

**MINUTES OF THE December 17, 2017 MEETING OF THE  
INDIAN HAMMOCK HUNT AND RIDING CLUB, Inc.**

**BOARD OF DIRECTORS**

**Call to Order:** President Bill Miller called the meeting to order at 8:06 AM, and led the group in a Pledge of Allegiance to the Flag.

**Roll Call:** Officers: President Bill Miller, 1<sup>st</sup> Vice President Matt Rector, 2<sup>nd</sup> Vice President Tyra Willis, Treasurer Corey Miller, and Secretary Paul Whitehead  
Directors: Barry Scanlon, Carla Sapp, Charlie Whipple, Doug Donohue, Harold Piskura, John Moore, Sandy Steinruck, and Stan Weedon

**Approve Minutes of November Meeting**

Sandy Steinruck moved to approve the minutes from the November meeting seconded by Tyra Willis. The motion passed unopposed with Corey Miller and Doug Donohue abstaining.

**Treasurer's Report**

Corey Miller moved to add a line item to the budget for the loan interest payments for the road and adjust the amount of the reserve contributions to offset the amount seconded by John Moore. The motion passed unopposed.

Corey Miller moved to ratify and approve the expenses for the new fitness center equipment and the expenses to transport the new equipment to Indian Hammock and the money is to be used from the Fitness Fund Balance. Harold Piskura seconded and the motion passes unopposed.

**Manager's Report**

Robert Baum read his report to the assembly. The full written report appears in the Hammock Herald.

**Architectural Review Committee**

- Lot 123 – Slade – Addition to house – Corey Miller moved to approve seconded by Carla Sapp. The motion passed unopposed.

**Membership Committee**

- Lot 282 – Patrick – Carla Sapp made a motion to approve the new members and waive the right of first refusal seconded by Tyra Willis. The motion passed unopposed.

Matt Rector moved to allow selling the old Fitness Center equipment seconded by Stan Weedon. The motion passed unopposed.

**New Business**

1. Carla Sapp moved to approve the Concealed Carry class for IH members offered by Walt Hornberger seconded by Matt Rector. The motion passed unopposed.
3. Carla Sapp moved to approve the request from Lot 63 to keep turkeys for a 4H

project on the property until March seconded by Tyra Willis.

Carla Sapp amended the motion to find Lot 63 in violation of deed restrictions as regards a 4H project including a fowl and a swine. A fine of \$1 per month to be imposed up to and including the month of April 2018 by which time the animals must be removed from the property. Tyra Willis agreed to the changes to the motion. The amended motion passed unopposed.

### **Unfinished Business**

1. There was additional discussion around the proposed rule changes regarding the issue of physical keys.

Carla Sapp left the meeting at 9:41 AM.

Paul Whitehead moved to terminate the lodge kitchen lease to Our Daily Bread seconded by Sandy Steinruck.

Matt Rector moved to amend the motion to include “as per the verbal request from Julian Ayuso on 12/16/2017 seconded by Sandy Steinruck. The motion to amend passed with Stan Weedon and Paul Whitehead opposed and Corey Miller abstaining. The amended motion then passed with Stan Weedon opposed and Corey Miller abstaining.

Barry Scanlon moved to offer the same lease terms as we gave to Our Daily Bread to Steve from the Desert Inn seconded by Doug Donohue. The motion passed unopposed.

Stan Weedon moved to find lot 142 in violation for painting the house a color that was not approved. To give notice of the violation and to begin fining at a rate of \$100 per day beginning 60 days after the date of notice until the house is painted an approved color seconded by John Moore.

Stan Weedon moved to table the motion seconded by Matt Rector. The motion to table passed unopposed with Doug Donohue recused.

Stan Weedon moved to deny the newly painted color on Lot 142 seconded by Corey Miller. The motion passed with Tyra Willis, Charlie Whipple, and Harold Piskura opposed and Doug Donohue recused.

Matt Rector moved to untable the original motion from Stan Weedon regarding the paint color violation seconded by Barry Scanlon. The motion to untable passed with Harold Piskura and Charlie Whipple opposed and Doug Donohue recused.

The original then passed unopposed with Doug Donohue recused.

### **Adjournment**

Corey Miller made a motion to adjourn at 10:53 AM seconded by Matt Rector. The motion passed unopposed.

Submitted by,  
Paul Whitehead, Secretary

**MINUTES OF THE November 19, 2017 MEETING OF THE  
INDIAN HAMMOCK HUNT AND RIDING CLUB, Inc.**

**BOARD OF DIRECTORS**

**Call to Order:** President Bill Miller called the meeting to order at 8:03 AM, and led the group in a Pledge of Allegiance to the Flag.

**Roll Call:** Officers: President Bill Miller, 1<sup>st</sup> Vice President Matt Rector, 2<sup>nd</sup> Vice President Tyra Willis, and Secretary Paul Whitehead  
Directors: Barry Scanlon, Carla Sapp, Charlie Whipple, Harold Piskura, John Moore, Sandy Steinruck, and Stan Weedon

**Absent:** Treasurer Corey Miller and Doug Donohue

**Approve Minutes of September Meeting**

Stan Weedon moved to approve the minutes from the October meeting seconded by Tyra Willis. The motion passed unopposed.

**Treasurer's Report**

Barbara Roberts reported on behalf of Corey Miller that our fiscal period ended on October 31, 2017 with a positive ending balance of \$33,644.95.

The Finance Committee recommended to the Board to move \$30,000 of this to the asset reserve and Paul Whitehead moved to accept the committee's recommendation seconded by John Moore. The motion passed unopposed.

**Manager's Report**

Robert Baum read his report to the assembly. The full written report appears in the Hammock Herald.

Carla Sapp made a motion to prohibit camping in horse trailers at the stable area seconded by Sandy Steinruck. The motion passed unopposed.

**Architectural Review Committee**

- Lot 214 – Davis – Accessory building and changes to existing home – Paul Whitehead moved to approve seconded by Harold Piskura. The motion passed unopposed.

**Membership Committee**

- Lot 88 – Taylor – Paul Whitehead made a motion to approve the new members and waive the right of first refusal seconded by John Moore. The motion passed unopposed.

Sandy Steinruck made a motion to combine the Hospitality and Community Enrichment Committee with the Special Events Committee to form the Hospitality and Special Events Committee seconded by Carla Sapp. The motion passed unopposed.

Barry Scanlon moved to have the proper notice for the new Committee SOP sent out by the office seconded by Matt Rector. The motion passed unopposed.

### **New Business**

1. Harold Piskura moved to accept the warranty extension on the roads proposed by North Florida Emulsions seconded by John Moore. The motion passed unopposed. Charlie Whipple moved to pay the final balance due to North Florida Emulsions seconded by Harold Piskura. John Moore moved to amend the motion to pay NFE once we have the printed warranty extension agreement properly signed by both sides seconded by Harold Piskura. The motion to amend passed unopposed. The amended motion then passed unopposed.
2. Matt Rector moved to approve joining the Civilian Marksmanship Program seconded by Stan Weedon. The motion passed unopposed.
4. Barry Scanlon moved to give notice to Our Daily Bread that we are cancelling their lease effective December 31, 2017 seconded by Carla Sapp. Stan Weedon called the question seconded by John Moore. Calling the question passed unopposed. The motion then failed with Stan Weedon, Charlie Whipple, Harold Piskura, Tyra Willis, Matt Rector, and Bill Miller opposed.

### **Unfinished Business**

2. Matt Rector moved to table the rule change proposal to have more time to prepare seconded by Charlie Whipple. The motion to table passed with Harold Piskura opposed.

### **Adjournment**

Carla Sapp made a motion to adjourn at 9:48 AM seconded by Matt Rector. The motion passed unopposed.

Submitted by,  
Paul Whitehead, Secretary

**MINUTES OF THE October 22, 2017 MEETING OF THE  
INDIAN HAMMOCK HUNT AND RIDING CLUB, Inc.**

**BOARD OF DIRECTORS**

**Call to Order:** President Bill Miller called the meeting to order at 8:02 AM, and led the group in a Pledge of Allegiance to the Flag.

**Roll Call:** Officers: President Bill Miller, 2<sup>nd</sup> Vice President Tyra Willis, and Treasurer Corey Miller

Directors: Barry Scanlon, Carla Sapp, Charlie Whipple, Doug Donohue, Harold Piskura, John Moore, Sandy Steinruck, and Stan Weedon

**Absent:** 1<sup>st</sup> Vice President Matt Rector, Secretary Paul Whitehead

**Approve Minutes of September Meeting**

Harold Piskura moved to approve the minutes from the August meeting seconded by John Moore. The motion passed with Carla Sapp and Doug Donohue abstaining.

Matt Rector joined the meeting at 8:15 AM.

**Treasurer's Report**

Corey Miller reported that the most recent Finance Committee meeting did not have a quorum.

**Manager's Report**

Robert Baum read his report to the assembly. The full written report appears in the Hammock Herald.

