

Hammocks POA Annual Meeting
March 22, 2025
Minutes

Location: Edisto Island Civic Center

Meeting was called to order at 1000 by Bear Woodrum

Opening remarks.

Introductions of Board members and attendees were made

- 20 out of 59 Properties were represented either by owner or proxy
- Board members present - Bear Woodrum (President), Mike Haas, Suzanne Frierson, and Paul Hardy

Minutes from 2024 POA Annual Meeting were reviewed and accepted

Election of Board Members.

- Two positions are open this year, Bear Woodrum and Mike Haas. Both have indicated they are running again.
- As there was not a quorum (51% of the POA), the election was deferred.
 - ACTION: POA Board to determine how to proceed

Financials and budget for 2025 were reviewed

- Discussion on income and expenditures for 2024 was held. It was pointed out that there were shortfalls of funding in 2024 due to unplanned maintenance with the wastewater plant and due to the shift of when dues/assessments were collected (from December to January).
- Budget for 2025 was reviewed and accepted. Budget did include provision for projected income from Jan Savage properties and monies being returned to the Hammocks reserve fund (Money market).
- It was noted that the monthly financial documents that the POA Board receives are being posted on The Hammock Website (under POA Board Meetings), should members wish to review.

Reports

- Wastewater Plant. Bear Woodrum discussed the maintenance that occurred during 2024, along with leading a discussion of potential need for maintenance on the various valve stations that are located through out the Hammocks. No actions were taken.
- Gate. Bear Woodrum and Melissa Nidosik discussed the operation of the gate. Focus of the discussion was around the number of people entering The Hammocks (non POA members) and the number of contractors with gate access. It was proposed that the gate codes be "reset" later this year, in order to re-baseline the holders.

- ACTION: POA Board and Melissa Nidosik to develop plan for the reset and issue guidance to the POA on how this will be done
- Roads. Mike Haas discussed the condition of the roads and how the contractor is performing. No issues were raised by the attendees.
- Garbage. Bear Woodrum addressed the ongoing action that the board has related to moving the community dumpster. It is currently located outside the Hammocks, and the owner of the property where it is located has requested that it be moved. One option under assessment is having a contractor pick up and dispose of the trash at the county landfills. Attendees were also reminded how lawn waste pick up is limited to "downfall" only. Property owners are responsible to dispose of large piles of lawn waste (e.g, palm fronds, tree limbs, etc).
- ARB. Bear gave a brief overview of what the ARB has been doing and discussed the effort by them to review/revise the ARB guidelines.

Old & New Business

- Request was made engage Fraternal Properties on removing the A-Frame structure on Jan Savage Road.
 - ACTION: POA Board to address this with Fraternal Properties
- Discussion on how to better restrict/monitor access to The Hammocks (see earlier discussion on Gate). Issues include people going around the gate (walkers, bikers), cars piggybacking on open gate, and misuse of community dock. While no direct action was assigned, it was noted that the community must help to monitor activity and report to a POA Board Member if action is needed.
- Renters. Discussion on how to ensure renters are made aware of the community by-laws and ground rules. While this is the property owners responsibility, options were proposed as to how to address this area. Ideas included letters to the rental agencies, rules placards for the homes, etc.
 - Action: POA Board to discuss

Meeting was adjourned at 1100