

Hammocks Community Association Inc.

Minutes of the Architectural Control Committee Meeting

December 7, 2023 – 7:00 P.M.

1. Call to Order

The meeting of the Architectural Control Committee Board was called to order by Idalmen Ardisson at 7:02pm.

2. Determination of a quorum

Present:

Architectural Control Committee Members:

Santiago Villareal

Antolin Cardenas (ZOOM)

Idalmen Ardisson

Rony Chinaea, Anthony Serrone, FirstService 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 1st, 2023.

4. Approval of Minutes

Management presented minutes for the prior meeting held on November 2nd, 2023.

MOTION

To approve the meeting minutes for the November 2nd, 2023, Architectural Control Committee (Chicky abstains)

Motioned by: Santiago Villareal

Seconded by: Antolin Cardenas

Motion passes unanimously

5. New Business

a. Completed Applications

MOTION

Yves Lucas – Paseos II – Replacing windows and doors with impact.

To Approve Yves Lucas' Application

Motioned by: Idalmen Ardisson

Seconded by: Santiago Villareal

Discussion:

- Antolin Cardenas -- Is this a front door?
- Yves Lucas – Yes, I have a permit. There are three sliding doors in the back.
- Antolin Cardenas – Is there an arc window?

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- Yves Lucas – Yes.
- Antolin Cardenas -- is this a new element or existing?
- Yves Lucas – Existing. The permit was approved by Miami-Dade.
- Antolin Cardenas – He has the proper documentation from Miami Dade.

Motion Passes Unanimously

MOTION

Erisbel Diaz – Chantarelle – Installing side door/behind front fence To approve contingent on Erisbel Diaz providing Miami-Dade Approved Permit.

Motioned by: Idalmen Ardisson
Seconded by: Santiago Villareal

Discussion:

- Idalmen Ardisson – Do any other homes have the same?
- Erisbel Diaz – I have seen a couple of them.
- Idalmen Ardisson – What is the intent?
- Erisbel Diaz – It will be easier for me and my family when we need to go to the side of the house.
- Idalmen Ardisson – I saw the picture and where you are putting the doors there are lines for gas and electricity. Is a contractor doing this?
- Erisbel Diaz – I am doing it myself.
- Idalmen Ardisson – My concern for you is your safety as a homeowner.
- Erisbel Diaz – That is from the old AT&T lines, they are not in use.
- Idalmen Ardisson – I just don't want anyone to get hurt, Antolin do you have anything to say about that?
- Antolin Cardenas – Those are low-voltage lines. What are those pipes from?
- Erisbel Diaz – The pipe at the bottom is from a sprinkler that is not in use.
- Antolin Cardenas – It is not going into the house?
- Erisbel Diaz – No it is only outside of the house.
- Antolin Cardenas – Have you submitted this to the county yet?
- Erisbel Diaz – Yes.
- Antolin Cardenas – Have they reviewed it?
- Erisbel Diaz – They are reviewing it now.
- Idalmen Ardisson – Are you putting in a single door or double door.
- Erisbel Diaz – Single door, the document you are looking at is a plan from Miami-Dade County to pick a single or double door.

Motion Passes Unanimously

MOTION

Rosa Thuemler – Oakwood – Replacing windows and doors with impact. To Approve Rosa Thuemler's Application

Motioned by: Idalmen Ardisson

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Seconded by: Santiago Villareal

Discussion:

- Antolin Cardenas – How many windows are you replacing?
- Rosa Thuemler – Twenty, it is the whole house.
- Idalmen Ardisson – Are you doing bronze or white?
- Rosa Thuemler – Bronze.
- Idalmen Ardisson– Antolin Cardenas, do you have any questions on the application?
- Antolin Cardenas – Is she doing electrical?
- Idalmen Ardisson – No just windows
- Antolin Cardenas – Is it a two-story property?
- Rosa Thuemler – Yes
- Idalmen Ardisson– We do have the files before the meeting and I have reviewed the files beforehand, just so everyone is aware.
- Antolin Cardenas – Scrolling down to the notice of acceptance just to make sure that everything is there. These are pretty good windows especially when it comes to hurricanes. This is what community?
- Rosa Thuemler – Oakwood.