Matt Rector moved to hold the Annual Members' Meeting on Sunday January 21, 2018 seconded by Tyra Willis at 9:00 AM. The motion passed unopposed.

Announced:

Employee Christmas Party Friday December 15 at noon.

Members' Christmas Party potluck dinner on Saturday December 16

**Membership Committee**

- Lot 168 – Littee – Corey Miller made a motion to approve the new members and waive the right of first refusal seconded by Tyra Willis. The motion passed unopposed.

**Stable Committee**

Sandy Steinruck made a motion to move \$500 from the Stable Committee funds to the Equestrian Committee for an equestrian obstacle course seconded by Corey Miller. The motion passed unopposed.

Sandy Steinruck made a motion to have the holiday parade and holiday party at the lodge on Saturday November 25 seconded by Harold Piskura. The motion passed with Stan Weedon opposed.

## **New Business**

5. Matt Rector moved to approve the new Emergency Gate Access Authorization Form with instructions to be put into effect February 1, 2018 seconded by Harold Piskura. The motion passed unopposed. This will be noticed in the Hammock Herald in November and December.
6. Matt Rector moved that members can get one gate access card for each vehicle owned by the member seconded by Charlie Whipple.  
Matt Rector moved to modify the previous motion to: Modify section 16.3a in the rules to be “Keys are issued by the Club solely to Owners, maximum of 1 per owned vehicle and remain the property of the Club. These keys are not to be duplicated or copied.” seconded by Charlie Whipple.  
Charlie moved to table the motion on limits on gate access keys seconded by Matt Rector. The motion to table passed unopposed.
7. Sandy Steinruck moved to approve the lease for Lot 249 seconded by Matt Rector. The motion passed unopposed.
8. Doug Donohue moved to direct the manager to send a notice to anyone seen driving a swamp buggy or hunt buggy in Indian Hammock to cease and desist seconded by Stan Weedon. The motion passed with Carla Sapp and Harold Piskura opposed.
9. Matt Rector made a motion for the manager to work with the Hunt Committee to run dogs to hunt hogs in the residential area during the week seconded by Corey Miller. The motion passed unopposed.

## **Adjournment**

Stan Weedon made a motion to adjourn at 11:07 AM seconded by Corey Miller. The motion passed unopposed.

Submitted by,  
Sandy Steinruck

**MINUTES OF THE September 24, 2017 MEETING OF THE  
INDIAN HAMMOCK HUNT AND RIDING CLUB, Inc.**

**BOARD OF DIRECTORS**

**Call to Order:** President Bill Miller called the meeting to order at 8:03 AM, and led the group in a Pledge of Allegiance to the Flag.

**Roll Call:** Officers: President Bill Miller, 1<sup>st</sup> Vice President Matt Rector, 2<sup>nd</sup> Vice President Tyra Willis, Treasurer Corey Miller, and Secretary Paul Whitehead  
Directors: Barry Scanlon, Charlie Whipple, Harold Piskura, John Moore, Sandy Steinruck, and Stan Weedon **Absent:** Carla Sapp, Doug Donohue

**Approve Minutes of August Meeting**

Harold Piskura moved to approve the minutes from the August meeting seconded by John Moore. The motion passed unopposed.

**Treasurer's Report**

Corey Miller reported that we are \$10,297.60 ahead of budget through the month of August.

Corey Miller moved to put the extra monies collected due to double assessments into the Asset Reserve Account seconded by Tyra Willis. The motion passed unopposed.

Corey Miller moved to have the lodge lessee pay for the printing of their own meal tickets seconded by John Moore. The motion failed with Corey Miller and John Moore in favor.

Corey Miller moved to waive late fees for September 2017 for all members who were current on their maintenance fees prior to hurricane Irma seconded by Tyra Willis. The motion passed unopposed.

**Manager's Report**

Robert Baum read his report to the assembly. The full written report appears in the Hammock Herald.

**Architectural Review Committee**

- Lot 171 – Deck expansion – Matt Rector moved to approve seconded by Corey Miller. The motion passed unopposed.

**Membership Committee**

- Lot 268 – Ward – Matt Rector made a motion to approve the new members and waive the right of first refusal seconded by Tyra Willis. The motion passed unopposed.
- Lot 128 – Green – Matt Rector made a motion to approve the new member and waive the right of first refusal seconded by John Moore. The motion passed unopposed.

- Lot 106 – Coyle – Matt Rector made a motion to approve the new members and waive the right of first refusal seconded by Stan Weedon. The motion passed unopposed.

The Finance Committee meeting was moved to Saturday October 14<sup>th</sup>.

### **New Business**

2. Corey Miller moved to approve the 2017-2018 Budget and adopt the new monthly assessment of \$216 for the 12 month period November 1, 2017 through October 31, 2018 seconded by Harold Piskura. The motion passed unopposed.
3. Matt Rector moved to approve the lease for lot 288 subject to the lessees receiving an orientation from Barbara Roberts seconded by Tyra Willis. The motion passed with Stan Weedon abstaining.
4. Corey Miller made a motion to add the Indian Hammock Manager to the Bank United account seconded by Stan Weedon. The motion passed unopposed.
10. Matt Rector moved to approve Randy Spillers to install new barb wire fencing around the North Pasture with the requirement to add a third gate to the proposal located in the NW corner of the pasture where it connects to the existing fence seconded by John Moore. The motion passed unopposed.

### **Unfinished Business**

1. Corey Miller moved to approve the Covered Trailer Parking SOP as noticed to the membership seconded by Tyra Willis. The motion passed unopposed.

### **Adjournment**

Matt Rector made a motion to adjourn at 9:07 AM seconded by Corey Miller. The motion passed unopposed.

Submitted by,  
Paul Whitehead, Secretary



**MINUTES OF THE August 20, 2017 MEETING OF THE  
INDIAN HAMMOCK HUNT AND RIDING CLUB, Inc.**

**BOARD OF DIRECTORS**

**Call to Order:** President Bill Miller called the meeting to order at 8:03 AM, and led the group in a Pledge of Allegiance to the Flag.

**Roll Call:** Officers: President Bill Miller, 1<sup>st</sup> Vice President Matt Rector, 2<sup>nd</sup> Vice President Tyra Willis, Treasurer Corey Miller, and Secretary Paul Whitehead  
Directors: Charlie Whipple, Harold Piskura, John Moore, Sandy Steinruck, and Stan Weedon  
**Absent:** Carla Sapp, Doug Donohue

**Approve Minutes of July Meeting**

Matt Rector moved to approve the minutes from the July meeting seconded by Tyra Willis. The motion passed unopposed.

**Treasurer's Report**

Corey Miller reported that we are \$8,792.94 ahead of budget.

Corey Miller moved to form an ad hoc committee to review the 5 year leases on the hangars seconded by Matt Rector. The motion passed unopposed.

**Manager's Report**

Robert Baum read his report to the assembly. The full written report appears in the Hammock Herald.

Stan Weedon moved to have an engineering company come check the chip seal on the roads to make sure that we actually got what we paid for seconded by Corey Miller. The motion passed unopposed.

**Architectural Review Committee**

- Lot 185 – Clearing – Paul Whitehead moved to approve seconded by Sandy Steinruck. The motion passed unopposed.
- Lot 13/14 – Clearing – Paul Whitehead moved to approve seconded by Stan Weedon. The motion passed unopposed.
- Lot 148 – Pole barn and garage – Corey Miller moved to approve seconded by Paul Whitehead. The motion passed with Harold Piskura abstaining.
- Lot 108 – Barn – Corey Miller moved to approve seconded by Stan Weedon. The motion passed unopposed.

**Membership Review Committee**

- Lot 126 – Federella – Matt Rector made a motion to approve the new member and waive the right of first refusal seconded by Tyra Willis. The motion passed unopposed.
- Lot 99 – Peters – Corey Miller made a motion to approve the new member and waive the right of first refusal seconded by Matt Rector. The motion passed with Paul

Whitehead abstaining.

The Pool Committee requested permission to host an all member craft sale and cocktail party on December 9, 2017 to raise money to pay for the pool heater and any other needed items for the pool and pool area. Matt Rector motioned to approve this fund raiser seconded by Sandy Steinruck. The motion passed unopposed.

### **New Business**

5. Board Vacancy – Barry Scanlon was nominated to fill the vacancy and accepted the nomination. There were no additional nominations. Barry Scanlon was elected unanimously.

Barry Scanlon moved up to join the Board.

4. Matt Rector moved to reschedule the September Board meeting to September 24 to allow time for proper noticing of some agenda items seconded by Stan Weedon. The motion passed unopposed.
5. Matt Rector moved to adopt the verbiage changes on the Gate Access form to add “Licensed and Insured” for the contractor section and “Relationship” for the family section seconded by Tyra Willis.  
Matt Rector moved to amend the motion to include adding an expiration date seconded by Sandy Steinruck.  
Matt Rector moved to call the question seconded by Corey Miller. The motion to call the question passed unopposed.  
The motion to amend the original motion to add the expiration date then passed unopposed.  
The amended motion to change the Gate Access form passed unopposed.
6. Matt Rector moved to approve non-impact business JoJo’s Lawn & Yoga seconded by Tyra Willis. The motion passed unopposed.
7. Corey Miller moved to approve the proposed new committee “Hospitality and Community Enrichment” seconded by Stan Weedon. The motion passed unopposed.

