

Hammocks Community Association Inc.

Architectural Control Committee Meeting
October 5th, 2023, 7:00 PM

1. Call to Order

The meeting of the Advisory Board was called to order by Santiago Villarrel at 7:01pm.

2. Determination of a quorum

Present:

Architectural Control Committee Members:

Santiago Villareal

Antolin Cardenas

Eliana Arratia (Appointed Substitute for Idalmen Ardisson)

Anthony Serrone and Rony Chinaea, First Service Residential.

Resident sign in sheet attached, and approximately 7 residents attending via zoom.

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 Tuesday October 3, 2023.

4. Approval of the prior meeting's minutes

Management presented minutes for the prior meeting held on September 7, 2023

MOTION

To approve the meeting minutes for the September 7, 2023 Architectural Control Committee Meeting.

Motioned by: Santiago Villareal

Seconded by: Antolin Cardenas

Vote: All in Favor

5. New Business

a. Completed Applications

Bryan Garcia – Haciendas - Replacing 9 windows and 2 impact doors.

To Approve Brian Garcia's application.

Motioned By: Antolin Cardenas

Seconded By: Santiago Villareal

Motion Passes unanimously

MOTION

Hammocks Community Association Inc.

Carlos Carrillo – Ensenada II – Replace existing roof.

To Approve Carlos Carillos’ application.

Motioned By: Elaina

Seconded By: Santiago Villareal

Motion Passes Unanimously

MOTION

Clara Barrientos – Juniper - Applying to replace impact windows and doors.

To Approve Clara Barrientos’ application.

Motioned By: Antolin Cardenas

Seconded By: Santiago Villareal

Discussion:

- Antolin Cardenas - Who checks the colors to make sure that they are approved from FirstService?
- Anthony Serrone – Rony is the only person who takes in the applications and makes sure that all the colors are approved for the appropriate neighborhood.

Motion Passes Unanimously

David Santamaria – Live Oak - Applying to install impact windows and doors and to close off the balcony on the second floor.

To approve the wall enclosure as a preliminary approval subject to more documentation being submitted according to the specifications needed. Approval of the impact doors and windows if they are not installed in the wall.

Motioned By: Antolin Cardenas

Seconded By: Santiago Villareal

Discussion:

- Antonio Cardenas - are we doing a preliminary on the balcony for the second floor?
- Anthony Serrone – You can do a preliminary as you were previously discussing so that they can get city permits.
- Antolin Cardenas – There is not enough information on the balcony. How many windows are they replacing?
- Santiago Villareal – It just says that they are replacing.
- Antonio Cardenas – There is not enough information for enclosing the balcony.
- Anthony Serrone – what information do we need for them to provide?
- Antonio Cardenas – we can give a preliminary approval but we do need more information. How will they attach this new wall to the existing wall?
- Anthony Serrone – So you want to do a preliminary approval for the wall and then approve the windows and doors if they are not affixed to the enclosure in question?
- Antonio Cardenas C - Yes that sounds like something we can do.

Motion Passes Unanimously

Denys Veliz – Ensenada I - Applying to install a new roof.

To Approve Denys Veliz’s application.

Motioned By: Antonion Cardenas

MOTION

Hammocks Community Association Inc.

Seconded By: Santiago Villareal

Motion Passes Unanimously

Eric Suarez– Vizcaya - Applying to install a new roof using - Villa 900 Gold Dust.

To Approve Eric Suarez’s application.

Motioned By: Santiago Villareal

Seconded By: Elaina Arratia

Motion Passes Unanimously

MOTION

Gabriel Marrero- Spicewood - Applying to replace old wooden balcony railing frame with aluminum and tempered glass.

To table the application pending a survey of the community to examine the aesthetic.

Motioned By: Antolin Cardenas

Seconded By: Santiago Villareal

Discussion:

- Rony China – Application is for the balcony. He would like to take off the wood and install glass.
- Antolin Cardenas – you must pull a permit for the railing because it is attached.
- Antolin Cardenas – Is there anything else in this neighborhood that has been approved like this? We don’t want to introduce something new to the neighborhood. From my experience there is nothing like this in the neighborhood. We will be introducing a new aesthetic if we approve. Is there a site- plan? I haven’t seen one yet. Can we table this application pending further review of the aesthetics of the neighborhood?

