

**HAMMOCK LAKES HOMEOWNERS ASSOCIATION OF BREVARD, INC.
MEETING MINUTES – July 29, 2026**

Type of Meetings: ARC, Board of Directors Meetings, Special HOA Meeting July 29, 2026

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

July 29, 2026, 5:00pm Veteran's 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

Board members Present:: JOHN DITTMORE, RON BIELSKI, PATTY SELLERS, JOHN HENRY. Monique Esposito was out sick.

Proof of Proper Notice for The Meeting: Notice of this meeting was emailed to all owners by the HOA Post Master on July 17, 2026. A reminder notice was emailed to owners on July 27, 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 five (5) Architectural Review Applications to the Board of Directors for approval. Each application was previously reviewed individually by each ARC Committee member.
- The Committee's review revealed no issues with four (4) of the five applications.
- The fifth application for painting the house was questioned by some Committee members as perhaps "the color may appear noticeably brighter on the entire house than it does on a small paint chip".
- A sample of the paint swatch was presented to the Board. After a review of the paint swatch by the Board, it was determined that there are homes in the community with similar shades.
- After this review, the Board voted to approved this application, along with the other four applications presented previously
- The ARC Chairperson recommended to the Board of Directors that they approved all four 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 5:15pm.

NOTHING ELSE FOLLOWS

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, RON BIELSKI, JOHN HENRY, PATTY SELLERS. MONIQUE ESPOSITO was out sick.

Proof of Proper Notice for The Meeting: Proof of Proper Notice for The Meeting:

Notice of this meeting was emailed to all owners by the HOA Post Master on July 17, 2026. A reminder notice was emailed to owners on July 27, 2026.

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

Special Board of Directors Meeting Purpose: The purpose of this meeting is to reconvene the April 30, 2026 meeting and a continuation of vote counting to change amendment II fence restrictions for lots 7-10.

- After the reading of Amendment II, the HOA President directed the continuation of the vote count of owners present and represented by Proxy.
- The HOA Secretary announced the following results after a physical count of all proxies received and owners present:
 - A total of 190 votes were received.
 - There were 189 yes votes received.
 - There was one no vote received.
- Based on these results, the HOA President proclaimed that the Amendment to change the fence restrictions for lots 7-10 was approved by the HOA members as stated in the proxy.
- The next step in this process is to inform the HOA legal representative that the HOA has received sufficient yes votes to approve a change to amendment II in accordance with the guidelines in the Hammock Lakes HOA covenants and By-laws.
- The legal representative will then draft the legal document to be signed by the HOA President, two witnesses, notarized, and then filed with the Brevard County Clerk of Court for inclusion in the official record books of Hammock Lakes at the County
- The Special meeting was then adjourned at 5:50pm.

NOTHING ELSE FOLLOWS

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, RON BIELSKI, JOHN HENRY, PATTY SELLERS. MONIQUE ESPOSITO was out sick.

Proof of Proper Notice for The Meeting: Proof of Proper Notice for The Meeting:

Notice of this meeting was emailed to all owners by the HOA Post Master on July 17, 2026. A reminder notice was emailed to owners on July 27, 2026.

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

Update to Deploying the AIRMAX PS-60 Aeration System (Henry)

- The new AIRMAX PS-60 Airline Layout was presented to the Board. This new layout has the AIRMAX PS-60 system being placed behind the Lift Station (Tract N), located between 2634 and 2644 Tuscarora Court. The previous location was between 2652 and 2662 Glasbern Circle.
- The reason for the move was because establishing electrical service at the Glasbern Circle was nearly six times more expensive.
- As a result of the Easement Agreement with the City of West Melbourne, the Lift Station, which is owned by the City, will be used to provide electrical services for the AIRMAX PS-60 Aeration system at a fraction of the cost of the Glasbern Circle location.
- The total cost of purchasing and deploying the AIRMAX PS-60 Aeration system is now estimated at \$16,117.00, versus the previous amount of \$32,759. The maintenance cost remained \$755.00 per year.
- The current schedule of AIRMAX PS-60 system is scheduled to begin August 10, 2026.
- The electrical services is currently pending the City of West Melbourne issuing an installation permit. As a result of the language with the Tract M Easement Agreement with the City of West Melbourne, we don't anticipate any issues with this part of the system installation.
- We are estimating that the entire system will be operation by the end of August 2026.