### **Unfinished Business**

1. Corey Miller moved to allow enclosed trailer storage in the currently cleared area at the old deputy mobile home site per the notice that was sent to the membership for the same rate as the current RV storage lot [\$20/month] seconded by Harold Piskura.  
Sandy Steinruck moved to amend the motion to be subject to the creation of an SOP for the new storage area seconded by John Moore. The motion to amend passed with Corey Miller opposed.  
The amended motion passed unopposed.

### **Adjournment**

Matt Rector made a motion to adjourn at 10:53 AM seconded by Charlie Whipple. The motion passed unopposed.

Submitted by,  
Paul Whitehead, Secretary

**MINUTES OF THE July 16, 2017 MEETING OF THE  
INDIAN HAMMOCK HUNT AND RIDING CLUB, Inc.**

**BOARD OF DIRECTORS**

**Call to Order:** President Bill Miller called the meeting to order at 8:05 AM, and led the group in a Pledge of Allegiance to the Flag.

**Roll Call:** Officers: President Bill Miller, 1<sup>st</sup> Vice President Matt Rector, 2<sup>nd</sup> Vice President Tyra Willis, Treasurer Corey Miller, and Secretary Paul Whitehead  
Directors: Carla Sapp, Charlie Whipple, Doug Donohue, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon

**Approve Minutes of June Meeting**

Tyra Willis moved to approve the minutes from the June meeting seconded by Sandy Steinruck. The motion passed with Matt Rector, Doug Donahue, and Kathleen Oakes abstaining.

**Treasurer's Report**

Corey Miller reported that we are +\$8,463.20 year to date so we are \$64 ahead of budget.

Corey Miller moved to send the late fees for Lot 279 to the attorney for collection seconded by Carla Sapp. The motion passed unopposed.

**Manager's Report**

Robert Baum read his report to the assembly. The full written report appears in the Hammock Herald.

**Architectural Review Committee**

- Lot 80 – McCann – Paint house with new colors – Matt Rector moved to approve seconded by Harold Piskura. The motion passed unopposed.
- Lot 253 – Yee – Screen porches and add second driveway - Matt Rector moved to approve seconded by Corey Miller. The motion passed unopposed.
- Lot 243 – Whitehead – Clearing of attached lot – Corey Miller moved to approve seconded by Matt Rector. The motion pass with Paul Whitehead abstaining.
- Lot 246 – Etzion – Clearing and driveway – Harold Piskura moved to approve seconded by Matt Rector. The motion passed unopposed.

**Membership Review Committee**

- Tucker (Ivan) Frederickson is purchasing Lot 171. Tyra Willis made a motion to approve the new member and waive the right of first refusal seconded by Charlie Whipple. The motion passed unopposed.
- Stephen Wojdylak is being added to Lot 12. Matt Rector made a motion to approve the new member and waive the right of first refusal seconded by Doug Donahue. The motion passed unopposed.
- Julie and Silvio Gonzales are purchasing Lot 176. Matt Rector made a motion to

approve the new member and waive the right of first refusal seconded by Sandy Steinruck. The motion passed unopposed.

- Denise and Greg Taber are purchasing Lots 145 & 150. Harold Piskura made a motion to approve the new member and waive the right of first refusal seconded by Doug Donahue. The motion passed unopposed.
- Linda and Larry Scott are purchasing Lot 119. Kathleen Oakes made a motion to approve the new member and waive the right of first refusal seconded by Doug Donahue. The motion passed unopposed.
- Stefanie Settle of Lot 226 is adding Debbie Sunderland as an LTG. Corey Miller made a motion to approve the LTG seconded by Paul Whitehead. The motion passed unopposed.

Corey Miller made a motion to accept the \$146 per month bid from Mr. Dowling for a copier for the office seconded by Doug Donahue. The motion passed unopposed.

### **New Business**

Corey Miller moved to authorize Bob Baum to spend up to \$2,500 for the purchase of game cameras seconded by Tyra Willis. The motion pass unopposed.

### **Old Business**

Matt Rector moved to use Palm Green for the tennis court with white stripes and Sunset Red for the walk areas seconded by Harold Piskura. The motion passed with Kathleen Oakes opposed.

### **Unfinished Business**

There was no unfished business

### **Adjournment**

Matt Rector made a motion to adjourn at 9:29 AM seconded by Sandy Steinruck. The motion passed unopposed.

Submitted by,  
Paul Whitehead, Secretary

**MINUTES OF THE June 25, 2017 MEETING OF THE  
INDIAN HAMMOCK HUNT AND RIDING CLUB, Inc.**

**BOARD OF DIRECTORS**

**Call to Order:** President Bill Miller called the meeting to order at 8:01 AM, and led the group in a Pledge of Allegiance to the Flag.

**Roll Call:** Officers: President Bill Miller, 2<sup>nd</sup> Vice President Tyra Willis, Treasurer Corey Miller, and Secretary Paul Whitehead  
Directors: Carla Sapp, Charlie Whipple, Harold Piskura, John Moore, Sandy Steinruck, and Stan Weedon **Absent:** 1<sup>st</sup> Vice President Matt Rector, Doug Donohue, Kathleen Oakes

**Approve Minutes of April Meeting**

It was noted that the May 28<sup>th</sup> minutes incorrectly shows Charlie Whipple joining the meeting when it was reconvened at 11:27 AM.

Tyra Willis moved to approve the amended minutes from the May 28<sup>th</sup> meeting seconded by Harold Piskura. The motion passed unopposed.

**Treasurer's Report**

Corey Miller reported that we are -\$7,207 for the month of May.

Corey Miller moved to retain the same auditor that we used last year for our yearend audit this year seconded by John Moore. The motion passed unopposed.

Corey Miller made a motion to have the bunk house tented for termites not to exceed \$2,000 seconded by Sandy Steinruck. The motion passed unopposed.

Corey Miller made a motion to replace the septic system at the Birds Nest not to exceed \$5,000 seconded by John Moore. The motion passed unopposed.

Corey noted that the budget Town Hall meetings for this year are set for July 22 and August 19.

**Manager's Report**

Robert Baum read his report to the assembly. The full written report appears in the Hammock Herald.

**Architectural Review Committee**

- Lot 186 – DeCarlo – Construct barn to replace old shed. John Moore made a motion to approve seconded by Paul Whitehead. The motion passed with Harold Piskura abstaining.
- Lot 237 – Dowling - Building a new home. John Moore made a motion to approve seconded by Bill Miller. The motion passed unopposed.

- Lot 260 – Baum – Clearing. John Moore made a motion to approve seconded by Corey Miller. The motion passed unopposed.
- Lot 141 – Reno – Adding second driveway. John Moore made a motion to approve seconded by Carla Sapp. The motion passed with Stan Weedon opposed.

### **Membership Review Committee**

- David and Gloria Etzian are purchasing Lot 246. John Moore made a motion to approve the new member and waive the right of first refusal seconded by Tyra Willis. The motion passed unopposed.
- Leo Rukin is purchasing Lot 12. John Moore made a motion to approve the new member and waive the right of first refusal seconded by Corey Miller. The motion passed unopposed.

Corey Miller moved to approve a Shoot and Eat on Sunday July 2<sup>nd</sup> at the Birds Nest seconded by Sandy Steinruck. The motion passed unopposed.

### **New Business**

1. Discussed issues with UTVs tearing up common areas and speeding on the trails. Bill Miller and Bob Baum to talk about a plan
2. Charlie Whipple made a motion to authorize residents to contract with North Florida Emulsions to have a secondary road chipsealed if a majority of residents on the road agreed to the chipsealing and the residents who in favor bore the cost of the chipsealing and preparation. This was seconded by Tyra Willis.
  - a. Stan Weedon moved to amend the motion to stipulate that it must connect to a road that is already chipsealed seconded by John Moore. The motion to amend passed unopposed.
  - b. After additional discussion on the amended motion, Stan Weedon moved to call the question seconded by Carla Sapp. The motion to call the question passed with Harold Piskura opposed.
  - c. The amended motion then passed with Corey Miller, Paul Whitehead, Stan Weedon, and Carla Sapp opposed.
  - d. Stan Weedon moved to further define a road (for the purpose of the previous motion) to be (at a minimum) from where it connects to an already chipsealed road to the furthest lot on the road with a member willing to bear the cost of chipsealing seconded by Corey Miller. The motion passed with Carla Sapp opposed.
  - e. Stan Weedon moved to clarify that the members must donate the monies for the chipsealing and preparation to Indian Hammock Hunt and Riding Club. The Manager will contract with North Florida Emulsions once the money and documentation to prove the majority is in favor has been turned in to the office seconded by Corey Miller. The motion passed unopposed.

