

Hammocks Trail Homeowners' Association, Inc.

Board of Directors Meeting

**River Bridge Performance Center
100 River Bridge Blvd.
Greenacres, FL 33414**

**March 6, 2018
Minutes**

Present:

Carol Wyckoff -President
Ann Linardos-Vice President
Diana Mann-Secretary
Laxama Tallum-Treasurer
Bill Hirst – Director

Also Present:

Tina Austin, LCAM

Absent

None

Call to Order/Roll Call:

The meeting was called to order by Ms. Wyckoff at 7:02 pm at the River Bridge Performance Center. A quorum of the board was established.

Reading and Disposal of Minutes:

A **motion** to approve the minutes dated February 6, 2018 after reading of the same was made by Mr. Tallum with a second offer by Mr. Hirst all in favor and the motion passed unanimously.

Treasurer's Report:

Financial statement dated December 31, 2017 was presented by Association Manager.

Governor Report:

Mr. Jack Christman was not in attendance. Mr. Bert Molow provided the report in Mr. Christman's absence, Hammocks Trail is scheduled to be one of the first communities to be activated with the new services provided by Optical Tel. Homeowners were advised that at this time they will be responsible to return all Comcast equipment to a Comcast location.

Safety Report:

Mr. Bert Molow reported that the security meeting was held on February 8, 2018. A laser warning system was installed at the Forest Hill gate to alert the gate staff when people were entering the community through the pedestrian gate. This will have no effect on vehicles entering the community. There were a total of 73 incidents reported within River Bridge, eight (8) of those incidents involved Hammocks Trail. Mr. Molow reminded all in attendance if they see any suspicious activity or individuals to contact PBSO and not the gatehouse staff, PBSO has a non-emergency number that homeowners can call. Mr. Molow reported that there had been recent activity involving ATV's with River Bridge, these are not permitted within the community, and parents of these individuals were notified. As a further reminder Mr. Molow reported that golf carts are to be driven by adults only.

Hospitality Report:

Ms. Thelma Albinder reported that Ms. Linardos is the only one providing information to her, she has sent all cards based on this information. She reminded everyone to please let her know when there is a community issue where a card should be sent and she will happy to send one.

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President's Report:

Ms. Wyckoff reviewed the meeting procedures as discussed at last month's meeting, the meeting set up has been changed to allow for the board members to speak more directly to other board members. Homeowners were reminded to please not speak out during board discussion time as they would be given the opportunity to provide input or ask questions after board discussion was completed. Ms. Wyckoff suggested the option of creating a Social Committee and Beautification Committee to assist the board with items as they relate to landscaping monuments, painting of monuments, lighting etc. Mr. Hirst will be the chairperson of this committee and Mr. Molow has agreed to be a part of this committee as well.

A **motion** was made to approve the estimate as submitted by All County Paving, in the amount of \$6,684.00, to seal coat the community roadways was made by Mr. Tallum with a second offered by Mr. Hirst, all in favor and the motion carried unanimously.

A **motion** was made to approve the Color Palette as submitted at the meeting with the option to add more color schemes before final approval is obtained was made by Ms. Mann a second was offered by Mr. Hirst, all in favor and the motion carried unanimously.

Discussion/Direction to Management:

- The board will be working on community surveys.
- The Board to create Rules and Regulations in regards to the ARB process as it relates to house painting.
- Manager presented a copy of the Proposed Amendment to the Bylaws as prepared by the Association's attorney. The board is reviewing the same.
- Next Board of Directors meeting to be scheduled on April 3, 2018 at 7:00 p.m.

Adjournment:

With no further business to come before the Board, a motion to adjourn was made at 8:52 p.m. by Ms. Mann with a second offered by Mr. Tallum all in favor.

Accepted by: _____ Date _____