Motion Passes Unanimously

MOTION

Karen Gamez – Ensenada I- Reroofing/Retile

To Approve Karen Gamez’s application

Motioned by: Idalmen Ardisson

Seconded by: Santiago Villareal

Discussion:

- Antolin Cardenas – It is the approved tile and color.
- Idalmen Ardisson– Yes.
- Santiago Villareal – I am good.

Motion Passes Unanimously

MOTION

Daniel Merino – Spicewood – Replacing tile roof with metal.

To Approve Daniel Merino’s application

Motioned By: Idalmen Ardisson

Seconded By: Santiago Villareal

Discussion:

- Idalmen Ardisson – Antolin, are you all good?
- Antolin Cardenas – Getting there. Ok I am good.

Motion Passes Unanimously

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MOTION

Ana Alvarez- Oak Lake - Replacing Windows and Doors with impact.

To give preliminary approval for Ana Alvarez’s Application for her to bring back the form with the correct size measurements.

Motioned by: Idalmen Ardisson

Seconded by: Santiago Villareal

Discussion:

- Antolin Cardenas – The name of the neighborhood is missing from the top of the application. Can you add that? Are you doing this yourself?
- Ana Alvarez – No the contractor is doing it.
- Antolin Cardenas – So you’re doing all the windows.
- Ana Alvarez – Yes.
- Antolin Cardenas – Is this a French door that you are doing there? Is that the back of your home?
- Idalmen Ardisson – No it is the front of the house if you take a look at the pictures.
- Ana Alvarez – I am replacing the front door with one of those full frosted glasses.
- Antolin Cardenas – Is your existing door 36? Is the opening changing or staying the same?
- Ana Alvarez – Yes, it is staying the same, I am just replacing the door.
- Idalmen Ardisson – What she’s doing is the window to the doors left, she is redoing it there, and then the front door she is doing with the bronze frame and frosted glass.
- Antolin Cardenas – I am speaking of the door that says 48 inches on top of it.
- Idalmen Ardisson – I see what you are talking about, it is misrepresented in the paperwork.
- Antolin Cardenas – So you are replacing it with the series 600 door that is in the file?
- Idalmen Ardisson – Yes, your paperwork is contradictory.
- Ana Alvarez – Should I come back to them?
- Idalmen Ardisson – Yes try to get some clarification.
- Antolin Cardenas – Everything looks good as long as we are just replacing existing windows and doors.

Motion Passes Unanimously

MOTION

Jean Nacier – Corella – Paint and fix the existing driveway.

To Approve Jean Nacier’s application.

Motioned By: Idalmen Ardisson

Seconded By: Santiago Villareal

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Discussion:

- Rony China – He submitted this application before with the wrong color and then came back and brought the right color.
- Idalmen Ardisson – He cannot paint this spot on the picture that is common area.
- Rony China – He’s just painting his driveway.
- Idalmen Ardisson – Are we good with Jean Nacier?
- Antolin Cardenas – Is he adding or taking away from the driveway?
- Santiago Villareal – Just painting.
- Antolin Cardenas – Ok I am good with that.

Motion Unanimously Approved

MOTION

Jaime & Maria Vinas – Ensenada I – Installation of windows & doors.

To Approve Jaime & Maria Vinas

Motioned By: Antolin Cardenas

Seconded By: Santiago Villareal

Discussion:

- Idalmen Ardisson – So they are doing Bronze.
- Antolin Cardenas – Is it a one-story house?
- Idalmen Ardisson – Two-Story
- Antolin Cardenas – Window number two looks like a round window or an arch, which is it?
- Santiago Villareal – I have that in my house, I have a very high ceiling, and it is in the bathroom.
- Idalmen Ardisson – it might be the circular window that’s by the front door looking into the stairs.
- Antolin Cardenas – It is 18 x 18 so it is a small window.