#### **SUMMARY FOR CLARITY**

We are allowing private members to donate funds to Indian Hammock Hunt and Riding Club for the purpose of chipsealing secondary roads provided that the members pay the expenses of getting this done and they provide documentation to prove that a majority of the members on the affected road are in agreement. Once the proof of majority support and a check for the needed funds are received

the Manager will contract with North Florida Emulsions to get the road chipsealed. The road in question must connect to an already chipsealed road and will extend at least to the lot of the farthest person who is in favor of the chipsealing.

3. Corey Miller moved to pass the resolution to get the loan for \$275,000 needed to pay for the chipsealing of main loop of Indian Hammock by North Florida Emulsions seconded by Harold Piskura. The motion passed unopposed.
4. Corey Miller moved to use the lot that was previously the deputy sheriff living area as a secondary storage lot for trailers and RVs like the existing RV storage lot for the same fee of \$20 per month seconded by Harold Piskura.
  - a. Sandy Steinruck moved to table this motion to allow for proper noticing of this type of change to the membership prior to a vote seconded by Charlie Whipple. The motion to table passed unopposed.
5. Carla Sapp made a motion to approve spending up to \$60,000 per the Fast Dry bid to repair the tennis courts seconded by Corey Miller. The motion passed with Charlie Whipple opposed.
6. Corey Miller made a motion to allow up to \$187.20 to be spent on the 4<sup>th</sup> of July parade and celebration seconded by Sandy Steinruck. The motion passed unopposed

10:07 AM Carla Sapp left the meeting.

### **Unfinished Business**

There was no unfinished business

### **Adjournment**

Corey Miller made a motion to adjourn at 10:15 AM seconded by Sandy Steinruck. The motion passed unopposed.

Submitted by,  
Paul Whitehead, Secretary

**MINUTES OF THE May 28, 2017 MEETING OF THE  
INDIAN HAMMOCK HUNT AND RIDING CLUB, Inc.**

**BOARD OF DIRECTORS**

**Call to Order:** President Bill Miller called the meeting to order at 8:02 AM, and led the group in a Pledge of Allegiance to the Flag.

**Roll Call:** Officers: President Bill Miller, 2<sup>nd</sup> Vice President Tyra Willis, Treasurer Corey Miller, and Secretary Paul Whitehead  
Directors: Carla Sapp, Doug Donohue, Harold Piskura, John Moore, Kathleen Oakes, and Stan Weedon **Absent:** 1<sup>st</sup> Vice President Matt Rector, Charlie Whipple, Sandy Steinruck

**Approve Minutes of April Meeting**

Harold Piskura moved to approve the minutes from the April 23<sup>rd</sup> meeting seconded by John Moore. The motion passed unopposed.

**Treasurer's Report**

Corey Miller reported that we are currently at a \$11,393 loss YTD.

**Manager's Report**

Robert Baum read his report to the assembly. The full written report appears in the Hammock Herald.

**Architectural Review Committee**

- Lot 178 – Stack painting the house. Corey Miller made a motion to approve seconded by Harold Piskura. The motion passed unopposed.
- Lot 281 – Hogan building a new home. Harold Piskura made a motion to approve seconded by Stan Weedon.

**Membership Review Committee**

- Mark McCann is purchasing Lot 80. John Moore made a motion to approve the new member and waive the right of first refusal seconded by Tyra Willis. The motion passed unopposed.
- Linda and Argyrios (Jerry) Roussos are purchasing Lot 120. John Moore made a motion to approve the new member and waive the right of first refusal seconded by Doug Donohue. The motion passed unopposed
- Ishaq Kundawala is purchasing Lot 33. John Moore made a motion to approve the new member and waive the right of first refusal seconded by Tyra Willis. The motion passed unopposed.

There were several member to member transfers:

1. Lot 143 is selling their lot to Doug Donahue who owns lot 144
2. Lot 13 is selling his lot to Curtis Price who owns lot 14
3. Lot 260 is selling his lot to Kathleen and Bob Baum who own lot 263



Harold made a motion to summarily prove these member to member transfers seconded by Tyra Willis. The motion passed unopposed with Doug Donahue abstaining.

Doug Donahue made a motion to approve the designation of a Hunt Committee seconded by John Moore. The motion passed unopposed.

Tyra Willis made a motion to approve up to \$5,500 from their fund balance to upgrade electric service at the stable seconded by Carla Sapp. The motion passed unopposed.

### **New Business**

7. Stan Weedon made a motion to waive the double assessment for lot 165 seconded by John Moore. The motion failed with Carla Sapp, Corey Miller, Doug Donahue, Harold Piskura, and Kathleen Oakes opposed.  
Stan Weedon moved to direct the office to immediately begin double assessing lots 24 and 25 seconded by Doug Donahue. The motion passed unopposed.  
Stan Weedon moved to waive the double assessment of lot 165 for the remainder of 2017 pending sale of the lot seconded by John Moore. The motion failed with Carla Sapp, Corey Miller, Doug Donahue, Harold Piskura, Kathleen Oakes, and Tyra Willis opposed.

### **Unfinished Business**

1. Stan Weedon made a motion to raise the price for a round of skeet from \$6 to \$7 seconded by Corey Miller. The motion passed unopposed
2. Corey made a motion to raise the price of the bunk house to \$150 per night seconded by Kathleen Oakes. The motion passed unopposed.
3. John Moore made a motion to accept the revised Stable SOP as noticed seconded by Tyra Willis. The motion failed with only John Moore, Stan Weedon, and Tyra Willis in favor.

### **Recess**

At 9:40AM Corey Miller made a motion to recess the board meeting until after the Special Members Meeting seconded by Carla Sapp. The motion passed unopposed

### **Reconvene**

President Bill Miller reconvened the meeting at 11:27AM and called us back to order.

Charlie Whipple joined the meeting when we reconvened.

### **Unfinished Business (continued)**

4. Kathleen Oakes made a motion to accept the bid to chip seal the main loop from North Florida Emulsions seconded by Corey Miller. The motion passed unopposed.

Corey Miller made a motion to preapprove already approved driveways to be covered with chip seal without the need for lot by lot board approval seconded by Doug Donahue. The motion passed unopposed.

**Adjournment**

Kathleen Oakes made a motion to adjourn at 11:55AM seconded by Carla Sapp. The motion passed unopposed.

Submitted by,  
Paul Whitehead, Secretary

**MINUTES OF THE SPECIAL MEMBERS MEETING OF THE INDIAN  
HAMMOCK HUNT AND RIDING CLUB May 28, 2017**

**Call to Order:** President Bill Miller called the meeting to order at 10:02 AM.

**Roll call/Quorum:** Barbara Hume for the election committee reported that a quorum had been established as follows:

|                               |            |  |
|-------------------------------|------------|--|
| Voting members in attendance: | 85         |  |
| Proxies voted:                | <u>125</u> |  |
| Total voting:                 | <u>210</u> |  |
| No shows:<br>submitted)       | 81         | (members not in attendance and no proxy) |
| Non-voters:                   | <u>8</u>   | (delinquent assessments/improper deeds)  |
| Total membership:             | 299        |  |

*[2/3 majority required: ((299-8) \* (2/3)) ≈ 194 < 210]*

President Bill Miller began by thanking all those people involved in organizing the meeting and handle the registration and voting for all their hard work.

President Bill Miller explained that this was a special members meeting and we were only here to discuss the 2 topics on the official notice what were chip sealing of the main loop and the proposal to add motorcycle parking.

Bill Dover made a motion to direct the Board to resurface the main loop with chip seal in accordance with the bit we received up to \$350,000. This was seconded by Bob Morrison.

Dave Minor moved to amend the motion to only approve a test strip from the main gate to the flag pole. This was seconded by Lori Settle. Based on information from Bob Baum this was amended to extend past Foster Park based on the minimum the contractor would allow. A voice vote was taken and the amendment failed by overwhelming majority.

The vote on the original motion was taken by paper ballot. The motion passed with 156 votes in favor and 48 votes against.

Corey Miller made a motion to designate the area detailed on the attached map (formally the mobile home site by the front gate) for exclusive use by members for storage of street legal motorcycles. Said members will pay for the construction, maintenance and all costs associated with the storage facility. The same lease terms as the hangar tenants will be utilized. Access by motorcycles to the storage facility from the front gate will be granted. No other use, except for the temporary parking of vehicles, up to 10 days, will be allowed.

The vote was done by paper ballot. As this would be an amendment to the deed restrictions a 2/3 majority was required. The motion failed to meet the 2/3 majority required with 134 in favor and 63 against.

Adjourn: Barbara Roberts moved to adjourn at 11:22 AM, seconded by Lavern Klein.

The motion passed unopposed

Submitted by,  
Paul Whitehead, Secretary

**MINUTES OF THE April 23, 2017 MEETING OF THE  
INDIAN HAMMOCK HUNT AND RIDING CLUB, Inc.**

**BOARD OF DIRECTORS**

**Call to Order:** President Bill Miller called the meeting to order at 8:05 AM, and led the group in a Pledge of Allegiance to the Flag.

