

Hammocks Community Association Inc.

Minutes of the Architectural Control Committee Meeting
March 6, 2025– 7:00 P.M. – Clubhouse and ZOOM

1. Call to Order:

The Architectural Control Committee meeting was called to order by Fernando Figueira
7:02 PM.

2. Determination of a quorum:

A quorum was confirmed.

Present: Antolin Cardenas
Fernando Figueira
Eliana Arratia

Present from Affinity: Iliana Lezcano and Allison Morales

3. Proof of Notice of Meeting:

Iliana Lezcano presented Affidavit with all notices that were posted throughout the communities and the website on March 4, 2025.

4. Approval of Minutes:

The committee presented minutes for the prior meeting held on February 6, 2025.

Motioned by: Fernando Figueira

Second by: Eliana Arratia

Motion carried unanimously.

5. New Business

a. Completed Applications: Please see attached completed application chart and list of motions below:

1. (Lakeside) Roof replacement:

This roof tile selected is not currently included in the approved criteria for the Hammocks. The Committee denied the application but encouraged the applicant to reapply in the future, as he intends to discuss potential updates to the ACC-approved roofing styles with the Board and committee members. Fernando aims to add this tile color to the approved criteria. The committee concurred that the existing criteria should be updated to align with modern standards.

Application DENIED

Hammocks Community Association Inc.

2. Paseos:

Due to special circumstances, she requested expedited consideration of her application. She is seeking approval to install impact windows on her home while managing her own permit. With her baby due soon, she cannot afford to wait another 30 days for the next ACC Committee hearing. The Committee reviewed her application and confirmed that she had submitted all required documentation, except for the permit application. She assured the Committee that she would forward the permit to Allison the following morning.

Application **APPROVED** (Contingent on Ivonne Paseos submitting Permit application signed by contractor.

3. Juniper: Owner) acts as his own contractor installing a Driveway. Application was

APPROVED-CONTINGENT on the Attorney reviewing the owner responsibility letter.

6. Adjournment

Motion

Motion to adjourn by: Fernando Figueira

Seconded by: Eliana Arratia

Motion carried unanimously

Meeting adjourned at 7:59 PM.



Number	Community	Name	Address	Description	Received	Result	Notes	Motion by:	Second by:	All In Favor
1	Lakeside	Jaime Marti	15633 SW 100 th TER	Roof Replacement			Re-Roof (TILE) Color: SLATE 900 DARK CHARCOAL	Fernando	Antolin	✓
2	Paseos II	Ivonne Iraire	15986 SW 109 ST	Impact Window			Pending Permit. Application was presented at the meeting not listed on Agenda, approved due to special circumstance with the exception that she emails the Copy of City Permit	Fernando	Eliana	✓
3	Juniper	Juan Bravo	14714 SW 107 TER	Driveway Extension			Contingent Approval, owner liability letter – approval needed by Association Attorney	Fernando	Antolin	✓
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Paint / Roof / Local