

11/16/2010

The Board of Directors voted and approved the 2011 Budget. There will be no increase in fees for 2011!

We will be putting up community Christmas lights and decorations in the entranceway and the clubhouse on Saturday, November 27th at 12 p.m. Please contact Mindy @344-7211 if you are interested in participating.

The next HOA meeting is being changed to Tuesday, December 14th. It will be a Christmas Party meeting. If you wish to participate, please bring a dish to share. The meeting/ party starts at 7 p.m. Please contact Mindy @ 344-7211 to advise what you will be bringing.

11/8/2010

At a Special Meeting of the Board of Directors, the resignation of Denys Gilman as 2nd Vice President was accepted. Helen Kikkert was appointed by the Board of Directors to complete Denys Gilman's term.

The Board also approved an additional 50 feet of mulch to be added in both directions (North and South) of Darwin at the front entrance.

Thank you to Denys Gilman for serving on the Board of Directors. We appreciate all your hard work and dedication to our Community! You and your family will be missed -- we wish you the best of luck and happiness in your new home!!!

10/19/2010

The Master Board will be meeting on Monday, October 25, to vote on the 2011 budget. Under the contract for cable with Comcast, there will be a 5% increase in their rates. This will be the 3rd year of a

5 year contract with Comcast. The Master Board is able to absorb this increase and will not be raising fees to the individual associations. During 2010, the Master Board did not incur any major unexpected expenditures.

The keypad at the front entrance was repaired, because it was hard to read the screen.

Once again, we need to address the issue of cleaning up after your dog. You must scoop your dog's poop. There also have been complaints about people allowing their dogs to urinate on their neighbor's lawn. Please make every effort to try to keep your dog from urinating on another homeowner's property.

The electrical supply for the cameras inside the Clubhouse was updated. Each camera is now working on its own electric supply. All cameras both inside and outside of the Clubhouse are now working properly.

The speed limit in the community is 15 mph. There are children playing, people walking, running, etc. and it is extremely important not to speed. We have had a lot of complaints that residents are ignoring the 15 mph speed limit. PLEASE SLOW DOWN AND BE CONSIDERATE OF CHILDREN, PEDESTRIANS, RUNNERS AND BICYCLISTS!

On Sunday, October 31st, 4:00 p.m. to 5:00 p.m. there will be a Halloween Party for children at the Clubhouse. There is a \$2 fee which will include pizza and juice. Trick-or-treating after the party. Please put the outside lights (by your garage and front door) on if you want trick-or-treaters. If you are interested in attending the party, please RSVP to Mindy @ 344-7211 by October 28th.

The Board approved a Community Garage Sale on Saturday, November 13th. The gates will be open from 7 a.m. to 1 p.m. The City of Port St. Lucie requires a permit application to be filed along with a \$5.00 fee for each individual homeowner. We have been informed by the City that Code Enforcement does verify that permits have been filed for garage sales. Please be advised that the HOA will not be held responsible or liable for any homeowners who have the garage sale without filing the permit application.

The Board approved adjourning the December HOA meeting and having a holiday party. The party we will be on Tuesday, December 14th at 7:00 p.m. If you wish to participate, please bring a dish to share. Please contact Mindy @ 344-7211 to advise what you will be bringing.

9/30/2010

The air conditioner compressor has been repaired and is working.

9/29/2010

The air conditioner compressor on the southside of the Clubhouse is not working. The compressor will be replaced once the weather clears. Please DO NOT use the thermostat to lower the air conditioner until it is repaired. Thank you!

If you make a mess in the Clubhouse, please clean-up after yourself. This includes vacuuming the floor. There is a vacuum which is locked in the office, so it is not stolen. You can call one of the Board members if you need to use it.

9/22/2010

The Master Board is looking into bids for the upkeep of the wetlands.

The hose at the pool is disconnected, because it is leaking. If you use it, please disconnect after you are done to prevent further leaking. The hose will be replaced.

In August, the Clubhouse passed a routine yearly inspection which was done by the St. Lucie County Fire Marshall.

The Friday of Labor day weekend the air conditioner at the Clubhouse was repaired, but not properly. Thank you to Chris Morley who was at the pool over the weekend and heard crackling from the air conditioner unit on the southside of the Clubhouse. He shut off the air conditioner and notified the Board. Another contractor fixed the problem properly. It is possible the compressor will need to be replaced in the next few years.

Our property manager, Erika, will also be changing the filter for the air conditioner every 60 days.

Thank you to Ray Sabine for fixing the side gate by the pool!

9/7/2010

If anyone finds a beaded bracelet that has the letters D, K, K on it, please contact Denys Gilman @ 336-5881. Thank you!

7/21/2010

Over the past weekend, the RV lot was broken into. The fence which was cut is currently being repaired. If you have anything at the RV lot, check to make sure your property has not been stolen or vandalized. Fishing poles were stolen off a boat.

When you are at the pool, do not leave your card keys lying around. It seems as if keys have been disappearing and possibly stolen. If you lose your key, please call Mindy Feig @ 344-7211 or Ed Forte @ 344-8673. We will have your card deactivated from the system, so no one else can use your card.