**Roll Call:** Officers: President Bill Miller, 1<sup>st</sup> Vice President Matt Rector, 2<sup>nd</sup> Vice President Tyra Willis, Treasurer Corey Miller, and Secretary Paul Whitehead  
Directors: Carla Sapp, Doug Donohue, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon **Absent:** Charlie Whipple

**Approve Minutes of February Meeting**

Matt Rector moved to waive the reading of the minutes of the March 26 meeting seconded by Harold Piskura. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Doug Donohue, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.

Paul Whitehead pointed out an error in last month's minutes. The lot number for new members for Zizah and Tim Preble should read lot 163 (not 165). Matt Rector moved to approve the minutes with that amendment seconded by Tyra Willis. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Doug Donohue, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.

Charlie Whipple joined the meeting at 8:09 AM.

**Treasurer's Report**

Corey Miller gave his report. The finance committee will correct the financial statements to reflect a payment for insurance that should be shown amortized over time rather than the complete payment being reflected in the current month. With that correction we are \$16,789 ahead of budget.

Corey Miller made a motion to raise the nightly rental fee for the bunk house to \$150 per night seconded by Kathleen Oakes. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Doug Donohue, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.

**Manager's Report**

Robert Baum read his report to the assembly. The full written report appears in the Hammock Herald.

Harold Piskura made a motion to approve the manager's decision to use gravel to surface the lodge parking lot and improve the muddy conditions at the lodge seconded by Corey Miller. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Charlie Whipple, Doug Donohue, Harold Piskura, John Moore, Kathleen

Oakes, Sandy Steinruck, and Stan Weedon in favor and Carla Sapp and Kathleen Oakes opposed.

### **Architectural Review Committee**

- Lot 219/220 – Wilson adding an open barn. The committee recommends approval. Corey Miller moved to approved seconded by Matt Rector. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Doug Donohue, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.
- Lot 168 – Rehr lot clearing. The committee recommends approval.
  - Matt Rector made a motion to approve seconded by Sandy Steinruck.
  - After some discussion Matt Rector made a motion to table this item seconded by Paul Whitehead. The motion to table passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Doug Donohue, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.
  - Charlie Whipple made a motion to allow the Board to vote on ARC submissions without representation when the committee recommends approval seconded by Matt Rector. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Doug Donohue, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.
  - Paul Whitehead moved to take Lot 168 off the table seconded by Corey Miller. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Doug Donohue, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.
  - The original motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Doug Donohue, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.
- Lot 78 – Dinnen pole barn. The committee recommends approval. Stan Weedon moved to approved seconded by Doug Donohue. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Doug Donohue, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.
- Lot 70 – Gupta / Bharracharjee renovations to existing structure. The committee recommends approval. Corey Miller moved to approved seconded by Sandy Steinruck. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Doug Donohue, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.
- Lot 93 – McDonald tiki hut. The committee recommends approval. Matt Rector moved to approved seconded by Kathleen Oakes. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Doug Donohue, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.
- Lot 176 – Jimenez / Bolster new home. The committee recommends approval. Matt Rector moved to approved seconded by Carla Sapp. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple,

Doug Donohue, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.

- Lot 178 – Hornberger house painting. The committee recommends approval. Doug Donohue moved to approved seconded by Matt Rector. The motion passed with Matt Rector, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Doug Donohue, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor and Tyra Willis abstaining.
- Lot 141 – Renno second driveway. The committee does not recommend approval based on the potential safety hazard of the driveway coming in the middle of a 4 way intersection. Paul Whitehead moved to deny the request seconded by Stan Weedon. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Doug Donohue, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.

### **Membership Review Committee**

- Tony Angella Lot 7 is adding his brother Gino Angella to the deed which will be a total of two owners. Sandy Steinruck made a motion to approve the new member and waive the right of first refusal seconded by Tyra Willis. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Doug Donohue, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.
- Alejandro and Linda Gonzales are purchasing Lot 216. Doug Donohue made a motion to approve the new member and waive the right of first refusal seconded by Sandy Steinruck. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Doug Donohue, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.
- Curtis Price is purchasing Lot 14. Corey Miller made a motion to approve the new member and waive the right of first refusal seconded by Doug Donohue. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Doug Donohue, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.

### **New Business**

1. Matt Rector moved to authorize the creation of an Election Committee seconded by Sandy Steinruck. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Doug Donohue, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.
  - The committee chair is Stephanie Pearson
2. Harold Piskura moved to approve the trusts for lots 109, 110, and 111 seconded by Kathleen Oakes. After a bit of discussion Matt Rector called the question seconded by Doug Donohue. The motion to call the question passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Doug Donohue, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor. The original motion then passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Doug Donohue, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.
3. Doug Donohue moved to approve the pet grooming business for Lot 50 seconded by

Carla Sapp. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Charlie Whipple, Doug Donohue, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor and Carla Sapp abstaining

4. Matt Rector moved to send out notice of a fee increase from \$6 to \$7 per round of skeet or trap seconded by Paul Whitehead. After some discussion, Kathleen Oakes called the question seconded by Corey Miller. The motion to call the question passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Doug Donohue, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor. The original motion then passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Doug Donohue, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.
5. Purchase a shed for package storage at the gate
  - Harold Piskura moved to approve the purchase of a shed for packages at the gate up to a maximum of \$2,000 seconded by Tyra Willis. After lengthy discussion Harold Piskura called the question seconded by Kathleen Oakes. The motion to call the question passed Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Doug Donohue, Harold Piskura, John Moore, Kathleen Oakes, and Stan Weedon in favor and Matt Rector, Carla Sapp and Sandy Steinruck opposed. The original motion then failed with Tyra Willis, Charlie Whipple, and Harold Piskura in favor and Matt Rector, Corey Miller, Paul Whitehead, Carla Sapp, Doug Donohue, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon opposed.
  - Harold Piskura moved to approve the purchase of an enclosed trailer to store packages at the gate seconded by Tyra Willis. Sandy Steinruck called the question seconded by Doug Donohue. The motion to call the question passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Doug Donohue, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor and Harold Piskura opposed. The original motion then failed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Doug Donohue, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon opposed.
  - Harold Piskura made a motion that all residents be responsible for receiving their own packages at the gate. The motion was withdrawn.
  - Stan Weedon moved to have FedEx and UPS deliver directly to residents' homes rather than at the gate seconded by Kathleen Oakes. The motion was amended to include any common carrier. Sandy Steinruck moved to table this until the next meeting. The motion to table passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Doug Donohue, John Moore, Sandy Steinruck, and Stan Weedon in favor and Harold Piskura and Kathleen Oakes opposed.

Matt Rector moved to reconsider the second driveway for Lot 141 due to the homeowner joining the meeting seconded by Carla Sapp. The motion to reconsider passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Doug Donohue, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor. There was much discussion but no accord was reached on the



driveway location so the driveway remains disapproved.

**Unfinished Business**

Bob Baum presented his findings about installing additional stop signs in the community. There was discussion, but no motions were made.

**Adjournment**

Corey Miller made a motion to adjourn at 11:01 AM seconded by Matt Rector. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Doug Donohue, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.

Submitted by,  
Paul Whitehead, Secretary

**MINUTES OF THE March 26, 2017 MEETING OF THE  
INDIAN HAMMOCK HUNT AND RIDING CLUB, Inc.**

**BOARD OF DIRECTORS**

**Call to Order:** President Bill Miller called the meeting to order at 8:01 AM, and led the group in a Pledge of Allegiance to the Flag.

**Roll Call:** Officers: President Bill Miller, 1<sup>st</sup> Vice President Matt Rector, 2<sup>nd</sup> Vice President Tyra Willis, Treasurer Corey Miller, and Secretary Paul Whitehead  
Directors: Carla Sapp, Charlie Whipple, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon **Absent:** Doug Donohue

**Approve Minutes of February Meeting**

Harold Piskura made a motion to approve the minutes of the February 2017 meeting seconded by Matt Rector. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Charlie Whipple, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor and Carla Sapp abstaining.

**Treasurer's Report**

Corey Miller gave his report that we are \$25,679 ahead of budget.

**Manager's Report**

Robert Baum read his report to the assembly. The full written report appears in the Hammock Herald.

**Architectural Review Committee**

Lot 219 - Harold Piskura moved to disapprove due to lack of representation at the meeting and lack of proper setback indicated seconded by Charlie Whipple. There was much discussion at which point Stan Weedon called the question seconded by Corey Miller. The motion to call the question passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Charlie Whipple, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor and Carla Sapp opposed. The original motion then passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.

\*\*Note that at this point it was unanimously decided that since none of the requests in the report had representatives at the meeting they would all be tabled until a later meeting at which proper representation was present.

**Membership Review Committee**

New Members:

Jason and George Stark purchasing Lot 242 – Corey Miller made a motion to approve the new members and waive the right of first refusal seconded by Tyra Willis. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.

