

HAMMOCK LAKES HOMEOWNERS ASSOCIATION OF BREVARD, INC.

MEETING MINUTES – March 30, 2026

Type of Meetings: ARC & Board of Directors Meetings March 30, 2026

The Date, Time, and Place the meeting was called to Order: March 30, 2026 3:00pm. Veteran's Memorial Complex, 2285 Minton Road, West Melbourne, FL.

Architectural Review Committee (ARC) Meeting

Call to Order: The ARC meeting of Hammock Lakes HOA was called to order by the HOA President at 3:05pm: JOHN DITTMORE

The Establishment of a Quorum, With Attendees Listed by Name: Board members Present: JOHN DITTMORE, JOHN HENRY, RON BIELSKI. Board members PATTY SELLERS & MONIQUE ESPOSITO had excused absent and were not present.

Proof of Proper Notice for The Meeting: Notice of this meeting was sent out electronically to all owners by the HOA webmaster on March 23, 2026. A reminder was sent electronically to all owners on March 29, 2026

Minutes from Previous ARC Meeting: President Motioned and Mr. Bielski Secretary seconded to waive reading of prior minutes. Previous Meeting minutes were still being review, but will be posted to the HOA website when approved.

ARC Meeting

The Chairman of the ARC presented (3) three 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 (3) three applications, and subsequently recommended the Board of Directors approve them.

The Chairman of the ARC, subsequently motioned to the Board of Directors that they approved all (3) three applications.

The HOA President then polled the Board of Directors. All Board members voted to approve the (3) three applications.

The HOA Vice President will sign each application and email the approvals back to each owner.

Other ARC Business:

ARC meeting adjourned at 3:10 pm.

NOTHING ELSE FOLLOWS

Board of Directors (BOD) Meeting

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

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Board of Directors Meeting:

Proposed Changes to Amendment 2

The legal draft of a proxy to make changes to amendment 2, was finally delivered to us via email on 3-18/2026.

After reviewing the legal draft, there were several changes that needed to be made.

The original legal draft of the proxy deleted lots 7-16, inclusive from complying with fence restrictions outlined in the amendment 2. This was incorrect, as lots 11-16 are definitely located/border a retention pond and should be included in the fence restrictions.

The recommended change to this part of the proxy, will look like this: Lots 11-16, inclusive, Hammock Lakes East Phase One. This change will exclude lots 7-10 from having to comply with the fence restrictions outlined in this amendment, but leave the original fence guidance in the basic covenants, Section 10.

We will also include the date of April 30, 2026 on the first page of the proxy, to indicate when the first meeting will take place to count the number of votes to approve a change to amendment 2.

Since the proxies are good for 90 days only from the first meeting date, this means that if not enough yes/no votes are not received at the April 30 meeting, this meeting will be adjourned and reconvened to a later meeting, typically 30 days.

Because the proxies are only legally viable for 90 days from the start date on the proxy, this amendment must be approved/disapproved by HOA members by July 30, 2026.

We will be emailing this proxy out to all owners by April 6, 2026

Discuss City of West Melbourne Proposal for Tract M area

The City of West Melbourne has agreed to install a fence along the rear boundaries of lots 7-9 (2722 – 2742). The fence will be similar to the black iron fence at the entrance to the west subdivision.

A double swing gate to be installed at the entrance of Tract M, which is between lots 9 and 10 (2712 & 2722). The gate will allow for pedestrian traffic, but prevent unauthorized vehicles from entering the Hammock Lakes Park from Glasbern Circle.

Concurrently, Hammock Lakes will be allowed to extend electric service from the H/L Park, to the retention pond area designated as Tract F. This electrical service will allow the HOA to go forward with installing a bubbler system (Airmax Pond series PS60) to combat yearly retention pond issues with severe algae bloom.

The HOA will investigate where to put a storage unit for use by Hammock Lakes.

