

HAMMOCK LAKES HOMEOWNERS ASSOCIATION OF BREVARD, INC.
MEETING MINUTES – May 27, 2025

Type of Meetings: ARC, Special HOA Meeting, & Board of Directors Meetings May 27, 2025

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

May 27, 2025, 5:30pm Veterans Memorial Complex, 2285 Minton Road, 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

The Establishment of a Quorum, With Attendees Listed by Name: Board members Present: JOHN DITTMORE, JOHN HENRY, EDDIE DIAZ, RON BIELSKI, and TARA McNAB.

Proof of Proper Notice for The Meeting: Notice of this meeting was emailed to all owners by the HOA Post Master on April 19, 2025.

Minutes from Previous ARC Meeting: *President Motioned and Mr. Diaz Treasury seconded to waive reading of prior minutes: Minutes of previous Meeting is posted to the HOA website.*

ARC Meeting

- The Chairman of the ARC presented 11 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 11 applications, and subsequently recommended the Board of Directors approve them.
- The ARC Chairman subsequently recommended to the Board of Directors that they approved all eleven applications.
- The HOA President then polled the Board of Directors. All Board members voted to approve all applications presented by the ARC Chairman.
- The HOA President directed the ARC Chairperson to sign each application and email the approvals back to each owner.
- **Other ARC Business:**
 - The Board reviewed the case of a violation letter sent to an owner on the east side for a lattice fence installed in the rear yard. This issue was discussed at the previous ARC meeting, but was tabled until this ARC meeting.

- As reported during the first meeting, the violation revealed that a fence/trellis is indeed installed around the rear yard. The trellis has shrub growth on it, which has obscured a view of the trellis from the street since around 2020.
- The owner of the property addressed the Board and stated that the trellis type fence was installed in the rear yard when they purchased the house (10/2020). The owner also indicated that his neighbors have not complained about the trellis type fence. However, the ARC Chairman pointed out that the trellis fence is in clear violation of the guidance in the covenants and that this violation is the first time the HOA was made aware of the trellis type fence - primarily because of the violation letter. The trellis type fence apparently escaped notice on previous inspections by the management company. The owner then requested that the Board seek a legal opinion from the HOA lawyer, whether the covenant guidance about fences in the community, is superseded by the fact that trellis/fence has been installed for the past five years.
- The HOA President took action to request a legal opinion for the HOA lawyer about the validity of the owner's assertion that the trellis fence should remain because the HOA had not rejected the trellis since they purchased the house.
- The HOA President motioned and Mr. Henry seconded, to adjourn the ARC meeting.
- ARC meeting adjourned at 6:00pm.

NOTHING ELSE FOLLOWS

Second Meeting

Special HOA Meeting

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

The Establishment of a Quorum, With Attendees Listed by Name: Board member Present: JOHN DITTMORE, JOHN HENRY, EDDIE DIAZ, RON BIELSKI, TARA McNAB.

Proof of Proper Notice for The Meeting: Notice of this meeting was emailed to all owners by the HOA Post Master on April 19, 2025.

Minutes from Previous ARC Meeting: *There was no prior special meeting minutes.*

Purpose of the Meeting: To count votes for changes to (Amendment) the rental restrictions, formally known as “Certificate of Amendment”.

- According to Article 1, Membership and Voting Right in the Association, Section 4, a member quorum of 30% of the members present or by proxy, is required before a vote of any kind can take place. According to the official count by the HOA Secretary, there were 10 owners who attended the meeting. The HOA has received 44 proxies, for a grand total of 54 represented by proxy and owners present at this meeting. The 30% threshold for Hammock Lakes HOA would be 84 owners either present or represented by proxy, or a combination of the two.
- Subsequently, the HOA President motioned that this Special Meeting be adjourned until June 24, 2025, at a place to be determined. The HOA Treasurer second the motion and all Board members agreed.
- Adjourned: The Special Meeting was adjourned at 6:15pm.

NOTHING ELSE FOLLOWS

Third Meeting

Board of Directors (BOD) Meeting

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

The Establishment of a Quorum, With Attendees Listed by Name: Board member Present: JOHN DITTMORE, JOHN HENRY, EDDIE DIAZ, RON BIELSKI, TARA McNAB.

Proof of Proper Notice for The Meeting: Notice of this meeting was emailed to all owners by the HOA Post Master on May 25, 2025.

Minutes from Previous ARC Meeting: *President Motioned and Mr. Diaz Treasury seconded to waive reading of prior minutes: Minutes of previous Meeting is posted to the HOA website.*

Board of Directors Meeting Purpose:

- To discuss the City of West Melbourne action within **Tract M**
 - The Parks and Recreation Department of the City of West Melbourne has widened the access area off of Glasbern Circle to Hammock Lakes Park.
 - The widened area is now twice as wide as it was originally, bordering two houses (2712 Glasbern Circle & 2722 Glasbern Circle.
 - This area, formally documented as Tract M, is now nearly six feet wide, and only 36 inches from the both owners' property line.
 - Tract M is conveyed to Hammock Lakes HOA for maintenance and access to the Hammock Lakes Park.
 - The Hammock Lakes HOA was not informed of this project.
 - The widening of this area could cause significant traffic of large maintenance vehicles and pose a safety hazard to the general public and to the owners adjacent to the tract.
 - This expansion could also raise the HOA liability insurance.
 - The HOA President took action to contact the City Manager to see if something could be worked out regarding some safety measures implemented around Tract M, such as a fence and perhaps lighting.
- Status of Fence Installed at 2712 Glasbern Circle
 - The HOA lead off the discussion stating the HOA will fund the correction of the fence height at 2712 Glasbern Circle
 - The HOA Architectural Review Committee incorrectly approved the six-foot fence height around the rear of the property.
 - The fence height around the rear of the property should only be four feet in height from the rear property line for 25 feet, going toward the front of the house. The remaining distance can be six feet in height. The fence in the rear

of the property is now a six feet privacy fence. The approved type should be a four-foot picket fence only.

- However, with the revelation of the widened driveway size expansion performed by the City of West Melbourne, the HOA may have to re-think this action.
- The HOA President took action to call the West Melbourne City Manager, to discuss options about this area that could alleviate the safety concerns of the HOA.
- Cost Proposal to Establish Electrical Service for Tract F Retention Pond.
 - The HOA Vice President presented the cost proposal to establish electrical service between 2652 Glasbern Circle and 2662 Glasbern Circle, specifically to power an Aeration system to correct the Algae Bloom issues this retention has been experiencing for the past five years.
 - The cost proposal from the Boys Electrical came to \$22, 000.01. According to the proposal, the majority of this cost was for the subcontractor \$15,025.00, to bore and bury the electrical cable.
 - The other significant cost of this Aeration project is as follows:
 - Aeration System AIRMAX PS 60: \$10, 759.73 includes installation
 - Annual Support: \$755.00
 - Total Cost for this method: \$33, 514.74
 - The HOA Board did not approve this project, but instead asked the HOA Vice President to bring proof of how well this system is working at other locations in the area.
 - Options:
 - Obtain information about this system currently working at other locations.
 - Develop an alternative plan to establish electrical service at this retention pond.
 - Develop alternative to an aeration system to combat the algae bloom issues at this retention pond.
 - The HOA President directed the HOA Vice President to form a separate Committee of concerned owners to research alternative solutions to the algae issues in the Tract F retention pond.
- The HOA President motioned that this meeting be adjourned. The HOA Secretary seconded the motion. All Board members agreed.
- Meeting adjourned at 7:15 pm