Tony Angella of Lot 7 adding his brother Gino Angella – Stan Weedon made a motion to approve the new member and waive the right of first refusal seconded by Corey Miller. After some discussion Matt Rector made a motion to table this until next month seconded by Sandy Steinruck. The motion to table passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.

Zizah and Tim Preble purchasing lot 163 - Harold Piskura made a motion to approve the new member and waive the right of first refusal seconded by Tyra Willis. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.

Member to member transfer:

Joseph and Emilia Magli selling lot 243 to Paul Whitehead who owns lots 99 and 247 – Matt Rector made a motion to approve the new member and waive the right of first refusal seconded by Tyra Willis. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Carla Sapp, Charlie Whipple, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor and Paul Whitehead abstaining.

### **New Business**

1. Approve persons authorized to sign checks – Paul Whitehead made a motion that the following people be designated as signers for all checking accounts for The Indian Hammock Hunt and Riding Club: Manager Bob Baum, President Bill Miller, Treasurer Corey Miller, and 2nd Vice President Tyra Willis. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.

Matt Rector made a motion to move all accounts currently at held at Bank of America to Seacoast National Bank not to exceed the FDIC insured limits seconded by Sandy Steinruck. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.

Matt Rector made a motion to have Center State Bank as a backup in the event that we exceed any FDIC limits at another banking institution seconded by Corey Miller. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.

2. Approve Appeals Committee Chair and members – Bill Miller proposed that John Hume be the chair and the following additional members: Bill Black, Willard Dover, Dick Swan, Deloris Newman, and Al Weidenfeller. Stan Weedon made a motion to accept this list as proposed seconded by Corey Miller. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.

Carla Sapp made a motion that the Appeals Committee create and SOP and provide follow up to the board for all appeals seconded by Corey Miller. The motion passed with

Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Carla Sapp, Charlie Whipple, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.

Corey Miller left the meeting at 9:30 AM.

3. Approve trusts for lots: 3-4, 35, 41, 55-56, 58-59, 80, 88, 112, 113, 115, 125, 129, 130, 136, 180, 186, 231, 239, 256, 272, 281, 285-286, and 287 – Stan Weedon made a motion to approve this entire list and waive double assessment for all of them seconded by Paul Whitehead. The motion passed with Tyra Willis, Paul Whitehead, Carla Sapp, Charlie Whipple, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor, Harold Piskura opposed and Matt Rector abstaining.

4. Revise the Stable Committee report in the December 2016 Board Meeting minutes to read: “purchase a used utility cart to work in conjunction with the current Gator” – Matt Rector made a motion to amend the December 2016 Board Meeting minutes to correct the wording from golf cart to utility cart seconded by Sandy Steinruck. The motion passed with Matt Rector, Tyra Willis, Paul Whitehead, Carla Sapp, Charlie Whipple, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.

### **Unfinished Business**

1. Discuss and vote on Rule Change for LTG o Matt rector made a motion to approve the previously noticed rule change for the definition of an LTG seconded by Kathleen Oakes. “Long-Term Guest” (“LTG”); Adult Guest permanently living with an Owner with proof of residency, registered as an LTG by (i) the filing of a Club’s LTG Registration Form at the Club’s office, specifying the facilities, if any, to be utilized by the LTG (ii) compliance with the provisions of Rule 12.2

The motion passed with Matt Rector, Tyra Willis, Paul Whitehead, Charlie Whipple, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor and Carla Sapp opposed.

Kathleen Oakes moved to untable the motion to approve LTG David Slay from last moth seconded by Carla Sapp. The motion to untable passed with Matt Rector, Tyra Willis, Paul Whitehead, Carla Sapp, Charlie Whipple, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.

Sandy Steinruck made a motion to approve the David Slay as LTG pending them meeting the residency requirement by providing appropriate documentation to the manager seconded by Carla Sapp. The motion passed with Matt Rector, Tyra Willis, Carla Sapp, Charlie Whipple, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor and Paul Whitehead opposed.

**Adjournment**

Matt Rector made a motion to adjourn at 10:23 AM seconded by Charlie Whipple. After a bit of discussion the motion passed with Matt Rector, Tyra Willis, Paul Whitehead, Carla Sapp, Charlie Whipple, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.

Submitted by,  
Paul Whitehead, Secretary

**MINUTES OF THE February 19, 2017 MEETING OF THE  
INDIAN HAMMOCK HUNT AND RIDING CLUB, Inc.**

**BOARD OF DIRECTORS**

**Call to Order:** President Bill Miller called the meeting to order at 8:01 AM, and led the group in a Pledge of Allegiance to the Flag.

**Roll Call:** Officers: President Bill Miller, 1<sup>st</sup> Vice President Matt Rector, 2<sup>nd</sup> Vice President Tyra Willis, Treasurer Corey Miller, and Secretary Paul Whitehead  
Directors: Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon **Absent:** Carla Sapp, Charlie Whipple, and Doug Donohue

**Approve Minutes of January Meeting**

Matt Rector made a motion to approve the minutes of the January 2017 meeting seconded by Tyra Willis. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.

**Treasurer's Report**

Corey Miller gave his report that we are \$13,025.57 ahead of budget.

**Manager's Report**

Robert Baum read his report to the assembly. The full written report appears in the Hammock Herald.

There was a lengthy discussion about various parts of the report including specifically the work being done for fire risk mitigation. Specific discussion about the fire danger regarding grass in parts of the pasture not currently being used by the cattle lessee.

Stan Weedon made a motion to instruct the Manager to enforce the lease contract regarding maintenance of the pastures by mowing this section seconded by John Moore.

After additional discussion it was said that Randy Spillers would be joining the meeting at a later time at which point Matt Rector made a motion seconded by Tyra Willis to table this discussion until Randy was present. The motion to table passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.

**Architectural Review Committee**

The full committee report with details will appear in the Hammock Herald.

1. Lot 67, Barnes: Application to install a 12' x 32' accessory structure. Corey Miller made a motion to approve seconded by Kathleen Oakes. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor and Harold Piskura abstaining.
2. Lot 103, Smith: Application to extend the home by enclosing a 10' x 20' area of an existing porch. Harold Piskura made a motion to approve seconded by Tyra Willis. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.
3. Lot 142, Sacco: Request to construct a new home. Harold Piskura made a recommendation to approve seconded by Kathleen Oakes. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.
4. Lot 273, Johnson: Request to replace vinyl siding with Hardie Board. Matt Rector made a motion to approve seconded by Corey Miller. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.

### **Membership Review Committee**

The full committee report with details will appear in the Hammock Herald.

1. Barry and Patricia Scanlon purchasing Lot 266. Matt Rector made a motion to waive the right of first refusal seconded by Tyra Willis. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Harold Piskura, John Moore, Sandy Steinruck, and Stan Weedon in favor and Kathleen Oakes abstaining.
2. Steve and Paula Jastermsky purchasing Lot 10. Matt Rector made a motion to waive the right of first refusal seconded by Tyra Willis. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.
3. Joey Mohanna of Lot 193 is asking that David Slay be approved as an LTG. Harold Piskura made a motion to approve seconded by Tyra Willis. There was much discussion around the definition of an LTG and also around leases. Matt Rector made a motion to table this until after a later discussion about the definition of an LTG seconded by Harold Piskura. The motion to table was passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.
4. Ted O'Connor of Lot 16 is asking that Russell Peterson be approved as an LTG. Sandy Steinruck made a motion to approve seconded by Paul Whitehead. The

motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.

Matt Rector made a motion to approve the member to member lease between Kathleen Oakes and the Cioroccos (Lot 289) seconded by Stan Weedon. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Harold Piskura, John Moore, Sandy Steinruck, and Stan Weedon in favor and Kathleen Oakes abstaining.

### **Skeet and Trap Committee**

Bob Morrison reported that this past week we had all of our machines at skeet and trap serviced by the Howell Company and that went without a hitch. The ones that weren't working were fixed and we have submitted our invoice to the Indian Hammock office for payment.

Bob Morrison approved the purchase of a trimmer to edge all of the walkways on the field [from the committee fund where the committee has done fund raisers] so that we can have those trimmed and we're also going to power wash the walks and paint markings on them.

### **New Business**

1. Approval of Finance Committee members. Corey Miller proposed the following members for the 2017 Finance Committee: David Willis, Barbara Roberts, Julie Huebner, Susan Mills, and George Abraham. Matt Rector made a motion to approve these members seconded by Kathleen Oakes. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.
2. Bill Miller read the list of 2017 Committee Chairs (the list is not yet complete)  
Appeals: John Hume
  - There was discussion that this committee needs to be 3 members all appointed by the board. Bill Miller will get recommendations from John Hume first and then the board will vote to approve those members once John has made his recommendations.