Waiver of Additional HOA Fees (Interest & Late Fees)

Two Hammock Lakes homeowners' have officially requested the HOA waive their late fees and subsequent interest charges.

According to our covenants Article VI, Section 2, Any assessment not paid within 30 days after the due date shall accrue an administrative late charge of \$25.00, plus interest beginning 30 days from the due date. The due date of the yearly HOA assessment is January 1 of the new year.

The covenant also states, "The HOA may waive payment of late charges and interest on any assessment, but may not waive payment of the assessment.

As a general rule the management company has waived late fees and interest if the HOA assessment is paid within a few days of the due, since it probably crossed in the mail.

The only time the HOA has waived late charges and interest was when the management company was late mailing out the assessment notice to owners.

The HOA does not have a current written policy on when late changes or interest may be waived.

The HOA instructed the Vice President to develop the initial policy and work with the rest of the Board to sharpen the language. This item will be discussed at the next HAO meeting, currently scheduled for April 30, 2026, place/time is TBD.

Under Other HOA Business as Necessary

Signs for Christmas Decoration Contest

One homeowner requested the HOA purchase additional signs for second and third place winners.

FYI, the first and second place winners do receive monetary awards.

The HOA will take that suggestion under consideration

Volunteer for Community Garage Sale

We received an email from an owner wishing to volunteer to assume responsibilities for the twice-yearly community garage sale.

We will reach out to this owner to provide the details to continue this event.

Mail Box Maintenance

We received a request from a homeowner to explore the possibility of providing much needed maintenance of our current mailboxes.

The owner pointed out that some mailboxes have a faded or rusty appearance, some with peeling paint, and with missing address numbers.

The HOA will look into the cost of providing maintenance to all mailboxes in the community.

The HOA will provide more information on the issue at the next HOA meeting.

The Board of Directors meeting was adjourned at 4:08pm.

NOTHING ELSE FOLLOWS

The HOA President received several documents from the City of West Melbourne, that he is sharing with the community. These documents illustrate activities by the City of West Melbourne to move forward with plans to fund and install a fence and coordinate with Hammock Lakes to fund and install a gate in the Tract M area. This document provide answers to your anticipated questions that you may have regarding the four page PDF file. If you have further questions, please send them to the Hammocklakeshoa@gmail.com email address.

Question: Funding Source (Most Important)

Answers: The fence installation is a City of West Melbourne proposal. The City of West Melbourne has agreed to fund, purchase and have a fence installed along the rear boundaries of lots 7-9 (2722 – 2742), but on City if West Melbourne property. The fence will be similar to the black iron fence at the entrance to the west subdivision.

Questions: Ownership & Ongoing Responsibility

Who owns the fence after installation?

Who is responsible for maintenance, repairs, and gate access?

Answers: The fence will be installed on the City of West Melbourne property and thus they will own the fence and have responsibility to maintain.

The gate will be funded by Hammock Lakes and the HOA will assume maintenance responsibility for the gate.

Question: Scope of Impact

Will any homeowners need to make changes to their property?

Are the changes for this project mandatory or optional to the homeowner?

Answer: Answer: The Hammock Lakes HOA Board of Directors is agreeing to this engagement on behalf of the owners. During a question-and-answer session at a previous HOA meeting, the fence installation by the City of West Melbourne and possible gate installation near Tract M was discussed. No changes are expected or projected to any owners property. Changes agreed to by the Board of Directors is made on behalf of its owners and are binding on all.

Question: Property Preparation

The document mentions homeowners must clear the fence line

What exactly does that include, and how will it be handled ?

What exactly must be removed?

Who enforces this?

What happens if a homeowner does not comply?

Answer: This area has not been defined at this point in time. As this project progresses all coordination with owners will be completed.

When the time come, the HOA and City of West Melbourne will define/be specific on what area must be cleared. In order to install a fence on City of West Melbourne property, some space may be required on both sides of the property line. The HOA will coordinate with the City of West Melbourne for specifics prior to the fence being installed.

