The Hammocks POA Board of Directors Meeting Minutes
19 June 2025

Meeting attendees: Bear Woodrum, Mike Haas, Suzanne Frierson, and Paul Hardy
Other attendees: Brad Drawdy

Meeting called to order at 4 PM by Bear W.

Board approved the 8 May meeting minutes

Treasurers Report/Financial Review. Board reviewed the May 31st statement from Andy Cooks office. Overall finances were is noted to be in a good shape.

-- Action required to adjust the report to account for termination of the dumpster lease and related increase costs for trash pickup/disposal by the Hugo Landscaping. (Suzanne)

-- Action required to follow up with the four property owners who have not appeared to pay this years dues/assessments . (Bear)

Security/Gate

Board discussed the actions taken at the previous meeting, and noted that we need to work with Melissa to establish new date to recode the gate. Bear to follow up with her about next steps. Paul to follow-up with recommendations to ARB for changes to the guidelines to account for gate codes.

Trash/Dumpster

Board has taken action to inform Hugo of its desire for his company to dispose of trash for the community, and terminate the dumpster lease.

ARB Report

Brad reported that the board has approved one property owners request recently and was waiting on feedback from the board on changes to the ARB guidelines he provided for review. After some discussion, it was unclear if the Board was provided the lates copy. Brad to action to provide it for review.

Roads Report

Mike recommended that additional speed limit signs be posted within the community. The board concurred and Mike has action to explore costs and potential locations for placement.

Old Business

Board concurred with the purchase of a devise to allow kayaks to be be boarded/off loaded more safely at the community dock (sometimes refered to as Kayak loader). Mike is leading this effort.

Related, the board discussed the need to wash off the boat ramp due to excessive mud. Mike and Paul to investigate feasibility of using the POA pump (if useable) or new pump.

Board took action to review the community letter on standing rules and guidelines. Paul took action to update and resend it to the board for review. Post meeting note - letter issued by Bear on 23 June via email to POA

New Business

Member raised concerns about number of dead trees both in the community areas and on private lots. Mike has action to pursue a quote to remove them from the community areas. This discuss lead to a follow-on discussion concerning the cleanliness of empty lots within the community, and the need for them to be maintained as specified in the covenants and restrictions.   Board agreed that letters may have to sent to lot owners.   Board has action to identify lots that need upkeep at the next meeting. Post meeting note, Bear has sent a note to all the POA members concerning lot maintenance.

Board discussed meeting with a representative from COMCAST about getting fiber cable put into the community. COMCAST has reached out to us about doing this, at no cost to the community. They have grant money to put in the cable, which must be done by the end of the year. Post meeting note, the board did meet with the representative and has provided them information about the community.   Email send to the community announcing this effort.

Open action items (not addressed at meeting)

-- Meet with Fraternal Properties to discuss A frame building and road agreement for properties outside of gate.

Next meeting - 24 July at 4:30