

Hammocks Community Association Inc.

Minutes of the Special Architectural Control Committee Meeting
December 19, 2023 – 7:00 PM – Clubhouse and Zoom

1. Call to Order

The meeting of the Advisory Board was called to order by Judge David Gersten at 7:02pm.

2. Determination of a quorum

Present: Committee Members Present:

Idalmen Ardisson
Santiago Villareal
Antolin Cardenas

Anthony Serrone, Rony China, First Service Residential.

3. Proof of Notice of Meeting

Anthony Serrone advised that Management posted notice for the meeting on all the bulletin boards throughout the community and on the association website on Friday, December 15, 2023.

4. Special Meeting Topics

A. Chanterelle exterior color scheme

- The Chanterelle wall was painted with sample swatches chosen by the ACC committee members. The colors for the base of the wall that were sampled were snowbound and highly reflective white from Sherwin Williams in a flat sheen. The colors were discussed amongst the committee members.

MOTION

To choose the Snowbound color from the Sherwin Williams color catalog in a flat sheen as the recommendation for the base wall color for the Chanterelle Wall repainting project for the Advisory Board of Directors and Receiver's consideration.

Motioned by: Idalmen Ardisson
Seconded by: Santiago Villareal

Motion carries unanimously.

- The trim color was discussed by the ACC. The colors that were put up as samples as chosen by the ACC were Argos, Comfort Gray, Tin Lizzie, Grizzly Gray, and Aloof Gray from the Sherwin Williams paint catalog.

MOTION

To choose the Argos color from the Sherwin Williams color catalog in a flat sheen as the recommendation for the trim color for the Chanterelle Wall repainting project for the Advisory Board of Directors and Receiver's consideration.

Motioned by: Santiago Villareal

Hammocks Community Association Inc.

Seconded by: Idalmen Ardisson

Motion carries unanimously.

B. Finalization of roof specs from roofing samples

- The committee members analyzed and discussed the different roofing samples from various companies. The metal tiles from multiple companies were presented to the committee members. They discussed the colors, thickness, and vendor of the metal tiles to recommend to the Advisory Board of Directors and Receiver as the standard for what will be approved in The Hammocks Community Association.

MOTION

To choose Dove Gray, Dark Charcoal Gray, and Mansard brown, in 24-gauge metal, from Coastal Metal as the recommendation for the approved metal roofing standard colors, size, and vendor for the consideration of the Advisory Board of Directors and the Receiver.

Motioned by: Idalmen Ardisson

Seconded by: Santiago Villareal

Discussion:

- **Santiago Villareal**- I don't think that we should only choose one vendor that the homeowners can go to for this roofing style.
- **Idalmen Ardisson**- We are not going to only allow homeowners to go to one vendor. The samples from Coastal Metals will be the standard colors for the neighborhood. If a homeowner goes to a different vendor, they will have to present something that is similar to the color from Coastal Metal.

Motion Carries Unanimously

- The concrete tiles from various vendors were reviewed and discussed amongst the committee members. The committee reviewed the colors and styles of concrete tiles from 4 different vendors. While reviewing the concrete tiles, the Committee members discussed another metal tile from a different vendor to add into the aesthetic of the community. This metal tile was from the vendor Englert and the color is slate gray.

MOTION

To recommend the following material, vendor, styles, and colors of roofing tiles to the Advisory Board of Directors and the Receiver for their consideration in regard to the Brown colors.

- **Metal roofing – Coastal Metals – 24 gauge- Mansard Brown**
- **Concrete Tile roofing – Crown – Sanibel - Tobacco Range**
- **Concrete Tile roofing – Westlake – Villa 900 – Espresso Blend**

Motioned by: Idalmen Ardisson

Seconded by: Santiago Villareal

Hammocks Community Association Inc

Motion Carries Unanimously

MOTION

To recommend the following material, vendor, styles, and colors of roofing tiles to the Advisory Board of Directors and the Receiver for their consideration in regard to the gray colors.

- Metal Roofing – Coastal Metals – 24 gauge – Dove Gray
- Metal Roofing – Coastal Metals – 24 gauge – Dark Charcoal Gray
- Metal Roofing – Englert Metals – 24 gauge – Slate gray
- Concrete Tile - Crown – Sanibel – Silverado
- Concrete Tile – Westlake – Barcelona 900 – Slate Black Antique.

Motioned by: Idalmen Ardisson

Secondee by: Antolin Cardenas

Motion carries unanimously.

C. Driveway and concrete colors

- The driveway colors and styles were discussed by the committee. It was discussed that the colors for the driveways will be handled on a case-by-case basis. Natural concrete will be recommended to the Advisory Board of Directors and Receiver as an approved aesthetic. If the homeowner is going to be adding onto their existing driveway, it has must done in the same style and with the same materials as they currently have, unless they will be doing a complete remodel of the driveway.

MOTION

To recommend natural concrete as an approved aesthetic for the driveways in The Hammocks Community Association. If the driveway will not be in a natural concrete color, the applications will be reviewed on a case-by-case basis. The driveways need to be within the parameters of 60% concrete and 40% landscaping in relation to the width of the house. If there is going to be a addition to the driveway it has to be in the same material, style, and color as the existing portion of the driveway, unless the driveway is going to be completely renovated, for which the complete renovation will be handled on a case by case basis.

Motioned By: Idalmen Ardisson

Seconded By: Antolin Cardenas

Motion passes unanimously.

Hammocks Community Association Inc.

D. Discussion and decision on exterior home paint colors and combinations

- It was discussed by the committee member on whether to keep some approved colors from the old board or whether to choose all new colors for each neighborhood. The committee chose some colors to be sampled that will match the recommendations of the roofing colors that were picked.

MOTION

To have the following colors presented to the Architectural Control Committee as samples for possible house paint colors.

Motioned by: Idalmen Ardisson

Seconded by: Santiago Villreal

- i. For Brown roofing – Stucco colors
 1. Playa Arenosa
 2. Naturl Linen
 3. Touch of Sand
- ii. For Brown Roofing – Trim Colors
 1. Sable
 2. Snowbound
 3. High Reflective White
 4. Sight White
- iii. For Gray Roofing –
 1. Tin Lizzie
 2. Argos
 3. Gray Matters

Motion Carries unaminously.

5 . Adjournment

Motioned By : Idalmen Ardisson

Seconded By: Antolin Cardenas

The meeting was adjourned at 8:57pm