The Hammocks at Jeremy Inlet
Board of Directors Meeting Minutes
17 August 2026

Board Attendees: Bear Woodrum, Suzanne Frierson, Corey Merritt, and Paul Hardy

Other Attendees: Kim Kidwell (ARB Co-Chair) and Mary Alice Woodrum (ARB)

Meeting called to order by Bear Woodrum (President)

Board agreed to the minutes of the previous meeting with minor date correction to be made

Treasurers Report

- Suzanne reported that both the President (Bear) and Treasurer (herself) are now on recognized by the banks as authorized managers of the money market and operating fund accounts.
- Becky Maizy has been selected as the new accountant for The Hammocks. Bear and Suzanne are working out the particulars as far as roles/responsibilities and methods to notify vendors of this change. They are still wrapping up some efforts with Andy Cook's office. Transition to occur on 1 October
- In reviewing of the June Financials, no real issues noted. Some discussion of what appears to be higher billing for certain months, but overall community is underspending.
- Suzanne also reported that she has been in touch with the delinquent dues POA member. Dues with be paid forthcoming.

Review Board

- The review board has taken a look at various docks in the community, in the accompany of local dock contractor. The contractor is going to work up quotes to repair them. Review board plans to notify the property owners of need for repair the docks, and provide the quote to them for their information. One of the docks in need of repair is the community dock. The Board of Directors (BOD) will review that quote.
- BOD and Review Board continued discussion on mailboxes. Once the community is built out there will be a need for 60 boxes (59 lots, 1 POA). Ongoing discussions to occur to determine where these boxes should be placed, etc.

Committee Reports

- Roads. It was noted that test speed hump has been installed on Hammocks Way.
- Gate. Discussion centered around the need to replace the gate controller, and the costs that were quoted for this. Seeing that the system is working, abet with issues, the BOD will continue to explore options; and make this a topic of the POA meeting in February.

Old Business

- It was noted that Bear has send out the first informational email to the community. BOD discussed topics for the next email, and settled on Roads and Trash. Paul has action to develop the e-mail.
- It was confirmed that the Civic Center has been reserved for the POA meeting.
- Paul provided a welcome email draft for the BOD to review. Board to discuss in the future.

New Business

- Corey noted that the community picnic tables were in a state of disrepair and should be removed. Board voted to have the landscaper (Hugo) remove them at earliest opportunity. Corey to follow-up with Hugo.

- Paul brought up need to start to consider changes to the Covenants and Restrictions, along with the bylaws, to account for both BOD and Review Board Membership. In both cases it appears that the community voted to change the number of members of both, but never formalized the changes to the core documents. These require certified votes by 2/3 of the POA to implement. Some history was discussed, follow-on discussion is need to determine how best to proceed.

Next POA Board meeting is planned for 10 September at 4 PM

Meeting adjourned.