The fence being installed by the City of West Melbourne will be at no cost to the owners.

Gate Access

Question: Who will have access to the gate and for what purpose?

Answer: This area, (Tract M), has always been a gateway for pedestrians to access Hammock Lakes Park. This specific language is included in the Platt for Tract M and filed in County records that way. The gate is specifically designed to prevent unauthorized vehicles from entering the Hammock Lake Park, while allowing the City of West Melbourne continued access to maintain the park and allow pedestrian traffic.

Question: City's Role

Answered: The City of West Melbourne will fund the fence effort and obtain/pay for the permit. We will coordinate with the City of West Melbourne regarding what clear out must be accomplished prior to the fence installation and who does what. Homeowners will be consulted but we don't expect the homeowner to pay anything or contribute in the effort to clear out the required space.

7. Approval Status

Answer: The City of West Melbourne Council must approve the proposal to purchase and install the fence. The Hammock Lakes Board of Directors have already approved a proposal to fund and have a gate installed near Tract M, all as a part of a yet to be approved Agreement between Hammock Lakes and the City of West Melbourne. The price quote within the PDF files was obtained by the City of West Melbourne.

Exhibit B




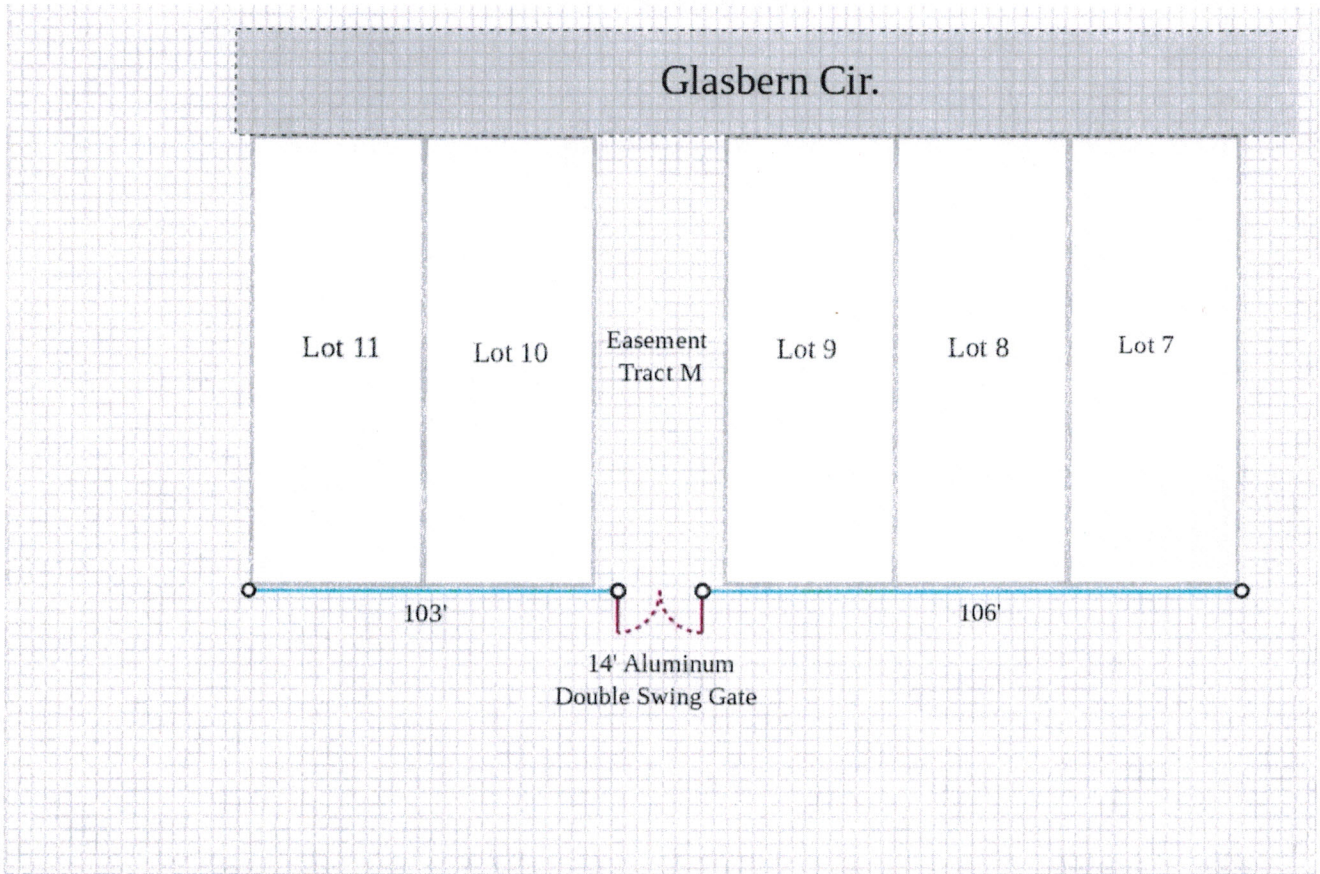
Legend

 Double Gate

 Pedestrian Gate

 Fence

 Parcels



FENCE FOOTAGE CONTAINED IN THIS PROPOSAL IS APPROXIMATE BASED ON THE FIELD MEASUREMENTS, FINAL PRICE WILL BE ADJUSTED BASED ON ACTUAL FOOTAGE USED, AS SET FORTH IN THE TERMS AND CONDITIONS.

Included in the job

(1) 12ft DD Standard Gate, Standard Latch

Job Notes

City of Melbourne to obtain their own permit for the project.
 Current lead time is approx. 8-10 weeks from signing.
 No tear out or haul away required.
 Superior Fence does not install or handle any electronic entry gate operating equipment.

Customer to clear fence line.