Motion Unanimously Approved

MOTION

Maria Androver – Ensenada II – Reroofing/Retile

To approve Maria Androver’s application

Motioned by: Antolin Cardenas

Seconded by: Santiago Villareal

Discussion:

- Idalmen Ardisson – This is roof in Boral Espresso Blend which is the approved aesthetic.
- Antolin Cardenas – Yes, Barcelona 900 espresso blend.

Motion Passes Unanimously

MOTION

Alexis Gil - Ensenada II – New swimming pool

To table for Antolin to receive the pool plans and review.

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Motioned by: Idalmen Ardisson

Seconded by: Santiago Villareal

Discussion:

- Idalmen Ardisson – Has Antolin seen this one?
- Rony Chinae – This application was sent over in the link provided.

Motion Passes Unanimously

MOTION

Carola Suarez- Haciendas- Remodeling existing driveway

To Deny Carola Suarez’s application for missing information in terms of permits and measurements.

Motioned by: Idalmen Ardisson

Seconded by: Santiago Villareal

Discussion:

- Idalmen Ardisson – Is this the one that we requested the measurement for?
- Rony Chinae – See the back of the application, there is an approval from the previous management.
- Idalmen Ardisson – It is from over 90 days ago. Have we gone to the property to see if this has already been done?
- Rony Chinae – No.
- Idalmen Ardisson – We must go to the property and take pictures and measurements of what she wants. The fact that it is over 90 days makes it null and void.
- Antolin Cardenas – We need to check the 60/40%.
- Idalmen Ardisson – We will table it and Rony, you need to do the 60/40 on it. It looks like the work was already done.
- Rony Chinae – She stated that if she can’t fix it, she will just paint it. She said that she is not trying to add more space but just wants to replace the existing one.
- Idalmen Ardisson – We need to go out and inspect the property and see what she wants. Does she want to remove the driveway? We need the exact measurements and a permit. I don’t see either of those in the application.
- Antolin Cardenas – There is another name on the contractor release form.

Motion Passes Unanimously

MOTION

Carola Suarez- Haciendas – Doors, windows, and shutters

To Deny Carola Suarez’s application due to the fact that these are installed, and she has a violation from Miami-Dade County. Until she provides proof of Miami-Dade County violation.

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Motioned by: Idalmen Ardisson

Seconded by: Santiago Villareal

Discussion:

- Idalmen Ardisson– She has windows and doors that say already installed.
- Rony China – She installed them already.
- Idalmen Ardisson– Did she remove the staircase yet?
- Antolin Cardenas – This is from the last meeting where she installed the stairs without a permit.
- Idalmen Ardisson – This was from back in the day and back then she had to go to the County and show us that the violation was cleared. So, is this already installed?
- Rony China – I believe that she has a violation for this as well.
- Idalmen Ardisson – We need to see the violation of this. My understanding is that she only got a violation for the stairs. I have not heard of the County giving a violation for windows and doors after the fact. Have you, Antolin?
- Antolin Cardenas – She stated that there was someone there from Code Compliance from the County, so she had to legalize it per the County.
- Idalmen Ardisson– If she has a violation with the County, she needs to cure it will the county.

Motion Passes Unanimously

MOTION

Daniel Montes- Haciendas – Reroofing/Retiles

To approve Daniel Montes’ application.

Motioned By: Antolin Cardenas

Seconded By: Santiago Villareal

Discussion:

- Antolin Cardenas – Is everything in order according to style/color?
- Idalmen Ardisson– Yes, the color is fine.

Motion Passes Unanimously

MOTION

Jesus Lopez- Lakeside – Reroofing/Retile

To approve Lopez’s application

Motioned by: Antolin Cardenas

Seconded by: Idalmen Ardisson

Discussion:

- Idalmen Ardisson – It is the approved color?
- Antolin Cardenas – I am good with it.

Motion Unanimously Approved

MOTION

Elio Mendoza- Lakeside – Replacing tile roof with metal.

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To approve Elio Mendoza's application.

Motioned by: Idalmen Ardisson

Seconded by: Santiago Villareal

Discussion:

- Idalmen Ardisson – We have a sample that the homeowner brought, and it is the same color.
- Antolin Cardenas – I am looking at the application. Looks good to me.