Purchase and Deployment of a Storage Shed near Lift Station (Dittmore)

- The President of the HOA indicated that a 10x12 shed will be purchased and deployed to a location behind the lift station and to the right of where the AIRMAX PS-60 system will be installed.
- The storage shed has been a long-term requirement for the HOA. All HOA support materials are now stored at the Presidents/Vice Presidents home.

Electronic Voting (Sellers)

- At the last HOA meeting, 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.
- Treasurer indicated at this meeting that there are many candidates that can be used for this purpose. Of the many products available to provide this service, the following products were recommended:
 - Adobe Pro with E-Sign
 - DocuSign
- According to Florida Statutes 720.317, “The association may conduct elections and other membership voting via 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 requirements 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.
 - HOA must maintain paper ballots capability for those owners who opt out.
- The HOA Treasurer briefed the Board that she will continue to review these products for Florida 720 Statute requirements.
- The initial goal is to use electronic system to receive and count owners to establish a quorum so that the Annual Meeting can be held.
- A Hammock Lakes Annual HOA meeting has not been held since 2015.
- More information will be provided at the next Board meeting.
- Whatever product is selected, the HOA will request a legal review before implementation.

Tree Service near Tract G (Tuscarora Pond) (Dittmore)

- The HOA President briefed the Board that he took immediate action to hire a tree company to perform the following activity near the Tract F ditch.
 - Remove three large Australian pine trees from the Tract G easement area.
 - Two of the pine trees broke in half and fell on a residence fence
 - One pine tree fell in the backyard of an adjacent home

- These trees were removed and hauled away by the Palm Tree Service company.
- The cost of this service was \$3,375.00

The Tract G ditch area is an easement between Hammock Lakes and the community just north of Hammock Lakes. This maintenance responsibility of this area is the responsibility of Hammock Lakes and is a part of the Communities Storm Water management system.

Landscaping Proposal

- The HOA received a proposal on April 27, 2026 to update the front entrance coming into the Hammock Lakes community. The proposed cost is \$3,861.60.
- That proposal has not yet been approved because of multiple questions by Board members. The Board has requested one of its Board members to coordinate with the Landscaping company to help this project along. This Board member owns and operates a landscaping company and is considered a subject matter expert in the area.
- However, this coordination has not produced a consensus of what to plant to use at the front entrance.
- In fact, our efforts to determine the best fit of colorful flowers and plants to help beautify the front entrance has delayed implementation of needed plant replacement for several months.
- To get this project started again, we will take the following action:
 - Direct the primary landscaper to update the initial estimated plan and cost to implement. The current plan is to remove the dead plants that did not survive the winter freeze and plant some fresh new plants. We will meet with the primary landscaper before implementation to ensure their revised plans is acceptable.
 - Request the Board subject matter expert to complete the front entrance replacement and layout plan, to be implemented at a later date.
- **Mailbox Plan (All)**
 - The HOA Vice President presented the Board of a draft plan to refurbish all 280 mailboxes, poles, and brackets.
 - That plan is still in draft format, that is in need of refinement by Board members.
 - The plan presented to Board members includes a previous proposal to paint and straighten all poles – specifically as a reference point only. That previous proposal was for \$1,484.00 in 2016.
 - Follow Board members later provided a digital copy of the Plan and asked to provide their input at the next HOA meeting.

Meeting was Adjourned at 6:30 PM.

NOTHING ELSE FOLLOWS