

HAMMOCK LAKES HOMEOWNERS ASSOCIATION OF BREVARD, INC.
MINUTES – September 4, 2025

Type of Meetings: ARC & Board of Directors Budget Meetings 2025

The Date, Time, and Place the meeting was called to Order:

September 4, 2025, 4:00 p.m. West Melbourne Library

Architectural Review Committee (ARC)

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

The Establishment of a Quorum, With Attendees Listed By Name: Board Members Present: JOHN DITTMORE, PRESIDENT; JOHN D. HENRY, VICE PRESIDENT; RON BIELSKI, SECRETARY, and EDWIN DIAZ, TREASURER. **Not present** was TARA McNAB, DIRECTOR.

Proof of Proper Notice of The Meeting: Notice of this meeting was emailed to all owners by the HOA Post Master on September 1, 2025. Notice was sent out late due to coordination issues.

Minutes from Previous ARC Meeting: *President Motioned and Secretary seconded: Minutes of the previous Architectural Review Committee Meeting was APPROVED and will be posted on Hammock Lakes Website (unanimous).*

Architectural Review Committee (ARC) Meeting

➤ **ARC Applications Presented for Board Approval**

- The Chairman of the ARC presented three (3) ARC Applications to the Board of Directors for approval. The Architectural Review Committee had previously reviewed all applications and the majority of Committee members agreed to recommend approval to the Board of Directors.
- The HOA President subsequently made a motion to the Board of Directors to approve all applications.
- The Secretary seconded the motion to approve three (3) applications, and the motion was unanimously carried.
- The HOA President directed the Chairman of the ARC to sign the three (3) applications and email a copy of the approvals to each owner.

➤ **Other ARC Business**

- The ARC Chairman alerted the Board of a possible disapproval of a recently received ARC application.
- The application has a possible paint color issue that the Committee may not approve. The application in question has not been reviewed before this ARC meeting.
- The HOA president informed all that if the Committee does not agree to recommend approval of an application, an ARC meeting would have to be convened to adjudicate the application with the owner.

ARC Meeting was adjourned at 4:15 pm

NOTHING ELSE FOLLOWS ON THIS PAGE

Board of Directors Budget Meeting

The Date, Time, and Place the meeting was called to Order:

August 30, 2023, 4:15 p.m., West Melbourne Library

Call to Order: The Board of Directors meeting was called to order by the Presiding Officer: BOD President, JOHN DITTMORE

The Establishment of a Quorum, With Attendees Listed By Name: Board Members Present: JOHN DITTMORE, PRESIDENT; JOHN D. HENRY, VICE PRESIDENT; RON BIELSKI, SECRETARY, and EDWIN DIAZ, TREASURER. **Not present** was TARA McNAB, DIRECTOR.

Proof of Proper Notice of The Meeting: Notice of this meeting was emailed to all owners by the HOA Post Master on September 1, 2025. Notice was sent out late due to coordination issues.

Minutes from Previous Board Meetings: *President Motioned and Treasurer Seconded: Minutes of previous Organizational Meeting was APPROVED and will be posted on the Hammock Lakes Website (unanimous).*

Budget Review Meeting

- A copy of the Advance Property Management (APM) proposed budget for fiscal year 2026 was sent via email to all Board members on August 5, 2025
- Numerous revisions were made to the initial budget submission by APM, such as the cost for Cloud Storage and other items.
- The Board of Directors reviewed all major items proposed for the 2026 budget.
 - Major increases noted on the proposed budget are highlighted below:
 - Surplus was 20% less than last year; \$4,760 down to \$3807.56
 - APM's management fees increased by 3%, from \$14,275.80 to 14,704.07
 - New rates for Contracted Lawn Cares increase 3%
 - Legal fees are estimated to be \$2,500 for the year 2026
 - Aquatics – up by 2% to \$6,750
 - Other smaller increases of between \$50.00 and \$200.00
- According to the APM proposed budget, the preliminary 2026 standard HOA assessment will increase \$21.00 (6.58%), \$298.00 to \$319.00.
- The westside additional assessment will increase by \$10.00, from \$130.00 to \$140.00, for a total westside assessment of (\$319.00+\$140.00) \$459.00.
- The increase on the westside is mainly due to a negative balance in the gate reserve fund. This negative balance is because the gate replacement cost was more than the reserve fund had available. To cover this funding shortfall, money was borrowed from the interest earned by the gate reserve fund. This borrowing method is allowed, but the borrowed money must be repaid over time.
- The Board will plan another review of the budget to determine if any items can be trimmed or deleted. We will then post the final budget to the community website at

www.hammocklakeshoa.com after the Organizational meeting, currently scheduled for October 30, 2025, at the Veteran Memorial Complex. The final budget for fiscal year 2026 must be adopted at the Organizational meeting.

Next Meeting: The next meeting will be the Annual, ARC, and Organizational meetings, scheduled for October 30, 2025, at the Veterans Memorial Complex, West Melbourne. Advance Property Management will mail meeting notices to all homeowners by US Mail not later than 20 days before the meeting date.

Adjournment: Board of Directors Budget meeting was adjourned at 5:34 p.m.

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