6/16/2010

Thank you to the candidates running for Mayor and District 3 City Council for coming to our Clubhouse and meeting with our residents.

The front keypad at the entryway was damaged on June 15. It was fixed by Ben Inserra, and Bartlett will check to make sure it is working properly.

Our insurance is not being renewed by our current company due to claims made on the policy. These claims were made last Summer due to damage from lightning strikes. The Board will look into new policies.

The light in the pool next to the ladder in the deep end has been broken twice. We will have the pool cleaner fix it.

The Board has adjourned HOA monthly meetings for the Summer months of July and August. We will have our next monthly meeting on Tuesday, September 21 @ 7 p.m.

School is out for the Summer, so be careful of vandalism. Each year when school ends, vandalism increases. Please make sure to lock your vehicles if you leave them on your driveway. In the event you notice any suspicious activity, call 911 immediately.

If you rent the Clubhouse for a party, part of your obligation is to bring the garbage can from the side of the building out to the street on the next garbage day. You also must bring the garbage can back to the side of the Clubhouse after it has been emptied.

6/15/2010

A resident spotted two alligators (at least 6 to 8 feet) in the lake tonight while walking his dog in the backyard along the lake. It seemed as if the alligators were stalking his dog. Please be careful when your children and pets are in the backyard by the lake. This is not the first report of alligators being seen in the lake recently.

6/1/2010

When using the Clubhouse, please clean-up after yourself. There are crumbs all over the floor, dirty glasses left in the kitchen sink and dirty tables. The cleaning service is being asked to do an unscheduled cleaning at an additional charge. Each of our residents has the right to enjoy a clean Clubhouse. This has been mentioned each and every Summer, but unfortunately needs repeating: PLEASE CLEAN-UP AFTER YOURSELF!

Unfortunately, today starts the hurricane season. In the event of a tropical storm or hurricane, all homeowners are required to put all exterior furniture, flower pots, ornaments, grills and any other items that may become a windblown missile indoors to keep our Community safe. If you are going to be away during the hurricane season, please make sure those items are stored properly before your departure. As stated in our Covenant and Restrictions, hurricane shutters may be put on your house when there is a hurricane or tropical storm watch for our area. Also stated in the Covenants and Restrictions, they must be removed within 24 hours after either the storm has passed or there is no longer a threat of the storm.

A copy of the 2009 Financial Report for Hammock Cove Homeowners Association is available for review at Bayshore Association Management upon request.

5/29/2010

Ed Forte has scheduled candidates who are running for District 3 City Council to speak at our Clubhouse on Tuesday, June 15 @ 7 p.m. A flyer has been mailed to all homeowners and a reminder telephone message will be sent the prior week. If you are interested in attending, please RSVP to Ed either at 772-344-8673 or EdForte@HammockCoveHOA.com. The following candidates will be attending:

Joseph Diskin

Shannon Martin

Marty Horn

William Palsgraf (pending)

5/28/2010

Ed Forte has scheduled four candidates who are running for Mayor to speak at our Clubhouse on Tuesday, June 7 @ 7 p.m. A flyer has been mailed to all homeowners and a reminder telephone message will be sent next week. If you are interested in attending, please RSVP to Ed either at 772-344-8673 or EdForte@HammockCoveHOA.com. The following candidates will be attending:

Albert Hickey

James Rich

JoAnn Faiella

Shirley Copenhaver

5/20/2010

The Board has agreed to ask a few of the candidates running for Mayor to speak at our Clubhouse on Tuesday, June 7 @ 7:00 p.m. Ed Forte will confirm the date with the candidates. Once details are final,

we will send a telephone messages with the appropriate information. Homeowners interested in attending will need to RSVP.

5/19/2010

The LED lights have all been installed at the front entrance. Two lights need to be fixed.

The Board approved having some of the candidates who are running for Mayor and City Council come to the Clubhouse to meet with our residents. We will have two separate meetings for the different positions. A telephone message will be sent when further details are available.

A resident brought to the Board's attention that he was informed by the pool cleaner that the rust in the shallow end of the pool was caused by sparklers on New Year's Eve. It is unfortunate that we were not aware of this at an earlier date, because the pool was resurfaced last Summer.

Bayshore Management has redone their website (bayshoreproperties.net). Our property manager, Erika, has posted new pictures of our community.

5/17/2010

FYI: A 10' - 12' alligator has been spotted in the lake.

4/30/2010

Thank you to Cindy and Chris Morley for donating a table and chair set for the pool area.

4/21/2010

The new fixtures came in for the entranceway lights. Ed will be doing a walk through with the man who is doing the installation to see if there is anything else needed. Hopefully once the new LED lights are installed, the entranceway will be brighter.

A person who formerly rented a home in our community used the RV lot to park his RV. When he left the home he was renting, he was supposed to return the key to the RV lot and remove his vehicle. Unfortunately, he has done neither and has also not paid the fees to have his RV parked in the lot. The Master Board will look into having this vehicle towed from the lot.

