

Hammocks Community Association Inc.

ACC MEETING MINUTES

Due notice was given for a Meeting of the Architectural Control Committee on **Thursday, July 6, 2023, at 7:00 p.m.** The meeting was held at the **Hammocks Clubhouse located at 9020 Hammocks Blvd., Miami, FL 33196** and via Zoom at <https://us06web.zoom.us/j/83713542869>

1. Call to Order
 - a. The chair called the meeting to order at 7pm
2. Determination of a quorum
 - a. A roll call was established
 - i. Idalmen "Chicky" Ardisson, Santiago Villareal, Antonin Pierre
 - b. Also present: Danilo Baptista, CAM with FirstService Residential. He will also be the secretary for the purpose of minute taking in this meeting.
 - c. Santiago and Antonin
 - i. Eliana is an alternate, as is Hector Menses
3. Proof of notice of meeting
 - a. The Property Manager explained the meeting had been posted more than 48 hours in advance online, through the Connect Portal and via the community mailboxes
4. Approval of the prior meeting's minutes
 - a. No prior meeting minutes to approve
5. Opening Statement
 - a. The chair gave an opening statement. The overview of what it is doing as a committee (raising values) and keeping homeowners in compliance. Antonin has been an architect for

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30 years and is very familiar with the colors and knows the community very well. A brief history was provided. The committee members advised that they want to right the ship and get the community back to a uniform look. Mr. Santiago also introduced himself as a member of the chantarelle community. He said he was excited to join, and it was his first ACC meeting, but that he is trying to help the community.

6. New Business

i. The chair announced the applications would be taken in order of sign in (manager got the sign-in)

1. Doris Meyers – explained her process of having requested a variance. She got an architect and had to go through the County variance process. All her neighbors got it.

a. **MOTION:** Antonin motions to vote in favor of the pergola, second by Chicky,

i. **RESULT:** all in favor

2. Emma Canales – window and sliding door replacements. Discussion of window frames and matching existing aesthetic, this would be a replacement in the future.

a. **MOTION:** By Chicky, second by Antonin

i. **RESULT:** ALL IN FAVOR: motion carries

ii. Stipulation of bringing in the permit

3. Anna Lue – metal roof as not part of the aesthetics.

a. Management to send her the list of approved aesthetics – we will submit to expedited

b. **MOTION:** Chicky to deny, second by Antonin

c. **RESULT:** ALL IN FAVOR

4. Oscar Rodriguez – roof

a. Provided approval based on submission

b. **MOTION:** Chicky to deny, second by Antonin

i. **RESULT:** ALL IN FAVOR

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5. Katharine Karner, aka "ROSA"
 - a. Discussion of window aesthetic. Replacing arch aesthetic to square
 - b. The committee also requested to modify requirements for all future plans to be in 11x17 format for ease of review
 - c. **MOTION:** By Antonin to approve as submitted on condition of work done matching color scheme, second by Chicky
 - i. **RESULT:** All in favor
6. Sonia Escobar – Local Association has approved
 - a. **MOTION:** by Chicky, second by Antonin
 - i. **RESULT:** ALL IN FAVOR
7. Erki Godinez – Impact Windows – On list as Galvez of Lake side
 - a. **MOTION:** By Antonin to approve as submitted second by Chicky
 - i. **RESULT:** All in favor
8. Ms. Geneve – not on list as she did not submit prior - was given direction to resubmit
9. The homeowner from Pelican Point was also turned away as he did not submit prior
10. Cesar Campillo from Home Depot came on behalf of two owners –
 - a. **MOTION:** By Antonin to approve as submitted, second by Chicky
 - i. **RESULT:** All in favor
11. 15601 is either with the Atriums or the in complete
 - b. New applications for homeowners with local Associations
 1. Ley – painting application already approved by Judge Gersten via email

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- a. **MOTION:** to ratify by Chicky, second by Antonin
 - i. **RESULT:** ALL IN FAVOR
2. Isabelle martinez - 11111 sw 154th place of La Maison
 - a. App not complete
 - b. **MOTION:** Deny by Chicky, second by Antonin
 - i. **RESULT:** ALL IN FAVOR
3. Alma De Loos - application already approved by Judge Gersten via email – for the record only:
 - a. **MOTION:** to ratify by Chicky, second by Antonin
 - i. **RESULT:** ALL IN FAVOR Expedited basis for the record:
4. Matthew Estevill - because of incorrect colors and other considerations this was tabled
 - a. **MOTION:** to table by Chicky, second by Antonin
 - i. **RESULT:** ALL IN favor
5. Bryan Garcia – Haciendas, stair case
 - a. Incomplete – since January, still missing data
 - b. **MOTION:** By Santiago to deny as submitted, second by Antonin
 - i. **RESULT:** All in favor
6. John Weizenblut – voided due to non response from the homeowner
 - a. **MOTION:** to table by Chicky, second by Santiago
 - i. **RESULT:** ALL IN favor
7. Dulcenombre de Maria Garcia Espinari - impact glass
 - a. **MOTION:** to approve by Antonin, second by Chicky

