

Preserve at Hammock Creek Homeowners Association, Inc.

BOARD OF DIRECTORS MEETING WEDNESDAY, OCTOBER 26, 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, and Steve Weissman. George Sanders was absent. Representing Advantage Property Management was Alicia Brown.

PROOF OF NOTICE:

Alicia Brown provided Bill Melson the Affidavit of Mailing and reported that the meeting notice was posted at the guardhouse Wednesday, October 12, 2022.

APPROVAL OF MEETING MINUTES:

Steve Weissman made a motion to approve the minutes from June 28, 2022; Rod Marquardt seconded; all were in favor.

TREASURER'S REPORT:

Steve Weissman reported on the September 2022 financial:

- Operating Cash: \$108,032.42
- Reserve Cash: \$46,511.39
- YTD under budget by \$9,871.69
- Arrears: \$3,898.30

MASTER UPDATES:

Alicia Brown reported on Master projects:

- **Street Signs:** The new signs have been ordered and are expected to be installed in the next few weeks.
- **Paving & Speed Table:** This project has been completed.
- **Mulch & Annual Flowers:** These are scheduled to be installed in the first week of November.

NEW BUSINESS:

Delinquent Accounts:

Account 8182: Two members of the Board plan to meet with the homeowner to discuss the payment plan that is in default.

Account 8162: Two members of the Board plan to meet with the homeowner to discuss their past due maintenance fees.

Preserve Area: Bill Melson reported that Martin County was contacted due to potential fire hazard in the preserve area due to a lightning strike. Martin County inspected the preserve areas and gave a report as to what needs to be taken care of in the Preserve area of the preserves from residents dumping landscape debris and other items.

Adopt 2023 Budget: Bill Melson made a motion to approve the 2023 proposed budget with the quarterly fees being \$120; Megan Bogdan 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, Bill Melson made a motion to adjourn the meeting at 7:53 p.m.; Steve Weissman seconded; all were in favor.

Respectfully Submitted:

Accepted by:

Advantage Property Management

Preserve at Hammock Creek Homeowner's Association, Inc.

UNAPPROVED