

**HAMMOCK LAKES HOMEOWNERS ASSOCIATION OF BREVARD, INC.  
MEETING MINUTES – April 30, 2026**

**Type of Meetings:** ARC, Board of Directors Meetings, Special HOA Meeting April 30, 2026

**The Date, Time, and Place the meetings were called to Order:**

April 30, 2025, 4:00pm West Melbourne Library, 2755 Wingate Blvd, West Melbourne, FL 32904.

**First Meeting:**

**Architectural Review Committee (ARC) Meeting**

**Call to Order:** The ARC meeting of Hammock Lakes HOA was called to order by the HOA President: JOHN DITTMORE

**Board members Present::** JOHN DITTMORE, PATTY SELLERS, RON BIELSKI, JOHN HENRY, & MONIQUE ESPOSITO

**Proof of Proper Notice for The Meeting:** Notice of this meeting was emailed to all owners by the HOA Post Master on April 5, 2026. A reminder notice was emailed to all owners on April 29, 2026.

**Minutes from Previous ARC Meeting:** *President Motioned and Mr. Bielski Secretary seconded to waive reading of prior minutes: The previous ARC meeting minutes posted to the HOA website.*

**ARC Meeting**

- ARC Chairperson presented three (3) Architectural Review Applications to the Board of Directors for approval. Each application was previously reviewed individually by each Committee member. The Committee's review revealed no issues with any of the three (3) applications, and subsequently each Committee member recommended to the Board of Directors to approve each application.
- The ARC Chairperson subsequently recommended to the Board of Directors that they approved all three applications.
- The HOA President then polled the Board of Directors. All Board members voted to approve all applications presented by the ARC Member.
- The HOA President directed the ARC Chairperson to sign each application and email the approvals back to each owner.
- The HOA President motioned adjourn this meeting and Mr. Bielski seconded.
- ARC meeting was adjourned at 4:10pm.

## **Second Meeting**

### **Special Board of Directors (BOD) Meeting**

**Call to Order:** The Special BOD meeting of Hammock Lakes HOA was called to order by the HOA President: JOHN DITTMORE

**Board members Present:** JOHN DITTMORE, PATTY SELLERS, RON BIELSKI, JOHN HENRY, & MONIQUE ESPOSITO

**Proof of Proper Notice for The Meeting:** Notice of this meeting was emailed to all owners by the HOA Post Master on April 5, 2026. A reminder notice was also emailed on April 29, 2026.

**Minutes from Previous ARC Meeting:** *There were no prior special meeting minutes for this period.*

**Special Board of Directors Meeting Purpose:** To Determine if a change to Amendment II is approved by HOA members to remove fence restrictions for lots 7 - 10.

- The HOA President directed a vote count of owners present and represented by Proxy.
  - 14 owners were present; Five of the members present were Board members.
  - 17 proxies were received as of the date of this meeting
  - The total number of votes as of April 30, 2026 was 31 votes.
  - For a member's quorum, 1/3 of the total (84) must be present or a combination of owners present and proxies totaling 84, to have an owners meeting.
  - Therefore, the HOA President motioned to temporarily adjourn this special meeting for about 30 days, which would be May 30, 2026.
  - In the meantime, the HOA will conduct a door-to-door campaign to obtain the necessary 187 Yes votes to get the changes to Amendment II approved by the HOA members.
- This Special member meeting was temporarily adjourned, with the Board in agreement at about 4:25pm.
- The Special Members meeting will be scheduled for May 30, 2026 at a location to be determined.

## **Third Meeting**

### **Regular Board of Directors (BOD) Meeting**

**Call to Order:** The Special BOD meeting of Hammock Lakes HOA was called to order by the HOA President: JOHN DITTMORE

**Board members Present:** JOHN DITTMORE, PATTY SELLERS, RON BIELSKI, JOHN HENRY, & MONIQUE ESPOSITO

**Proof of Proper Notice for The Meeting:** Notice of this meeting was emailed to all owners by the HOA Post Master on April 5, 2026. A reminder notice was emailed to all owners on April 29, 2026.

**Minutes from Previous ARC Meeting:** *Prior minutes were posted to the HOA website.*

### **HOA Policy on “Waived Late Charges and Interest**

- A draft policy was draft and presented to the Board and the owners present by the HOA Treasurer.
- Items briefed to the Board and member were: Late Fee Caps, Simple Interest as stated in our covenants, Frequency of request for waiver, discretionary and fair use of the waiver process, and how payments are applied to a members account; interest first, then late fees.
- A form will be developed and posted to the Hammock Lakes website for those owners who are late payers or anticipate being late paying off the yearly HOA, to apply for relief or interest and fees.
- The HOA President reminded all that the standard HOA yearly assessment cannot be waived.

### **Verified Signature and Official Electronic Voting (Proposal)**

- The HOA Treasurer presented a proposal to transition Hammock Lakes to electronic voting, instead of the current method of sending out proxies and physically counting votes.
- According to Florida Statutes 720.317, “The association may conduct elections and other membership votes through an **Internet-based online voting system**”
- The member must consent electronically or in writing, to online voting.
- Any electronic voting system that we may implement must meet specific requirement as detailed in the Florida Statutes such as:
  - Authenticate the members identity
  - Able to authenticate the validity of each electronic vote to ensure that the vote is not altered in transit.
  - Able to transmit a receipt from the online voting system to each member who casts an electronic vote.
  - Able to store and keep electronic ballots accessible to election officials for recount, inspection, and review purposes.

- This capability is only in the research stage at this point, but there are a number of possibilities like Adobe, DocuSign, and Vote HOA Now, which is an entire electronic voting system managed by a third party – all of course at a cost.
- More information will be provided as the research proceeds.

#### **TRACT M Activity Updates – HOA President**

- According to the HOA President, everything the HOA asked for has been agreed to by the City of West Melbourne, such as.
  - A gate will be installed near the entrance to the park entrance from Glasbern Circle (Tract M). This gate will allow Parks and Recreation vehicles to maintain park property, but will also continue to allow pedestrian traffic coming off of Glasbern Circle.
  - A black wrought iron fence will be installed by the City of West Melbourne, bordering lots 7-9.
  - The HOA will be allowed to install a shed near the Lift Station located between 2634 & 2644 Tuscarora Court.
  - The HOA will be allowed to establish new electrical service, originating from the same lift station, to provide electrical power for the AIRMAX PS-60 Aeration System. This system will help to fix a long-standing issue with algae in the Tract F retention pond off of Glasbern Circle.

**Meeting was Adjoined at 4:58 PM.**

**NOTHING ELSE FOLLOWS**