

Hammocks Community Association Inc.

Minutes of the Architectural Control Committee Meeting

January 4th, 2024 – 7:00 P.M.

1. Call to Order

The meeting of the Architectural Control Committee was called to order by Idalmen Ardisson at 7:06 pm.

2. Determination of a quorum

Present:

Architectural Control Committee Members:

Santiago Villareal

Antolin Cardenas

Idalmen Ardisson

Rony Chinaea, Anthony Serrone, FirstService Residential.

3. Proof of Notice of Meeting

Anthony Serrone advised that Management posted the notice for the meeting on all the bulletin boards throughout the community and on the association website on Thursday, December 28th, 2023.

4. Approval of Minutes

Management presented minutes for the prior meetings held on December 7, 2023, and December 19th, 2023.

MOTION

To approve the meeting minutes for the Architectural Control Committee's meeting on December 7th, 2023, and the special Architectural Control Committee meeting on December 19th, 2023.

Motioned by: Idalmen Ardisson

Seconded by: Santiago Villareal

Motion passes unanimously

5. New Business

a. Completed Applications

MOTION

Rosa Thuemler - Oakwood – Installing Metal Roof

To Approve Rosa's application.

Motioned By: Idalmen Ardisson

Seconded By: Santiago Villareal

Discussion:

- **Antolin Cardenas** – There are different kinds of seams for these types of roofs that need to be investigated.
- **Idalmen Ardisson** – The recommendation will go in front of the Advisory Board of Directors and the Receiver on Tuesday and then you will get a determination form if they give the final approval.

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Motion Carries Unanimously

MOTION

Thomas Iglesias – Vizcaya – Installing Tile Roof.

To Approve Thomas Iglesias’ application

Motioned By: Idalmen Ardisson

Seconded By: Antolin Cardenas

Discussion:

- **Idalmen Ardisson** – The roof is approved, and it will be put in front of the Advisory Board of Directors and the Receiver at Tuesday’s meeting for final approval.

Motion Passes Unanimously

MOTION

Santiago Villareal– Chantarelle – Installing Metal Roof.

To Approve Santiago Villareal’s Application

Motioned by: Idalmen Ardisson

Seconded by: Antolin Cardenas

Discussion:

- **Antolin Cardenas** – What is the color?
- **Santiago Villareal** – Charcoal Gray.

Motion Passes Unanimously

MOTION

Sherry Persia – Cedar Landing – Painting the exterior of her home.

To table the application until the finalization of recommended colors is decided for Sherry Persia’s application.

Motioned by: Idalmen Ardisson

Seconded by: Santiago Villareal

Motion Passes Unanimously

MOTION

Leonardo Detchart – Cedar Landing – Patio Cover and Screen Enclosure.

To deny Leonardo Detchart’s application due to the fact that the enclosure frame is not the same color as the window frames. If they change the color and then get a new permit and submit it, then we can give them preliminary approval and ratify.

Motioned by: Idalmen Ardisson

Seconded by: Santiago Villareal

Discussion:

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- **Antolin Cardenas** – Was there a preliminary approval for this one?
- **Rony China** – No this is just the first application for the patio cover and the screened-in enclosure.
- **Idalmen Ardisson** – Was this the gentleman who was here last week asking about improving his patio?
- **Rony China** – No.
- **Antolin Cardenas** – He is requesting black.
- **Idalmen Ardisson** – The frame of the enclosure must be the same color that the window frames are, so we must deny this application.

Motion Passes Unanimously

MOTION

Leslie Reams – Lakeside – Installing Tile Roofing.

To Approve Leslie Ream’s Application

Motioned by: Idalmen Ardisson

Seconded by: Santiago Villareal

Motion Passes Unanimously

MOTION

Ilse Porras - Sunflower – Installing Tile Roof.

To Approve Ilse Porras’ application

Motioned by: Idalmen Ardisson

Seconded by: Antolin Cardenas

Motion Passes Unanimously

MOTION

Ruth Aline Pinero – Vizcaya – Installing Tile Roof

To Approve Ruth Aline Pinero’s application.

Motioned By: Idalmen Ardisson

Seconded By: Antolin Cardenas

Motion Passes Unanimously

MOTION

b. Final approval of home colors and ratification of roof colors.

- **Idalmen Ardisson** – Do we want to make a motion to wait to see the colors in the daylight?
- **Antolin Cardenas** – Yes, I don’t like the light in here I don’t think it represents the light well.
- **Idalmen Ardisson** – I am going to skip forward to Homeowner’s comments.

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Motioned By: Idalmen Ardisson

Seconded By: Antolin Cardenas

Motion Passes Unanimously

7. Owner Comments on Agenda Items-No comments

Terry Cevallos – Oak Lake

- Is this just for changes that are made to homes? Or are there other topics that are discussed here?
- **Idalmen Ardisson** – What is the question that you have?
- **Terry Cevallos** – I just had a general question, this is my first meeting and I just wanted to know if this is the proper place to bring my concerns.
- **Idalmen Ardisson** – Explains the purpose, and process of the ACC.
- **Terry Cevallos** – We owned a home here since 1999 and we had to choose the available colors and the colors don't look good together. Are we going to have different colors when it comes to the driveways?
- **Idalmen Ardisson** – We discussed at the last meeting that we are going to take the driveways on a case-by-case basis.
- **Terry Cevallos** – What I wanted to do make the driveway and my roof tiles similar colors I just wanted to make sure that I won't be forced to get a metal roof as well.
- **Idalmen Ardisson** – No, many homeowners wanted metal roofs and we have to be fair to allow them to do what they want as well but we have the concrete tiles as well and we are approving different colors. 85% of the homes still have barrel-style tile.
- **Terry Cevallos** – I just wanted to ensure that I don't have to change to an option that I don't like.
- **Idalmen Ardisson** – No we still have the original tiles, but we are now introducing a new aesthetic as well to update the look of the community and we are trying to reign in the colors. We are also looking at the house paint colors.
- **Terry Cevallos** – some of those that you have samples behind you on the table were the old colors. There was some stuff that back in the day was not aesthetically pleasing. Not that everyone has to be the same, but it is a nice look to have it uniform.

