

Hammocks Community Association Inc.

Minutes of the Architectural Control Committee Meeting

March 7th, 2024 – 7:00 P.M.

1. Call to Order

The meeting of the Architectural Control Committee was called to order by Santiago Villareal at 7:01 pm.

2. Determination of a quorum

Present: Santiago Villareal
 Antolin Cardenas
 Eliana Arratia (Alternate)

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 Monday, March 4, 2024.

4. Approval of Minutes

Management presented minutes for the prior meetings held on February 1, 2024.

To approve the meeting minutes for the Architectural Control Committee's meeting on February 1st, 2024.

Motioned by: Antolin Cardenas

Seconded by: Santiago Villareal

Motion passes unanimously

5. New Business

a. Completed Applications

Juan C. Ayala – Belmont - Replacing Windows and doors.

To approve Juan Ayala's application.

Motioned By: Antolin Cardenas

Seconded By: Eliana Arratia

Motion carries unanimously.

Isabel Cotte – Cedar Landing – Re-roofing with shingles.

To approve Isabel Cotte's

Motioned By: Santiago Villareal

Seconded By: Antolin Cardenas

MOTION

MOTION

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Discussion:

- Isabel Cotte – This was suggested by my contractor because it is durable.
- Antolin Cardenas – This application is for a terracotta roof, but I do not see any shades of these samples that are terracotta.
- Isabel Cotte –The Rustic Redwood resembles the Terracotta color.
- Santiago Villareal – Rony, I know you went to the community and took pictures do you have those pictures here?
- Rony China –Yes, we do.
- Antolin Cardenas – I think we need to see the pictures. Are you having issues with leaks in the house?
- Isabel Cotte – Yes, we are having issues with leaks. The roof that is there right now is the second time that it has been replaced. I know it is not true terracotta, it is burnt red.
- Santiago Villareal – your community should have an aesthetic of color.
- Isabel Cotte – If you have been around Cedar Landing you would know that there are many colors there.

Motion Carries Unanimously

Leonardo Detchart – Cedar Landing - screen enclosure and patio cover

MOTION

To approve Leonardo Detchart's application.

Motioned By: Antolin Cardenas

Seconded By: Santiago Villareal

Motion carries unanimously.

Fausto Hidalgo – Chantarelle - Replacing garage door and painting front door the same color as the garage.

MOTION

To approve Fausto Hidalgo's application

Motioned By: Santiago Villareal

Seconded By: Eliana Arratia

Motion carries unanimously.

Maria Alvarez – Chantarelle - Replacing Windows and doors.

MOTION

To approve Maria Alvarez's application.

Motioned By: Antolin Cardenas

Seconded By: Santiago Villareal

Motion Carries Unanimously

Carlos Rodriguez – Corella – Replacing windows and doors.

MOTION

To approve Carlos Rodriguez's application.

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Motioned By: Antolin Cardenas

Seconded By: Santiago Villareal

Motion carries unanimously.

Tamara Cortes – Corella – Re-roofing with concrete tile

MOTION

To approve Tamara Cortes' application

Motioned By: Santiago Villareal

Seconded By: Eliana Arratia

Motion Carries unanimously.

Ariel Alfonso – Ensenada II – Installing solar panels.

MOTION

To approve Ariel Alfonso's application.

Motioned By: Santiago Villareal

Seconded By: Eliana Arratia

Motion Carries unanimously.

Andres Castillo – Haciendas – Re-roofing with concrete tile.

MOTION

To approve Andres Castillo's application.

Motioned By: Antolin Cardenas

Seconded By: Santiago Villareal

Motion carries unanimously.

Daniel Licciardi – Haciendas – Re-roofing with concrete tile.

MOTION

To approve Daniel Licciardi's application.

Motioned By: Santiago Villareal

Seconded By: Eliana Arratia

Motion carries unanimously.

Marcene Gonzalez – Haciendas – Re-roofing with concrete tile.

MOTION

To approve Marcene Gonzalez's application.

Motioned By: Santiago Villareal

Seconded By: Eliana Arratia

Motion carries unanimously.

Harold Montenegro – Juniper – Re-roofing with shingles.

MOTION

To approve Harold Montenegro's application

Motioned By: Antolin Cardenas

Seconded By: Santiago Villareal

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Motion carries unanimously.

Luis Blanco – Live Oak - re-roofing with concrete tile.

MOTION

To approve Luis Blanco's application

Motioned By: Santiago Villareal

Seconded By: Eliana Arratia

Motion carries unanimously.

Mario Gallegos – Replacing Terrace in the backyard.

MOTION

To give Mario Gallegos preliminary approval on the Terrace application.