Motion Passes Unanimously

Santiago Villareal – Can we look at the applications for the homeowners that are at the meeting, first?

Anthony Serrone – Yes, we can go by the sign-in sheet.

Juan Diaz – Chantarelle - Applying to replace 11 windows and 1 door with impact resistant windows and doors.

To Approve Juan Diaz’s application.

Motioned By: Antolin Cardenas

Seconded By: Santiago Villareal.

Motion Passes Unanimously

MOTION

Jaime Staton- Pelican Point - Applying to install impact windows and doors.

To Approve Jaime Staton’s application.

Motioned By: Antolin Cardenas

Seconded By: Santiago Villareal

MOTION

Hammocks Community Association Inc.

Vote: Motion Passes Unanimously

MOTION

Carmen Quinde- Ensenada II - Applying to install a new flat roof in Barcelona 900.

To Approve Carmen Quinde's application.

Motioned By: Antolin Cardenas

Seconded By: Santiago Villareal

Discussion:

Vote: A Motion Passes Unanimously

MOTION

Reinaldo Rodriguez – Pelican Point - Applying to install replace existing doors and windows.

To Approve Reinaldo Rodriguez's application.

Motioned By: Antolin Cardenas

Seconded By: Eliana Arratia

Discussion:

- **Santiago Villareal – there are currently two different colors of frames on your home we are trying to understand what color you plan on using.**
- **Reinaldo Rodriguez – I am using the same color that is on my house right now.**
- **Santiago Villareal – there are two different colors.**
- **Reinaldo Rodriguez – I am doing the bronze color.**
- **Antolin Cardenas – We need to make sure that we do a follow up and that is the color that is being used.**

Motion Passes Unanimously

MOTION

George Reinoso – Paseos II - Applying to install new roof and tiles.

To Approve George Reinoso's application.

Motioned By: Santiago Villareal

Seconded By: Antolin Cardenas

Discussion:

- **Santiago Villareal – The color is correct for their neighborhood.**
- **Antolin Cardenas – Is it Eagle tiles in terracotta?**
- **Santiago Villareal – Eagle in Terracabra**

Motion Passes Unanimously

MOTION

Gloria Gomez – Vizcaya - Applying to install a new patio cover.

To Approve Gloria Gomez's application

Motioned By: Santiago Villareal

Seconded By: Elaina Cardenas

Discussion:

- **Santiago Villareal– This is Vizcaya so we will need preapproval from the local association. The approval was granted.**
- **Antolin Cardenas – This application is for a pergola. When you have a roof that is more solid it is more dangerous because of uplift and has more danger to rip**

Hammocks Community Association Inc.

off. This is another example where we have to follow up and make sure that she is installing the proper covering.

Motion Passes Unanimously

Jean Nacier- Corella - Applying to fix existing driveway and apply a paint called polyaspartic.

To Deny Jean Nacier's application.

Motioned By: Santiago Villareal

Seconded By: Elaina Arratia

Discussion:

- Santiago Villareal – It is not a solid color.
- Antolin Cardenas – looks like a terracotta kind of finish.
- Santiago Villareal – What community is this in?
- Anthony Serrone – Corella
- Antolin Cardenas – this might be something that we should investigate in terms of the color.
- Santiago Villareal – The current colors for Corella are solid colors. Not saying it won't match the aesthetic, but we should investigate. Can we get a sample?
- Rony Chinae – We can reach out to him and ask him for a sample.

Motion Passes Unanimously

Jennifer Enriquez – Oak lake - Applying to re-roof using Barcelona 900 Gold Dust.

To Approve Jennifer Enriquez's application.

Motioned By: Santiago Villareal

Seconded By: Elaina Arratia

Motion Passes Unanimously

Joaquin Mariano – Ensenada I - Applying to install impact windows and doors.

To approve Joaquin Mariano's application pending a picture of the actual door.