Hilda Varella – Pelican Point

- You have barrel tiles behind you, but I do not see the flat tiles, is there a reason why?
- **Idalmen Ardisson** – We did a neighborhood survey, and that style was not abundant in the survey, that's the reason why we chose the barrel tile as the aesthetic.
- **Hilda Varella** – The colors that you are picking are something that you can change up with different colors or are those choices going to be it?
- **Idalmen Ardisson** – There are going to be color combinations so that there is some uniformity in the community.
- **Idalmen Ardisson** – I do recommend that you look at those colors in the daytime.
- **Antolin Cardenas** – I agree, we went from the chip to now having larger samples. We do need to look at them in the sunlight.

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Rosabell Cotte – Cedar landing

- My mom is a homeowner, and she is 92 years old, we want to replace the wooden fence and front gates. The choice would be the metal fences and doors which is a modern look. The slats are horizontal. I spoke to Rony, and he said that the ACC is looking into it.
- **Idalmen Ardisson** – The horizontal fencing is not an approved aesthetic. What is approved right now is the wooden shadowbox fencing in a brown color which is the only official one right now. If the fence is decrepit and falling apart, I would not wait for the ACC.
- **Rosabell Cotte** – But if I change the fencing and then this gets introduced, I will have to make another investment.
- **Idalmen Ardisson** – Well we have had people in the same place with the roofs that were not approved.
- **Rosabell Cotte** – Well my argument is that if you look at other modern neighborhoods and even some of these people have that in our neighborhoods. So why are you not looking into it?
- **Idalmen Ardisson** – We are looking into it, but I cannot promise you that it will be something that will be approved so if you need to have the fence replaced, I advise you to do it.
- **Antolin Cardenas** – How about the aluminum pickets?
- **Idalmen Ardisson** – Those were for the homes that face the lakes. If you look at the ACC manual those are only available for those properties that face the lake. We had to go neighborhood by neighborhood and look at the aesthetic to select the tile roof colors. That was a three- or four-month project to get it done, and this fencing issue will be the next one to get done.
- **Rosabell Cotte** – I still want to put in the application to see what you guys think.
- **Idalmen Ardisson** – I would not waste your time doing that as it won't even make it to the meeting as it is not even an approved aesthetic.
- **Rosabell Cotte** – So if the metal fence gets approved, how will the community know about that?
- **Idalmen Ardisson** – The website is where everything is going to be. We post the agendas on the bulletin boards as well so if you see it on the agenda, you know it will be discussed.
- **Santiago Villareal** – All homeowners are always more than welcome to come to the meetings or come to the office for any information.

Terry Cevallos – Oak Lake

- We painted our driveway and then it peeled a couple of months after. Went to Sherwin Williams and asked about the paint and for the best paint. He asked what we had, I told him that we had the stamped concrete and he said there is a special paint for that kind of driveway.
- **Santiago Villareal** – There are many things that go into it such as pressure cleaning.
- **Terry Cevallos** – They said that the paint cures differently because it is different than if you just throw a slab of concrete down.
- **Antolin Cardenas** – The conditions in South Florida also contribute to the peeling. The paint does get eaten up by the conditions.

Hilda Varella – Pelican Point

- The color that I currently have on my roof was discontinued. How do we make sure that you are picking companies that are going to have the colors for a while?

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- **Antolin Cardenas** – We have picked reputable companies to ensure that they are sticking around. We cannot ensure that they will still be in business tomorrow, but they are large companies.
- **Idalmen Ardisson** – Yes, and if they stop making a color that’s approved for The Community, we will request samples from the manufacturers of similar shades and make a decision based on what’s in production, but the companies selected are very reliable.

MOTION

To Approve Chantarelle’s wall Snowbound as STUCCO and Argos as TRIM contingent upon seeing the color samples in the daylight.

Motion – Idalmen Ardisson

Second – Santiago Villareal

Motion Passes Unanimously

MOTION

To Approve the colors contingent upon seeing the samples in the daylight. The samples are from Sherwin Williams and are as follows:

- **Stucco**
 - Westhighland White – SW 7566
 - Natural Linen – SW 9109
 - Playa Arenosa – SW 9094
 - Snowbound – SW 7004
 - Touch of Sand – SW 9085
 - Site White – SW 7070
- **Trim**
 - Argos – SW 7065
 - Gray Matters – SW 7066
 - Tin Lizzie – SW 9163
 - Sable – SW 6083

Motion – Idalmen Ardisson

Second – Santiago Villareal

Motion Passes Unanimously

8. Adjournment

Motioned By: Idalmen Ardisson

Seconded By: Santiago Villareal

Meeting adjourned at 8:33pm