Motioned By: Antolin Cardenas

Seconded By: Santiago Villareal

Discussion:

- **Santiago Villareal – is this a replacement or repair?**
- **Antolin Cardenas – Is this going to be in the same location or a different location?**
- **Mario Gallegos – Same location and it is a replacement.**
- **Santiago Villareal – So, you're going to replace it with glass?**
- **Mario Gallegos – We are going to use concrete blocks and columns and use glass.**
- **Antolin Cardenas – before you had a screen enclosure.**
- **Mario Gallegos – Yes.**
- **Antolin Cardenas – What kind of roof are you putting on this?**
- **Mario Gallegos – a flat roof with roofing paper and plywood.**
- **Antolin Cardenas – So you are looking for a preliminary approval to get a permit from the city?**
- **Mario Gallegos – Yes.**
- **Rony China- After obtaining a permit approval from Miami-Dade they must come back and show proof to obtain full approval from the association.**

Motion Carries Unanimously

Mario Gallegos – Re-roofing with metal.

MOTION

To approve Mario Gallego's metal roof application.

Motioned By: Santiago Villareal

Seconded By: Antolin Cardenas

Discussion:

Dennis Rog – Oak Lake – Re-roofing with concrete tile.

MOTION

To approve Dennis Rog's application

Motioned By: Santiago Villareal

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Seconded By: Eliana Arratia
Motion carries unanimously.

Mary and Robert Morgan – Oak Lake - Replacing windows and doors.

MOTION

To approve Mary and Robert Morgan’s application
Motioned By: Antolin Cardenas
Seconded By: Santiago Villareal
Motion carries unanimously.

Ivan Ramirez – Oakwood Estates – Replacing Doors.

MOTION

To approve Ivan Ramirez’s application
Motioned By: Santiago Villareal
Seconded By: Antolin Cardenas

Jenaro Canales – Oakwood Estates - Replacing windows and doors.

MOTION

To approve Jenaro Canales’ application
Motioned By: Antolin Cardenas
Seconded By: Santiago Villareal
Motion carries unanimously.

Josephine More – Oakwood Estates – Re-roofing with Metal.

MOTION

To approve Josephine Mora’s application
Motioned By: Antolin Cardenas
Seconded By: Eliana Arratia
Motion carries unanimously.

Jaime Bonilla - Paseos II – Replacing windows and doors.

MOTION

To approve Jaime Bonilla’s application
Motioned By: Santiago Villareal
Seconded By: Eliana Arratia
Motion carries unanimously.

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Vanessa Euse – Paseos I – Re-roofing with concrete tile.

MOTION

To approve Vanessa Euse's application

Motioned By: Santiago Villareal

Seconded By: Eliana Arratia

Motion carries unanimously.

Michael Reboredo – Pelican Point – Re-roofing with concrete tile.

MOTION

To approve Michael Reboredo's application.

Motioned By: Antolin Cardenas

Seconded By: Santiago Villareal

Discussion:

- **Antolin Cardenas – Is this an approved tile for that property?**
- **Rony Chinae – Yes**

Motion Carries unanimously.

Eduardo Molto – Covering electrical tubes in the front of the property.

MOTION

To approve Eduardo Molto's application

Motioned By: Santiago Villareal

Seconded By: Eliana Arratia

Motion carries unanimously.

Shahid Iqbal – Spicewood – Installing new fence and expanding to the property line.

MOTION

To approve Shahid Iqbal's application

Motioned By: Santiago Villareal

Seconded By: Antolin Cardenas

Discussion:

- **Shahis Iqbal – I am looking to do a fence replacement. There is a concrete now. The concrete wall is now well within the property lines, and I have extra space to expand the fence.**
- **Antolin Cardenas – Are there any utilities that are under this fence?**
- **Shahid Iqbal – No I called.**

Motion carries unanimously.

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b. Finalization of colors for exterior paint.

- **Santiago Villareal** - I don't think we can do it at this meeting I think we need to wait for Chicky.
- **Rony China** – Right now we have colors approved for stucco, but we do not have color combinations.

To table the finalization of colors for exterior paint

Motioned By: Santiago Villareal

Seconded By: Antolin Cardenas

Motion carries unanimously.

c. Revision of Shingle Colors for Cedar Landing and Juniper

To table the revision of shingle colors for Cedar Landing and Juniper

Motioned By: Santiago Villareal

Seconded By: Antolin Cardenas

Motion carries unanimously.

6. Owner comments on agenda items.

- **No owner comments on agenda items**

7. Adjournment

Motioned By: Santiago Villareal

Seconded By: Antolin Cardenas

Meeting adjourned at 9:33 PM