

Meeting MINUTES
Hammocks Preserve Storm Preparedness Advisory Committee
July 3, 2024, Clubhouse

Call to Order: The meeting was called to order at 10:00 AM by Ralph Pavek, Chair

Proof of Notice of Meeting: Debbie Barbarick at Grand Properties posted the meeting notice 48 hours ahead of the meeting

Certification of Quorum:

SPAC: Ralph Pavek, Sam Desiderio, Jack Turner (Phone) and Jay Bilbao.

Zoom: Five Owners

Approval of Meeting Minutes: Motion to approve prior meeting minutes are approved. Motion carried.

Old Business:

1. Mark Watkins will be signing the latest binding agreement with Service Master.
2. Ralph Pavek has submitted an inquiry for matching funds and grants from My Safe Florida Condo program to evaluate and optimize roofs, doors and windows. However, there has been no new direction from the state.
3. Ralph Pavek spoke with Dave Chamberlain of Charlotte County Utilities who said that using a generator to operate the lift station is within our authority so long as downstream infrastructure is good (as it was throughout Ian).
4. Ralph Pavek spoke with the Kone elevator rep who said there are 28 technicians covering Sarasota to Marco Island and they will act upon emergency and repair calls as they come in (there is no way to pay for priority). He did suggest that Hammocks could put down absorbent socks in front of elevator doors to keep water out.
5. Ralph Pavek has informed Carl Collina of the SPAC hurricane preparedness suggestions for the Master including:
 - a. Staff the front gate and ready the guard shack with portable AC and generator
 - b. Operate the Clubhouse and lift station by generator
 - c. Purchase 6 walkie talkies for clubhouse, guard shack, Maintenance (2) and two spares

New Business:

1. A protocol for expediting access to Preserve keys was developed:
 - a. A spare set of keys to units in a Preserve building will be secured on a single ring holder in a combination lockbox in its electrical room

- b. The lockbox combination along with access to a key to enter the electrical room will be available to Grand Properties, Preserves BOD, Maintenance and the Building Lead.
- c. The Building Lead role has been developed and it will be sent out via email along with requests for participation.

Next Meeting: July 24, 10 AM

Adjournment: The meeting was adjourned at 11:30 AM by Ralph Pavek, Chair

Minutes Prepared: Ralph Pavek