

Preserve at Hammock Creek Homeowners Association, Inc.

BOARD OF DIRECTORS MEETING

MONDAY, AUGUST 10, 2020 AT 7:00 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 7:03 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, August 7, 2020.

APPROVAL OF MEETING MINUTES:

Steve Weissman made a motion to approve the minutes from June 8, 2020; Anne Napoli seconded; all were in favor.

TREASURER'S REPORT:

Anne Napoli reported on the June 2020 Financial. Report is attached and made part of these minutes.

Anne Napoli reported that the current CD's are due to expire on September 7, 2020. Anne Napoli made a motion to leave the CD's in place for another 6 months; Steve Weissman seconded; all were in favor.

Alicia Brown gave an update on the liens that are currently in place.

MASTER UPDATES:

Golden Bear / Entrance Modernization: John McAuliffe reported that the design of the front entrance has been finalized.

Pickup Truck Proposed Amendment: John McAuliffe reported that the verbiage for the proposed amendment has been approved. A committee is being formed for each of the communities that will be going out to residents to obtain their votes.

Comcast: John McAuliffe reported that the Master voted to non-renew the Comcast contract and allow residents to obtain their own contracts for television services.

OLD BUSINESS:

Road Paving (Drainage): John McAuliffe reported that the Master had approved the proposal from an engineer that will look over the proposals received for the drainage concerns in the Preserve.

Lawsuit Updates: Alicia Brown reported that at this time there are no updates on the ongoing lawsuit with homeowner Gerret Swearingen.

ARB: John McAuliffe reported that the Master reviewed the changes the ARB made to the Guidelines. There were a few changes that were made by the Master. Once all changes are approved, the new Guidelines will be sent out to all of the owners.

John McAuliffe further reported that the ARB is now using Smartwebs which is streamlining the application process. So far, this new software is working well.

Notices: John McAuliffe reported that Smartwebs is now being used for the violation process as well. There will be certain times of the year that certain violations will be looked at.

NEW BUSINESS:

Video Screen Update: Alicia Brown provided the Board with proposals from two companies that have the software for the screens. John Cicchino made a motion to approve up to \$3,000 for the purchase of the tv's and the software/hardware for the information to be displayed on them; Steve Weissman seconded; all were in favor.

Camera Monitoring / Guardhouse Internet: The Board would like to see more proposals that would also include notification if the cameras went down vs only checking them weekly.

Anne Napoli made a motion to approve \$108.45 for internet at the guardhouse; John Cicchino seconded; all were in favor.

Mulch & Tree Trimming: John Cicchino made a motion to approve the proposal for the mulch at the entrance and trimming of the palms at the entrance by The Zone for \$1,010; Anne Napoli 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, John McAuliffe made a motion to adjourn the meeting at 8:50 p.m.; Anne Napoli seconded; all were in favor.

Respectfully Submitted:

Accepted by:

Advantage Property Management

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