

Hammocks Trail Homeowners' Association, Inc. Board of Directors Meeting

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

**April 3, 2018
Minutes**

Present:

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

Also Present:

Tina Austin, LCAM
Ann Marie Ferrara, 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 March 6, 2018 as corrected after reading of the same was made by Mr. Hirst with a second offer by Ms. Mann all in favor and the motion passed unanimously.

Treasurer's Report:

Financial statement dated February 28, 2018 was presented by the Association's Manager.

Governor Report:

Mr. Jack Christman reported that are currently 27 homes within the community that had not registered with Optical Tel. Those homes would receive hand tags accordingly to remind them to register. Tennis courts 1 and 2 were approved for resurfacing and the monument wall project at the Purdy Lane and Forest Hill entry was approved.

Safety Report:

Mr. Bert Molow reported that the committee met on 3/8/18. He reported that Vestige Security had installed a GPS on the River Bridge manager's golf cart because recently the golf cart was stolen. He also reported that the new exit procedure which would have included residents showing ID to leave the community and the closure of the Cresthaven/Purdy gate from midnight to 5:00 am was not approved. There were 2 incidents within Hammocks Trail one involving a stolen vehicle recovery and the other involving an incident report investigation. It was reported that there were 4 garage doors opened after 11:00 pm. Two vehicles were towed from the community and PBSO issued two verbal trespass warning to individuals on the basketball courts.

Hospitality Report:

Ms. Thelma Albinder was not in attendance.

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Beautification Committee Report:

Mr. Hirst reported that he was in the process of obtaining volunteers to assist in the process of landscape enhancements at the monuments and discussed the need for the painting as well as changing out the current light fixtures on the monuments. Tina Austin, the Association's manager spoke in regard to the role of the committee and the fact that all work performed on common area property must be performed by licensed and insured vendors who are permitted to work within Greenacres. It was stressed that neither board members nor homeowners working with committees are authorized to perform any maintenance type activities on common area property. It was communicated by the Association manager that if Board members, Committee members or community volunteers were to perform work on the community common areas it would open the community up to extreme liability risks. Association manager asked for clarity pertaining to the responsibilities of the management company in regards to the projects. It was determined that the committee will provide all specs and details in regards to any project and the management company would then be responsible to obtain competitive bids, from qualified vendors, and present the same for the committee's review. The committee would review the bids and make the recommendations to the Board accordingly. The board has final approval on all projects prior to any projects commencing. Mr. Joseph, Mr. Molow, Mr. Tallum, and Ms. Mann have all volunteered to work with Mr. Hirst on the committee.

President's Report:

Ms. Wyckoff reviewed the meeting procedures as discussed at last month's meeting. She clarified that the meeting set up has been changed to allow for the board members to speak more directly to other board members. Homeowners were reminded not to speak out during board discussion time, as they would be given the opportunity to provide input or ask questions after the board's discussion was completed.

A **motion** was made by Ms. Wyckoff with a second offered by Ms. Linardos to allow all current homeowners the opportunity to keep their original paint color, however, any new homeowners as of February 2018 would be required to choose a color scheme from the approved Community Color Palette. After board discussion, a vote of the board was taken with 2 in favor and 2 opposing. Ms. Mann abstained from the vote. The motion has been tabled.

Discussion/Direction to Management:

- Proposed Amendment to the Bylaws, as prepared by the Association's attorney, was reviewed by the board. Many questions were asked. After a lengthy conversation, the board instructed management to take the initial questions as presented to the Association's attorney for review and have revisions to original document provided. The board then agreed to provide any further questions that may have not been discussed to manager to be presented to Attorney.
- The final Color Palette book has not been completed as some board members were in favor of adding more colors. The book was provided to Ms. Mann.
- Next Board of Directors meeting to be scheduled on May 1, 2018 at 7:00 p.m.

Adjournment:

With no further business to come before the Board, a motion to adjourn was made at 9:39 p.m. by Ms. Mann with a second offered by Mr. Tallum all in favor.

Accepted by:



Date

5/1/2018