Motion Passes Unanimously

INQUIRY

Marie Lafalaise-Lakeside -Replacing windows and doors with impact.

To approve Marie Lafalaise's application.

Motioned by: Antolin Cardenas

Seconded By: Santiago Villareal

Discussion:

- Antolin Cardenas – I am good. These are the Echo windows.

Motion Passes Unanimously.

Taking a break for homeowner questions:

Mario Luis Gallegos – Live Oak

- Mario Luis Gallegos – I bought a house in Live Oak and in the backyard, there is a wooden structure and want to know if I can enclose that with glass. I went to the Miami-Dade County permitting office and they told me I have to get permission from neighbors and the association to proceed. (Translated)
- Idalmen Ardisson – You must turn in a complete application with all of the required information so that it can be reviewed and approved or denied by the ACC. We cannot give you a verbal authorization.
- Mario Luis Gallegos – I also want to do my roof with metal. I will submit everything together then. (Translated)

Anthony Martinez – Corella

- Anthony Martinez – We are painting the property. Last year we pressured washed and were ready to paint. With all of the turmoil, we stopped. There used to be about 12 colors and when I pressure cleaned again to start, I noticed the paint.
- Idalmen Ardisson– These are the colors that were picked by the old board. So really there are three options, at this meeting, we are going to select colors. What color is your house now?
- Anthony Martinez – The lighter yellow
- Idalmen Ardisson – You probably had the Weston flax.

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- Anthony Martinez – Right now we have pressure cleaned and before dust falls on it, we are hoping that some colors are picked. We like the West Highland white.
- Idalmen Ardisson – The doors have to match the garage. So, they have to be white, brown, or a natural wood color. Currently, we do not have approved colors so we will be doing that tonight to bring it to the board of directors. So, you can wait until we approve the aesthetics, it might not be the exact one you chose but we will have a white and a brown sand color. We are going to try to expedite that so Judge Gersten can approve of the color. You would have to submit an application because we can't give authorization verbally. We are working to improve the overall aesthetic of the community.

MOTION

George De Las Casas – Live Oak – Adding pergola in backyard.

To table George De Las Casas' application until we get more information regarding the material and specifications of installation.

Motioned by: Idalmen Ardisson

Seconded by: Santiago Villareal

Discussion:

- Antolin Cardenas – I just see the panels I don't see how the panels will be supported.
- Idalmen Ardisson – it is a four-foot panel and then a two by two. 6 x 6 column. Get dimensions.
- Antolin Cardenas – We need to see these drawings. There should be connections, the aluminum post should be tied to the slab, will the slab hold down against uplift? The drawings will be necessary for permits. This is insufficient.
- Idalmen Ardisson – I am sending you a file. I believe this is what you need.
- Antolin Cardenas – I am good to give a preliminary approval pending more information.
- Antolin Cardenas -- Is the photograph of the pergola a rendering? Is that how it is going to look like?
- Idalmen Ardisson – The rendering is a two-story house, and they have a one-story house.
- Antolin Cardenas – I was saying that this picture is there to show us what it looks like, is there something similar in that community? What do you recommend?
- Idalmen Ardisson – The pergola is modern and popping up everywhere in the community and if it is permitted and secured property, we are relieved from liability. We have to make sure everything is done securely. We also need to ask homeowners what color the frame will be.
- Santiago Villareal – It says nickel.
- Antolin Cardenas – If we are all on the same page, we need the color, the drawings, and a permit.

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Motion Passes Unanimously

MOTION

Robert Morales – Oak Lake - Replacing tile roof with metal.

To Approve Robert Morales’ application.

Motioned by: Idalmen Ardisson

Seconded by: Antolin Cardenas

Discussion:

- Antolin Cardenas – Do you have the sample of the color.
- Idalmen Ardisson – Yes, it is the charcoal gray from Englert. If all the paper

Motion Passes Unanimously

MOTION

Jeanne Krull - Paseos I - Replacing Windows and Doors for Impact

To Approve Jeanne Krull’s Application

Motioned by: Idalmen Ardisson

Seconded by: Santiago Villareal

Discussion:

- Idalmen Ardisson – Is there a permit? There is a permit, but the application is not signed.
- Antolin Cardenas – Most of them are not signed. They are filled out but not signed.
- Idalmen Ardisson – I would double-check if the signature is there just by printing it.
- Antolin Cardenas – You should print it out and sign it and send it to them.