No returns for special order products

"ABOVE AND BEYOND"

This company was a pleasure to deal with from the time we started our project you could tell that customer service was very important to them. This showed in the way they explained the project to making sure that every deadline was met. I would deal with the company again because they showed great integrity in business.

★★★★★
Judith Volger

15,403
 Certified
 Reviews

★★★★★ 4.7

Today's Price: **6' tall black colonial open top aluminum picket (Double Swing Gate)** **\$14,241.00**

Choose your payment method

Pay with ACH/E-Check **\$14,027.39**
 Save **\$213.61**

Pay with Credit Card **\$14,241.00**

Pay with Financing **\$14,241.00**

Contact Sales



\$745 per month

6' tall black colonial open top aluminum picket (Cantilever Gate)

6'H Black 203 Colonial (C)

6' tall black aluminum bottom track cantilever gate

Black

Features & Benefits

- Made in America
- SolarShield Powder Coating
- Exceeds AAMA 2604 Standard
- Full Panel Coated after Assembly

Specifications

- **Post:** 2-1/2" Sq.
- **Rail:** 1-1/2"x1"
- **Picket:** 3/4" Sq.

Warranty

- Lifetime Warranty
- 3 Year Workmanship Warranty

Choose this package ↓



\$303 per month

6' tall black colonial open top aluminum picket (Double Swing Gate)

6'H Black 203 Colonial (C)

Black

Features & Benefits

- Made in America
- SolarShield Powder Coating
- Exceeds AAMA 2604 Standard
- Full Panel Coated after Assembly

Specifications

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- **Rail:** 1-1/2"x1"
- **Picket:** 3/4" Sq.

Warranty

- Lifetime Warranty
- 3 Year Workmanship Warranty

Choose this package ↓

The image shown is a representation of the style of the fence, and not meant to be a specification of the height, color, or grade.

6' tall black colonial open top aluminum picket (Double Swing Gate) - 209 LF

6'H Black 203 Colonial (C)

01:27

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West Melbourne

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West Melbourne, FL 32904

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