Archery: Laverne Klein and Barbara Roberts

Architectural Review: John Moore

Aviation: David Bass

Communication: Carol Devine

Community Service: Gerry Moore

Equestrian and Trails: Marion Aiello

Executive Committee: Bill Miller, Tyra Willis, John Moore, Harold Piskura, Stan Weedon, and Corey Miller



Fitness: Kathleen Baum  
Membership: Barbara Roberts  
Pool: Gail Mac Lain  
Rifle and Pistol: Bob Morrison  
Stable: Sandy Steinruck  
Skeet and Trap: Matt Rector and Bob Morrison

3. Approve LTG David Slay - discussed earlier
4. Approve LTG Russell Peterson - discussed earlier
5. Approve Extension of 15 day gate access for Lot 19 – 20 for a 60 day extension. Matt Rector moved to approve seconded by Sandy Steinruck. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor and Harold Piskura opposed.
6. Discussed a possible new rule proposal for Caretaker/Caregiver access. Further revision will be done prior to proposing an actual rule change.
7. Discussion of amending rule 1.5g defining an LTG to remove “on his/her lot”. This would allow a weekend resident member or a resident member living in a home leased from another member to have a designated LTG.
8. Controlled burning of common areas - discussed plans and coordination with forestry and notification of residents. A plan to both catch up lacking maintenance in this regard as well as scheduling keeping up the maintenance going forward is a work in progress.

Matt Rector made a motion to take from the table the discussion of the pasture maintenance since Randy Spillers had joined the meeting seconded by Stan Weedon. The motion to take from the table passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.

After discussion of the maintenance that is required and what has been done and the planned controlled burning of the portion of the pasture in question Stan Weedon withdrew his original motion about enforcing the maintenance and John Moor withdrew his second.

9. Horse trailer parking at the stable area – discussed and no action was taken.
10. Adding stop signs in Community – discussed and Bob Baum will get more information about costs and what is customarily done in a community with regard to stop signs at intersections
11. Discuss Chip Seal Bids – discussed the bids and the costs and the fact that there is

a group of members willing to offer financing on the project. Corey Miller will do research on possible alternative financing with possibly a lower interest rate. Stan Weedon made a motion to call a special Membership Meeting on May 28, 2017 to vote on Chip Sealing the roads seconded by Kathleen Oakes. The motion was further amended to include moving the regular board meeting for May to also be on May 28, 2017. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor. We decided to have the board meeting at 8:00 AM and the membership meeting at 10:00 AM with the possibility to reconvene the board meeting after the membership meeting if required.

Paul Whitehead made a motion seconded by Corey Miller to move the April board meeting to April 23, 2017 due to the regular meeting date falling on Easter. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.

A Town Hall meeting will also be held on April 23<sup>rd</sup> at 1:30 PM for the purpose of reviewing the chip seal bids and discussing the costs and financing options prior to the special membership meeting.

Matt Rector reminded everyone of the Carson shoot which will be a shoot and eat on April 30<sup>th</sup> and also the Tombstone shoot at Trap and Skeet next Sunday February 26<sup>th</sup>.

Paul Whitehead made a motion seconded by Corey Miller to move the June board meeting to June 25, 2017 to due to the regular meeting date falling on Father's Day. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.

### **Unfinished Business**

#### 1. Rule changes for stable:

- a. Kathleen Oakes made a motion to accept rule 8.1 as previously proposed and noticed seconded by Corey Miller. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.
- b. Paul Whitehead made a motion to accept rule 8.2 as previously proposed and noticed seconded by Stan Weedon. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.

#### 2. SOP changes for the stable

Stan Weedon made a motion to approve the SOP changes as previously proposed and noticed seconded by Corey Miller. Bob Baum recommended against #18 being added to the SOP in its current form and stated that a review of the current wording with our insurance agent resulted in his advising against it as well. There was a lengthy discussion. Matt Rector made a motion to table so the changes may be referred back to the committee seconded by Harold Piskura. The motion to table passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.

### **Other Business**

#### **1. Motorcycle Storage**

While there was a vote showing interest for this at the Membership Meeting, nothing was formally proposed or approved. We need a specific plan to present and have voted on by the membership. Stan Weedon and Corey Miller agreed to lead a taskforce for the development of a full proposal and plan to have something to present at the special membership meeting on May 28, 2017.

#### **2. Bank account signers (previously has been the Manager, President, Treasurer, Secretary, and 1<sup>st</sup> Vice President)**

Corey Miller made a motion seconded by Paul Whitehead to have the 2<sup>nd</sup> Vice President (Tyra Willis) be the signer instead of the 1<sup>st</sup> Vice President (Matt Rector) since she actually lives in the Hammock on a full time basis and will therefore be more available when needed. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.

Matt Rector made a motion seconded by Corey Miller to move the March board meeting to March 26<sup>th</sup> in order to allow time to properly notice a rule change proposal for the definition of LTGs. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.

Matt Rector made a motion seconded by Harold Piskura to propose an amendment to rule 1.5g defining LTG removing the restriction “on his/her lot”. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor. The resulting rule would read as follows:

“Long-Term Guest” (“LTG”); Adult Guest permanently living with an Owner with proof of residency, registered as an LTG by (i) the filing of a Club’s LTG Registration Form at the Club’s office, specifying the facilities, if any, to be utilized by the LTG (ii) compliance with the provisions of Rule 12.2

**Adjournment**

Stan Weedon made a motion to adjourn at 11:53 AM seconded by Matt Rector. The motion passed with Matt Rector, Tyra Willis, Corey Miller, Paul Whitehead, Harold Piskura, John Moore, Kathleen Oakes, Sandy Steinruck, and Stan Weedon in favor.

Submitted by,  
Paul Whitehead, Secretary

**MINUTES OF THE January 15, 2017 MEETING OF THE  
INDIAN HAMMOCK HUNT AND RIDING CLUB, Inc.  
BOARD OF DIRECTORS**

**Call to Order**

Past President Marion Aiello called the meeting to order at 12:45 PM

**Roll Call**

Past-President Marion Aiello, Doug Donohue, Corey Miller, Bill Miller, Harold Piskura, Matt Rector, Carla Sapp, Sandy Steinruck, Stan Weedon, Paul Whitehead, Tyra Willis, John Moore, Charlie Whipple, and Kathleen Oakes

**Election of Officers for 2017 & Passing of the Gavel**

Office of President - Bill Miller was nominated by Corey Miller, seconded by Tyra Willis and John Moore was nominated for President by Doug Donohue and seconded by Carla Sapp. John Moore declined the nomination and Bill Miller accepted. Bill Miller was elected president by acclamation. Marion Aiello then officially passed the gavel to Bill Miller to continue the meeting.

Office of First Vice President – Matt Rector was nominated by Tyra Willis, seconded by John Moore; and Carla Sapp was nominated by Kathleen Oakes, seconded by Tyra Willis. A secret ballot was held and Matt Rector was elected First Vice President by a majority vote of eight to five. Office of First Vice President – Matt Rector was nominated by Tyra Willis, seconded by John Moore; and Carla Sapp was nominated by Kathleen Oakes, seconded by Doug Donohue. A secret ballot was held and Matt Rector was elected First Vice President by a majority vote of eight to five.

Office of Second Vice President – Carla Sapp was nominated by Matt Rector, seconded by Kathleen Oakes, Tyra Willis was nominated by Sandy Steinruck, seconded by Paul Whitehead, and Harold Piskura was nominated by Corey Miller, seconded by Matt Rector. A secret ballot was held resulting in a tie between Carla Sapp and Tyra Willis that resulted in a run off. A second secret ballot was held and Tyra Willis was elected Second Vice President with a majority vote of seven to six.

Office of Secretary – Paul Whitehead was nominated by Kathleen Oakes and seconded by Corey Miller; accepted, and was elected by acclamation.

Office of Treasurer – Corey Miller was nominated by Sandy Steinruck and seconded by Harold Piskura; accepted, and was elected by acclamation.

Bob Baum brought up the need to get the account signers for 2017 together to go to the bank to create a new signature card and that they now all must go together rather than separately as was formerly allowed by the bank.

Bob Baum also brought up the need for the Directors Orientation & Certification process and that we could do it as a group for new members or set them up individually but we have 90 days to complete the process. Sandy Steinruck made a motion that we do this individually, seconded by Tyra Willis and the motion passed unopposed.

### **Approve Minutes of December Meeting**

Motion to approve the minutes of the December meeting made by Bill Miller. Harold Piskura pointed out an error in the minutes: In the ARC report item 1 the Sturgell family is incorrect. It should read the Waddell family.

The motion passed with this amendment.

### **Treasurer's Report**

Corey Miller gave his report that we are \$15,522.51 ahead of budget for the two months ended December 31, 2016.

### **Manager's Report**

Robert Baum read his report to the assembly. The full written report appears in the Hammock Herald.

### **Membership Review Committee**

1. Robert and Elizabeth Rehr of Wellington Florida are purchasing lot 168. Bob is a firefighter for the City of Boynton Beach and Beth is retired. Bob is interested in Rifle/Pistol and Skeet and Trap and Beth is looking for quiet time. Matt Rector made a motion to waive the right of first refusal seconded by Corey Miller. The motion passed unopposed.