The Master Board is going to discuss implementing a policy which requires the homeowner to rent the RV spot to their tenant. The homeowner would then be responsible for getting and/or returning the key to the Master Board.

Our Property Manager, Erika Turner, will be sending out 2nd notices on previous violations. A hearing will be scheduled on May 18th in front of the Appeals Board for any homeowners who do not rectify their violations. For further information, please call Erika @ 772-871-0004.

Erika Turner will be checking the overall look of homeowner's lawns and also for weeds at the end of next week.

The pool passed a routine inspection by the County last week.

The pool is only being heated with the solar panels at this time.

The Board approved a Community Garage Sale on Saturday, May 15th. The gates will be open from 6 a.m. to 1 p.m. The City of Port St. Lucie requires a permit application to be filed along with a \$5.00 fee

for each individual homeowner. We have been informed by the City that Code Enforcement does verify that permits have been filed for garage sales. Please be advised that the HOA will not be held responsible or liable for any homeowners who have the garage sale without filing the permit application.

Due to a lot of mosquitoes, Erika was asked to inquire if the County would spray our community. The County performed a study of the lake and determined that the mosquitoes are "Freshwater Aquatic Midges". The County will not spray, because this type of mosquito does not bite, suck blood or carry diseases. We were also informed that they are seasonal.

The landscaper has put additional mulch at the entranceway going further to Darwin and also on the cul-de-sacs.

FYI: If you are renting your home, the Board conducts interviews for the prospective tenants on the Monday a week prior to the monthly HOA meeting (the HOA meeting is the 3rd Tuesday of the month). Please contact Bayshore Management for further information.

Any resident who needs new clubhouse keys, can call Mindy Feig @ 344-7211 or Ed Forte @ 344-8673.

If you are at the pool, please do not leave the door open from the Clubhouse out to the pool. This causes the air conditioning in the Clubhouse to work harder resulting in our (the HOA's) electric bill being higher.

Just a reminder: it is alligator mating season. During this time, alligators are known to be more aggressive and unpredictable.

3/30/2010

As strange as this may seem, we must "address" a "dress code" for the pool area. We would have hoped that common sense would have prevailed, but someone was at the pool today in their

underwear. This is strictly prohibited. You must wear either a bathing suit or clothes while at the pool. There is also no nude bathing and/or swimming permitted.

3/17/2010

Some of the entry way lights are not working, the Board unanimously approved having them replaced with LED lights that are 7 watts instead of the 50 watt regular bulbs. The 7 watt bulbs will shine as brightly as the 50 watt. We'll also save money on bulb replacement and electricity costs because the life of the bulbs is approximately 55,000 hours or 5 -7 years per bulb.

The screen on the tele-entry system has periodically not been working, it is currently being serviced to determine what the malfunction is.

Do not put your garbage out until sundown the night before collection (per our covenants and restrictions Section 8.8)

Boats cannot be kept in your driveway overnight.

The entranceway palm trees which are yellowed is due to the weather, not disease.

The pool will be heated in time for the school vacations.

The Clubhouse will be locked from Midnight until 5am (you will not be able to gain access).

Any resident with dues in arrears of \$500 or more, will no longer have access to the Clubhouse until their account has been brought current.

Reminder: please check to see if your keys are working, if not please contact Mindy (344-7211) or Ed (344-8673).

3/15/2010

Both the front and back doors to the Clubhouse have been reprogrammed and are now working. Please check to make sure your card(s) work. If your card does not work, please contact either Mindy Feig at 344-7211 or Ed Forte at 344-8673. The temporary code has been deleted from the system and will no longer open the door.

3/3/2010

The back door to the Clubhouse has been reprogrammed and is now working. If your card does not work, please contact Mindy Feig at 344-7211 or Ed Forte at 344-8673. The temporary code will be deleted.

We are in the process of updating the key card entry for the front door as well.

2/25/2010

The Board election was held at the annual meeting on February 16th. Mindy Feig and Ben Inserra were both reelected to another two year term. All Board members are maintaining their previous positions.

The locks in the Clubhouse are being repaired. Your key card will work in the front door. However, your card will not work in the back door. There is a sign on the inside of the back door giving instructions how to gain reentry. If you have any questions or problems, please call Mindy Feig @ 344-7211. Sorry for any inconvenience.

1/27/2010

RV/Boat Storage Lot renewal fees are due Feb 1st. If payment is not received, you will be towed at your own expense. If you have any questions, please call Bayshore Management @ 772-871-0004.

The Master Board must sign off on our document changes, in turn, the Master Board did not approve the amendment regarding the ownership of Pit Bulls in our community. We will have to re-vote on this amendment with a change of verbage which does not include "pit bull" in it.

The Annual Meeting will be Feb. 16th at 7pm. At this meeting, we will hold our annual elections for the 2 vacant board positions.

01/14/2010

HAPPY NEW YEAR TO ALL!

Kudos to all residents who take time to volunteer and help out around our community throughout the year.

We'd also like to thank all the residents who pitched in to help with decorating (and undecorating) for the holidays.

And a special thank you to Santa who showed up to see our kids at our Christmas party!