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- i. **RESULT:** ALL IN favor
 - 8. Francisco Perez – solar panels
 - a. **MOTION:** to approve by Chicky, second by Santiago
 - i. **RESULT:** ALL IN favor
 - 9. Janice Uriarte – Live oak Installing new doors and windows
 - a. **MOTION:** to approve by Chicky, second by Antonin
 - i. **RESULT:** ALL IN favor
- c. MOTION TO RECESS – 8:49 PM
- d. MOTION TO RESUME – 8:55 PM
 - 1. Hector Hernandez - 14751
 - a. **MOTION:** to deny based on fence aesthetics by Chicky, second by Santiago
 - i. **RESULT:** ALL IN favor
 - 2. Carlos Guerra – 14728 of Chantarelle
 - a. **MOTION:** to Deny by Chicky based on color, second by Santiago
 - i. **RESULT:** ALL IN favor
 - 3. Machado – 11307 – new roof
 - a. **MOTION:** to deny by Chicky, second by Santiago
 - i. **RESULT:** ALL IN favor
 - 4. Diana and Mark Casparian – Picket Fence
 - a. **MOTION:** to deny by Chicky, second by Santiago due not approved fence style
 - i. **RESULT:** ALL IN favor
 - b. Note on the paper notes– it was not the right description (paint exterior of house and driveway)
 - 5. Kevin Menocal – metal roof

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- a. **MOTION:** to deny by Chicky, second by Antonin
 - i. **RESULT:** ALL IN favor
- 6. Alvaro Lucio – 8940 sw 150 Corella
 - a. **MOTION:** to approve roof by Chicky, second by Antonin
 - i. **RESULT:** ALL IN favor
- 7. Jean Nacier – 8954
 - a. **MOTION:** to deny by Chicky, second by Santiago due not approved fence style
 - i. **RESULT:** ALL IN favor
- 8. Cedar landing, 14824 – tree removal
 - a. NEED approval from the County
 - b. **MOTION:** to deny by Chicky, second by Santiago due not approved fence style
 - i. **RESULT:** ALL IN favor
- 9. Vilma Teira – 9811 Sw 148 windows
 - a. **MOTION:** to deny by Chicky, second by Santiago due not approved colors
 - i. **RESULT:** ALL IN favor
- 10. Felix Dolorit – 9819
 - a. **MOTION:** to deny by Chicky, second by Santiago due incomplete information
 - i. **RESULT:** ALL IN favor
- 11. Alyan Arboleya - 9714
 - a. **MOTION:** to deny by Chicky, second by Santiago due incomplete information
 - i. **RESULT:** ALL IN favor
- 12. Maringoli - 9727 sw 147 ct
 - a. **MOTION:** to approve by Chicky, second by Santiago
 - i. **RESULT:** ALL IN favor
- 13. Miguel Solari – 11353

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- a. **MOTION:** to deny by Chicky, second by Antonin due to Saxony not being approved
 - i. **RESULT:** ALL IN favor
- 14. Lopez – 11332
 - a. **MOTION:** to deny by Chicky, second by Santiago
 - i. **RESULT:** ALL IN favor
- 15. David Jurado -15024
 - a. **MOTION:** to deny by Chicky, second by Antonin
 - i. **RESULT:** ALL IN favor
- 16. Iqbal - 8800 sw
 - a. **MOTION:** to deny by Chicky, second by Santiago due incomplete information
 - i. **RESULT:** ALL IN favor
- 17. Rosmali Ruiz – 15037
 - a. **MOTION:** to deny by Chicky, second by Santiago due color
 - i. **RESULT:** ALL IN favor
- 18. Danielle Marino
 - a. **MOTION:** to deny by Chicky, second by Santiago due to metal roof
 - i. **RESULT:** ALL IN favor
- 19. Marisol Marin
 - a. **MOTION:** to deny by Chicky, second by Santiago due incomplete information
 - i. **RESULT:** ALL IN favor
- 20. Luz Osorio – 11294
 - a. **MOTION:** to deny by Chicky, second by Santiago due incomplete information
 - i. **RESULT:** ALL IN favor
- 21. Angel Sanchez – 14748

- a. **MOTION:** to deny by Chicky, second by Santiago because of the unapproved color
 - i. **RESULT:** ALL IN favor
- b.
- 22. Tony Suede - 14748 replacement of doors and windows
 - a. **MOTION:** to deny by Chicky, second by Santiago due incomplete information
 - i. **RESULT:** ALL IN favor
 - b.
- 23. Karen Black
- 24. Two applications, one for garage and one for gutter,
 - a. **MOTION:** to deny both by Chicky, second by Santiago
 - i. **RESULT:** ALL IN favor
- 25. CHicky Santiago second all in favor
- 26. Jennifer Enriquez
 - a. **MOTION:** to deny by Chicky, second by Santiago due incomplete information
 - i. **RESULT:** ALL IN favor
- 27. Perez – 9963- Pool
 - a. **MOTION:** to deny by Chicky, second by Santiago due incomplete information
 - i. **RESULT:** ALL IN favor
- 28. James Holloway
 - a. **MOTION:** to deny by Chicky, second by Santiago due incomplete information
 - i. **RESULT:** ALL IN favor
 - b. Motion to deny, does not state colors
- 29. Stella Syracuse – 10635 – incomplete
 - a. **MOTION:** to deny by Chicky, second by Santiago due incomplete information

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- i. **RESULT:** ALL IN favor
 - 30. Gonzalez 10338 sw 156 ct
 - a. **MOTION:** to deny by Chicky, second by Santiago due incomplete information
 - i. **RESULT:** ALL IN favor
 - b. The committee did say this application was eligible for express verification
 - 31. Zou - 15611 - lake side
 - a. **MOTION:** to approve by Chicky, second by Santiago due incomplete information
 - i. **RESULT:** ALL IN favor
 - 32. Garcia - 9973 Sw 147th CT
 - a. **MOTION:** to approve by Antonin, second by Santiago
 - i. **RESULT:** ALL IN favor
- 7. New Business
 - a. The chair expressed her desire to present new colors for consideration at the next meeting
- 8. Owner comments on agenda items
 - a. There were none
- 9. Adjournment
 - a. Next meeting 8/3/2023
 - b. Adjournment – at 10:01
 - a. **MOTION:** to adjourn by Chicky, second by Santiago
 - ii. All in favor – meeting adjourned