2. Francis Issa of Lot 212 is adding his son Anthony and daughter in law Cindy to his lot. There was discussion about this being allowed by the deed restrictions and determined that it is. John Moore made a motion to waive the right of first refusal seconded by Corey Miller and the motion passed unopposed.

### **Architectural Review Committee**

Stan Weedon presented four applications for approval

1. Lot 215, Scott Frost

Perform additional clearing. No rules will be violated. It was noted this was a resubmittal of a previous approval which had lapsed and also included a pond. Previous approval May 2016. Stan Weedon made a motion to approve seconded by John Moore. The motion passed unopposed.

2. Lot 142, Sacco

Performing clearing and add two entrances. Stan Weedon made a motion to approve seconded by John Moore. The motion passed with Doug Donohue opposed.

3. Lot 247, Whitehead

New home with attached garage and several decks and a new well. Stan Weedon made a motion to approve seconded by Corey Miller. The motion passed with Paul Whitehead and Harold Piskura abstaining.

4. Lot 269, Bechtold

Lot clearing and driveways. Stan Weedon made a motion to approve seconded by John Moore. After a lot of discussion, Matt Rector called the question seconded by Corey Miller which passed.

The original motion to approve then passed unopposed.

### **New Business**

1. Board Resolution Establishing Committees for 2017

A motion was made by Tyra Willis to establish the same committees as last year. The motion by Tyra was amended to accept the following committees seconded by Matt Rector and the motion passed unopposed: Appeals, Archery, Architectural Review, Aviation, Communications, Community Service, Elections, Equestrian, Executive, Fitness Center, Hunt, Membership Review, Pool, Rifle/Pistol Range, Special Events, Stable, & Trap and Skeet

Doug Donohue made a motion that no more than two officers be put on the Executive Committee seconded by Carla Sapp. This was clarified that the Executive Committee shall consist of two officer and three non-officer members of the Board of Directors. The motion passed unopposed.

2. Home Business Permit Renewals

- Barbara Roberts, Lot 265
- Ken Dugmore, Lot 145
- Bob Morrison, Lot 239
- Keely Wilson, Lot 220
- Walt Hornberger, Lot 179
- Tom Velie, Lot 244

Matt Rector made a motion to approve all of them seconded by Doug Donohue. The motion passed unopposed.

3. Member Violation Lot 244: Hunt

The Hunt Committee chair presented the details of a violation and the recommendation of the Hunt Committee that the member not be allowed to hunt until November 2017. Matt Rector made a motion to accept the proposal from the Hunt Committee seconded by Stan Weedon and the motion passed with Carla Sapp abstaining.

· Board Member Sandy Steinruck had to leave the meeting at about 2:00pm to go catch a flight.

4. Approve \$2200.00 to clean the Lodge Roof

There was some discussion primarily around getting additional bids which has proven very difficult as no one else wants to take the job for safety reasons. Corey Miller made a motion to approve seconded by Carla Sapp. The motion passed unopposed

5. Purchase a 2017 Honda SX700M2D for Stable and Maintenance \$12,509.24. Corey Miller made a motion to approve seconded by Tyra Willis. After a lengthy discussion Corey Miller called the question seconded by Paul Whitehead which passed.

The original motion then passed with Harold Piskura, Charlie Whipple and Doug Donohue opposed.

#### Unfinished Business

The unfinished business was deferred to the next meeting so that the new board members would have time to familiarize themselves with the proposed rule changes.

Stan Weedon pointed out an item that needed to be added to the unfinished business from December: Harold Piskura had recommended that Rule 4 on committees should be added to the SOP of each committee, especially 4.2 and 4.3

#### Adjournment

Motion to adjourn made by Stan Weedon at 2:19pm seconded by Matt Rector. The motion passed unopposed.

Submitted by,  
Paul Whitehead, Secretary



**MINUTES OF THE ANNUAL MEMBERS MEETING OF THE  
INDIAN HAMMOCK HUNT AND RIDING CLUB  
January 15, 2017**

**Call to Order:** President Marion Aiello called the meeting to order at 9:20 AM and led the assembly in a pledge of allegiance to our flag.

**Roll call/Quorum:** Barbara Hume for the election committee reported that a quorum had been established as follows:

|                               |            |  |
|-------------------------------|------------|--|
| Voting members in attendance: | 97         |  |
| Proxies voted:                | <u>101</u> |  |
| Total voting:                 | <u>98</u>  |  |
| No shows:                     | 95         | (members not in attendance and no proxy submitted) |
| Non-voters:                   | 4          | (delinquent assessments)                           |
| Non-voted proxies:            | <u>2</u>   |  |
| Total membership:             | 299        |  |

*[2/3 majority required: ((299-6) \* (2/3)) ≈ 196 < 198 thus majority is met, HHP]*

**Approval of Minutes of 2016 Annual Meeting:** Matt Rector moved to approve the minutes as presented, Bob Morrison seconded; and the motion was adopted.

**Vote to set number of Directors for 2017:** Gail Maclain moved to set the number of Directors at ten. Discussion and amendments took place, Sandy Steinruck moved to have eleven members, discussion. In the end, Corey Miller moved to establish the number at thirteen, seconded by Tyra Willis; and Matt Rector moved to accept that motion seconded by Gail Maclain, and the motion carried.

**Nominations from the floor:** Gail Maclain nominated John Moore, Barbara Roberts seconded, John Moore accepted the nomination.

Matt Rector nominated Charlie Whipple, Tyra Whipple seconded, Charlie Whipple accepted.

Carla Sapp nominated Kathleen Oakes, Kathleen Oakes accepted.

There were no further nominations and all candidates were accepted to serve on the Board of Directors by acclamation.

**CPA's Annual Financial Review:** Allison Schlitt, CPA from the firm of Offutt/Barton/Schlitt, LLC Certified Public Accountants presented the auditor's report to the membership and answered questions.

**Vote Financial Review or Audit for Fiscal year 2017:** Steve Devine moved to have a full audit, John Moore seconded, the motion and it was adopted, 137 for – 59 against.

Matt Rector moved to have a quarterly review, cost not to exceed \$5000.00, Tyra Willis seconded and that motion was lost, 42 for – 148 against.

Committee Annual Reports: Appeals committee John Moore, no report – Archery Committee Laverne Klein, no report – Architectural Committee Stan Weedon, no report – Aviation Committee David Bass, verbal report – Communications Committee Carol Devine, verbal report – Community Services Committee Gerry Moore, no report – Elections Committee Barbara Hume, shown in Roll Call/Quorum – Fitness Center Committee Kathleen Baum, verbal report – Hunt Committee Tom Kokenge, verbal report – Membership review committee Barbara Roberts, verbal and written reports – Pool Committee Gail Maclain, verbal and written reports – Rifle and Pistol Range Committee Bob Morrison, verbal report – Special Events Committee Ruth Blenker, verbal report – Stable Committee Carla Sapp, written and verbal reports – Trap and Skeet Committee Bob Morrison, verbal report.

Open discussion by membership:

Our Deed Restrictions restrict members from having goats, fowl or swine on property.

Remove the restriction for goats? Yes 76 No 116

Remove the restriction for fowl? Yes 64 No 127

Remove the restriction for swine? Yes 52 No 143

Remove the restriction for poultry? Yes 72 No 109

The common land south west of the mailboxes, (Old mobile home site), would the membership allow the area to be used for motorcycle storage. This would be set up same as the airport hangers storage at no cost to the Indian Hammock

Membership.

Yes 124 No 55

There is a restriction in our Deed Restrictions prohibiting motorcycles on our roads. There is a vehicle called a Polaris Sling Shot, a three-wheeled reverse trike, side by side vehicle. Would the membership like to change our By-Laws to allow for this type of vehicle? Yes 62 No 124

Allow Indian Hammock to hire berry pickers to pick palmetto berries on common property excluding the hunt areas and private property. The revenues would go into to the general fund.

Yes 90 No 97

Our Deed Restrictions do not provide for entertainment in our budget. Would the membership allow the budget to have a line item for Entertainment with a maximum cap of \$5000.00 which would be a cost of \$1.39 a month per lot.

Yes 91            No 95

Road surface annual cost and road resurfacing alternatives analysis. *Secretary's note: The 2016 Board of Directors voted to have this last item placed on the agenda for the future annual Member's Meetings due to its increasing portion of the budget and the changes taking place to obtain quality material, (shell rock). The Manager gave a presentation and explained a provided paper comparing costs over time. One alternative is a product named Chip Seal.*

Election Results: The 2017 Board of Directors are: Doug Donohue – Bill Miller – Corey Miller – John Moore – Kathleen Oakes – Harold Piskura – Matt Rector – Carla Sapp – Sandy Steinruck – Stan Weedon – Charlie Whipple – Paul Whitehead – Tyra Willis.

Adjourn: Harold Piskura moved to adjourn at 12:35 PM, seconded by Gail Maclain. The motion was adopted with alacrity.

Submitted by,  
Harold Piskura, Secretary