Motion Passes Unanimously

MOTION

Hector Luna – Paseos I - Replacing tile roof with metal

To Approve Hector Luna’s Application

Motioned by: Idalmen Ardisson

Seconded by: Santiago Villareal

Discussion:

- Idalmen Ardisson – it is from Coastal in mansard brown. It is an approved color.
- Antolin Cardenas – This is signed and notarized and everything. I am good.
-

Motion Passes Unanimously

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MOTION

German Morillo – Paseos II – Painting Exterior of home.

To Approve German Morillo’s Application

Motioned by: Idalmen Ardisson

Seconded by: Santiago Villareal

Discussion:

- Antolin Cardenas – are they painting their house?
- Idalmen Ardisson – Yes, he is painting it the same color.

Motion Passes Unanimously

MOTION

Maria Bello – Paseos II - Replacing windows with impact.

To Approve Maria Bellos’s Application

Motioned by: Idalmen Ardisson

Seconded by: Santiago Villareal

Discussion:

- Idalmen Ardisson – This is her second application, the first was for the roof and this one is for windows.

Motion Passes Unanimously

MOTION

Annabell Fierro – Pelican Point – Installing Solar Panels.

To Approve Annabell Fierro’s Application

Motioned by: Santiago Villareal

Seconded by: Antolin Cardenas

Discussion:

- Idalmen Ardisson: I’m good with it.

Motion Passes Unanimously

MOTION

Preitha Dutta – Vizcaya – Replacing windows.

To Approve Preitha Dutta Application

Motioned by: Antolin Cardenas

Seconded by: Santiago Villareal

Discussion:

- Idalmen Ardisson – I see the approval from the Local association.

Motion Passes Unanimously

Idalmen Ardisson – We are done with applications; they will be presented to the ABOD at the meeting and Judge Gersten will make a determination. You will get a determination letter by email. Anyone who was denied and would like ABOD to review, once you receive a denial letter, you have 10 days from the date received to appeal.

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6. Old Business

- **Idalmen Ardisson** – The Committee has not come to a decision on the gray tiles. Do the committee members want to discuss today or reconvene at the earliest opportunity?
- **Santiago Villareal** – I say do another meeting.
- **Antolin Cardenas** – I think the same I need to see what we are looking at.
- **Idalmen Ardisson** – What date is convenient for you guys?
- **Antolin Cardenas** - Can we do it at the beginning of January?
- **Santiago Villareal** - we can do it over ZOOM but how do we pick color correctly?
- **Idalmen Ardisson** – No, I think we all need to be here to see the colors properly and come up with combinations. I don't think we should leave it for January, as it is full of events, and I don't want homeowners to wait. I would like to get on the agenda for this Tuesday's board meeting.
- **Santiago Villareal** - before Tuesday's meeting?
- **Idalmen Ardisson** – We have 5 days before Tuesday. We have samples of roofing of the new tiles, the Sherwin-Williams book, and the old colors that we can incorporate at least three new colors.
- **Antolin Cardenas** - I would like to see bigger mock-ups than just the little paint chips.
- **Idalmen Ardisson** – My suggestion is that we have the little samples from Sherwin-Williams, and we have a whole sample book from them as well. I think the best way to move forward would be to get a group of colors where you have some of those old colors and you can implement new colors. We have to think about the new roof colors that we have and take that into consideration.
- **Antolin Cardenas** - There are a lot of new color schemes with contrasting colors and some of them look very good. They make an impact on the look of the community in contrast to what was previously approved. We can go towards selecting colors in that manner.
- **Idalmen Ardisson** – I must obtain approval first from Judge Gersten. Let's get three dates that work for all of us.

7. Owner Comments on Agenda Items-No comments

8. Adjournment

Motioned By: Idlamen Ardisson

Seconded By: Santiago Villareal

Meeting adjourned at 10:19pm