

Hammock Creek Master Homeowners Association, Inc.

BOARD OF DIRECTORS MEETING MONDAY, NOVEMBER 9, 2020 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 7:05 p.m. by Treasurer and chair John McAuliffe. Those Board members present to constitute a quorum were Frank De Cesare, Corey Hamlin, John McAuliffe and Chris Netska. Jon Whittemore attended via Zoom. Representing Advantage Property Management was Alicia Brown.

Board members introduced themselves to the residents in attendance.

PROOF OF NOTICE:

Alicia Brown provided the Board with the Affidavit of Mailing.

APPROVAL OF MEETING MINUTES:

Chris Netska made a motion to approve the minutes from August 4, 2020; Corey Hamlin seconded; all were in favor.

TREASURERS REPORT:

John McAuliffe reported on the September 2020 financial.

Beginning Balance: \$185,922.36

Deposits: \$40,055.54

Expenses: \$39,196.53

Ending Balance: \$186,781.37

NEW BUSINESS:

Adopt 2021 Budget and Annual Assessment: Frank De Cesare made a motion to approve the budget as mailed with the quarterly maintenance fees being \$100.00 per quarter; Chris Netska seconded; all were in favor.

Review/Action Regarding Members Planting of Landscaping on Common Property: John McAuliffe made a motion to ratify the Board's decision to draw a line in the sand; Frank De Cesare seconded; all were in favor. The line in the sand is as follows:

Recently, the Association received a complaint from homeowners who are opposed to the trees that were planted on the Common Property behind their next-door neighbor's home, prior to the time the complainants purchased their home in 2015. Although the Association believes this complaint is without merit for many reasons, it did cause the Association to take a closer look at the provisions of the Master Declaration.

Section 7(j) of the Master Declaration provides in relevant part:

An Owner may not plant or construct Improvements in any easement, right-of-way or in the Common Property.

The term Improvements includes landscaping pursuant to Article 1 of the Master Declaration.

In light of the fact that much of homeowners' planting on Common Property occurred with either actual or tacit consent of prior boards and more than five (5) years ago, the Board has determined that it is neither practical nor legally permissible for it to require existing landscaping planted on Common Property by homeowners through and including the date of this resolution to be removed. As such, all such trees and landscaping are deemed "grandfathered" and will be permitted to remain in place as long as such plantings are properly maintained by the individual homeowners pursuant to Article 7 of the Master Declaration or any amendment thereto. However, the planting of new landscaping in Common Property by homeowners is prohibited unless the provisions of the Master Declaration are amended by the requisite vote of the membership.

OLD BUSINESS:

Adopt ARB Guidelines: John McAuliffe made a motion to approve the ARB Guidelines revision; Chris Netska seconded; all were in favor. Alicia Brown reported that the Guidelines would be recorded with Martin County and then would be mailed to all residents for their files.

Proposed Truck Amendment Update: John McAuliffe reported that the amendment has passed. There was a total of 458 homes that voted with 339 voting yes and 119 voting no. Alicia Brown reported that the Amendment would be recorded with Martin County and then would be mailed to all residents for their files.

Mike Valade, Board member and representative for the Estates thanked Alicia Brown for her hard work managing the project and keeping residents informed throughout the process.

Drainage Repairs: John McAuliffe reported that Sunshine Land Design has completed the drainage project in the Preserve and the Estates. John McAuliffe further reported that Alicia Brown was on site at some point each day monitoring the project.

Capital Improvements – Golden Bear Way: John McAuliffe reported that Mike Di Egidio has resigned from the Board and has turned over all information to Frank De Cesare. The Board will be looking over all material and finalizing the project.

Comcast Cancellation: Chris Netska discussed the cancellation of the Comcast contract and informed residents that Comcast will be mailing information to each resident 30 days prior to the contract expiring in January of 2021.

John McAuliffe reported that Advantage Property Management has emails for 387 homes out of 569 and can send out an email blast with information as soon as it is received as well as mail with the next mailing in the next few weeks.

NEXT BOARD MEETING:

There was no meeting scheduled at this time.

ADJOURNMENT:

There being no further business to come before the board, Frank De Cesare made a motion to adjourn the meeting at 8:52 p.m.; Chris Netska seconded; all were in favor.

Respectfully Submitted:

Accepted by:

Advantage Property Management

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