Motioned By: Santiago Villareal

Seconded By: Antolin Cardenas

Discussion:

- Antolin Cardenas – This drawing is confusing because it says the door is solid, but it looks like it has windows.
- Santiago Villareal – it would be good to see an actual picture of the door.
- Antolin Cardenas – The pictures don't match up.

Motion Passes Unanimously

Joaquin Mariano – Ensenada I -Applying to install a new roof using Boral Villa 900 South Beach Blend.

To Approve Joaquin Mariano's Application

Motioned By: Santiago Villareal

Seconded By: Antolin Cardenas

Motion Passes Unanimously

MOTION

MOTION

MOTION

MOTION

Hammocks Community Association Inc.

MOTION

Louise Goedhart- Oakwood - Applying to install a new exterior front door.

To table Louise Goedhart's application to ensure front door and garage door match.

Motioned By: Santiago Villareal

Seconded By: Elaina Arratia

Discussion:

- Santiago Villareal – The front door is bronze, and it looks like she is doing it herself as there is no contractor. Is there a picture of the door? It looks like it is black.
- Rony Chinae – When she spoke to me, she said it looks darker in the picture.
- Antolin Cardenas – My question is about the rest of the house. The garage is white.
- Santiago Villareal – If the garage door was bronze, it wouldn't be a problem.
- Antolin Cardenas- I think we have to deny based on the color.

Motion Passes Unanimously

Luis Villacreses – La Maison - Applying to install a new roof.

To Approve Luis Villacreses' application.

Motioned By: Santiago Villareal

Seconded By: Elaina Arratia

Motion Passes Unanimously

MOTION

Luis Zirene – Lakeside - Applying to install impact windows and doors.

To Approve Luis Zirene's application

Motioned By: Antolin Cardenas

Seconded By: Santiago Villareal

Discussion:

- Santiago Villareal – There are no changes in color. She is just installing new impact windows.
- Antolin Cardenas – Is everything all white?
- Santiago Villareal - Yes

Motion Passes Unanimously

MOTION

Marisley Ginarte - Chantarelle - Applying to install new roof with Eagle tiles in Malibu Kona Red.

To Approve Marisley Ginarte's application

Motioned By: Santiago Villareal

Seconded By: Antolin Cardenas

Motion Passes Unanimously

MOTION

Milagros Seriane – Juniper - Applying to install new roof with landmark shingles.

To Approve Milagros Seriane's application.

Motioned By: Santiago Villareal

MOTION

Hammocks Community Association Inc.

Seconded By: Antolin Cardenas

Discussion:

- Rony China – This one is tricky because Chicky said that there is a part of Juniper that has these types of shingles.
- Antolin Cardenas – Does it have an NOA?
- Santiago Villareal – I have not seen it yet.
- Antolin Cardenas – We found it and it is approved until 2028.
- Santiago Villareal – Replacing shingles with shingles.

Motion Passes Unanimously

Paulet Thompson – Vizcaya - Applying to install solar panels.

To Approve Paulet Thompson’s application

Motioned By: Antolin Cardenas

Seconded By: Elaina Arratia

Motion Passes Unanimously

MOTION

Reinaldo Perez – Ensenada II - Applying to install a gazebo in the patio area.

To give a preliminary approval – pending a permit application

Motioned By: Antolin Cardenas

Seconded By: Santiago Villareal

Discussion:

- Santiago Villareal – Are they doing in themselves? It looks like prefabricated ones. This doesn’t require a permit, does it?
- Antolin Cardenas – If it is solid and the wind can carry it away it needs a permit. I am good with it if they get a permit to install it.

Motion Passes Unanimously

MOTION

Richard Crespo – Belmont - Applying to install a new roof.

To Approve Richard Crespo’s application.

Motioned By: Santiago Villareal

Seconded By: Antolin Cardenas

Discussion:

- Antolin Crespo – What kind of tile is he using?
- Santiago Villareal – Boral villa south beach blend

Motion Passes Unanimously

MOTION

Richard Crespo – Applying to replace existing wooden fence with new wooden fence and gate.

To Approve Richard Crespo’s application.

Motioned By: Santiago Villareal

Seconded By: Elaina Arratia

Motion Passes Unanimously

MOTION

Hammocks Community Association Inc.

