voted to paint the monuments, retaining wall and decorative streetlights for now until costs go back down and more money can be added into reserves.
- **Golden Bear Way Paving:** The Master approved a contract for the repaving of SW Golden Bear Way
- **Street Signs:** A proposal was approved for the replacement of the street signs to match the Preserve and Estates.
- **Reserve Study:** A proposal was approved for a reserve study.
- **Paint Colors:** The Master approved the new paint colors to – Body: Amazing Gray, Trim: Snowbound.

OLD BUSINESS:

Reserve Study: Alicia Brown reported that Reserve Data Analysis was the company that was given the contract for \$2,460. The site visit is scheduled for the weekend of May 14, 2022.

Light Poles/Monument/Wall Painting: George Sanders made a motion to approve the proposal from MES in the amount of \$3,800 for the painting of the decorative light posts, monument and retaining walls; Bill Melson seconded; all were in favor.

Traffic Calming Period Ending: Bill Melson reported that the trial period is coming to an end on June 6th. A survey will be sent to the community to get a feel for what the community wants.

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

Sheriff Patrol: Bill Melson reported that he contacted Martin County Sheriff's Department and the cost for an after-hours officer is \$35.00 per hour with a minimum of 3 hours. Bill Melson made a motion to approve of 2 dates to have an officer patrolling the community for speeding; Rod Marquardt seconded; all were in favor.

NEW BUSINESS:

Gate Chassis (Security Recommendation): George Sanders made a motion to approve of the replacement of the exit side chassis not to exceed \$5,000; Megan Bogdan seconded; all were in favor.

Click 2 Enter: Rod Marquardt made a motion to approve the proposal from Bartlett Brothers in the amount of \$1,650 for the installation of a device that will allow first responders to gain entry into the community using their radio; Megan Bogdan seconded; all were in favor.

Guardhouse Exterior Lights: Steve Weissman made a motion to approve \$500 for the replacement of the exterior lights; George Sanders seconded; all were in favor.

RATIFY UNANIMOUS WRITTEN CONSENTS:

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

- Entryway Landscaping:
 - Wolf's Landscape - \$1,044 new plantings and sod
 - Timber Trees - \$500 to trim the oak trees at the entrance of the community
- Pest Control: Changing pest control company to Hometown Pest for \$570 yearly

NEXT BOARD MEETING:

There was no meeting scheduled at this time.

ADJOURNMENT:

There being no further business to come before the board, Bill Melson made a motion to adjourn the meeting at 8:45 p.m.; George Sanders seconded; all were in favor.

Respectfully Submitted:

Accepted by:

Advantage Property Management

Preserve at Hammock Creek Homeowner's
Association, Inc.