MOTION

Richard Crespo – Belmont - Applying to replace the existing driveway with concrete.

To Approve Richard Crespo’s application

Motioned By: Santiago Villareal

Seconded By: Antolin Cardenas

Discussion:

- Antolin Cardenas – Are there any other concrete driveways in Belmont?
- Santiago Villareal – Are they adding more concrete?
- Rony Chinae – They brought proof of that it is within the 60% guideline.
- Antolin Cardenas – 60 % of the frontage can be concrete and 40% has to be landscape. Did you check the dimensions?
- Rony Chinae - Yes

Motion Passes Unanimously

MOTION

Edgar Kamel – Chantarelle - Applying to install a new pool, new driveway, and a gazebo.

To Approve Edgar Kamel’s application.

Motioned By: Santiago Villareal

Seconded By: Elain Arratia

Discussion:

- Santiago Villareal – He is doing a concrete gazebo and adding the pool as well right?
- Antolin Cardenas – Yes, pool, gazebo, and driveway.
- Santiago Villareal – I don’t see any pictures of the driveway.
- Antolin Cardenas – He is in chantarelle so there are a bunch of different driveways that look the same.
- Santiago Villareal – anything on the pool?
- Rony Chinae – He is an architect, so I am sure he has all the paperwork.
- Antolin Cardenas – This all looks ok to me.

Motion Passes Unanimously

MOTION

Sergio Lopez – Ensenada II - Applying to install a new roof in Terracambra Range.

To Approve Sergio Lopez’s application

Motioned By: Santiago Villareal

Seconded By: Elaina Arratia

Motion Passes Unanimously

MOTION

Shamita Quadros – Jasmine - Applying to install white garage door with a motor and keypad.

To Approve Shamita Quadros’ application.

Motioned By: Antolin Cardenas

Seconded By: Santiago Villareal

Motion Passes Unanimously

Hammocks Community Association Inc.

MOTION

Shamita Quadros – Jasmine - Applying to install impact windows and doors.

Motion to table Shamita Quadros' application to obtain photos of the front door.

Motioned By: Santiago Villareal

Seconded By: Elania Arratia

Discussion:

- **Antolin Cardenas – Do you have the layout of the house? Is she just doing one window?**
- **Anthony Serrone – Is it in the other file?**
- **Antolin Cardenas – We need to check the local association's work and see why the paperwork isn't there. Can we call the local association?**
- **Anthony Serrone – Yes we can.**

Motion Passes Unanimously

MOTION

Yanet Albelo – Belmont - Applying to replace existing driveway.

To Approve Yanet Albelo's application

Motioned By: Santiago Villareal

Seconded By: Antolin Cardenas

Motion Passes Unanimously

MOTION

Alina Reparial – Cedar Landing – Installation of impact windows

To Approve Aline Reparial's application.

Motioned By: Antolin Cardenas

Seconded By: Santiago Villareal

Motion Passes Unanimously

6. Old Business

a. Lighting –

- **Anthony Serrone - Once the vendor is chosen, they will match the lighting to the aesthetic of each neighborhood.**
- **Antonion Cardenas – In regard to the lampposts, are they going to match the style of the communities, as well?**
- **Anthony Serrone - They should be similar in style to the ones throughout the community.**
- **Antolin Cardenas – Then we will need to check the styles. If there are many different styles than we cant match that well but if there are two or three styles then we'll have better luck .**

b. Ratification –

- **Anthony Serrone – There were applications from prior ACC meetings that were discussed via email by the ACC and FirstService residential on an emergency basis. These applications were approved, and determination forms were disbursed for said applications by Judge Gersten's team. The decisions made on these applications need to be ratified at this meeting.**

MOTION

To ratify the applications that were approved via email by the ACC and given determination from Judge Gersten's team

Motioned By: Antolin Cardenas

Seconded By: Santiago Villareal

Hammocks Community Association Inc.

Motion Passes Unanimously

7. Owner Comments on Agenda Items – No comments.

8 Adjournment

Motioned By: SV

Seconded By: AC

Meeting adjourned at 10:00PM