

**MINUTES OF THE REGULAR  
MEETING OF THE BOARD OF DIRECTORS  
INDIAN HAMMOCK HUNT & RIDING CLUB  
December 15, 2013**

Barbara Roberts called the meeting to order at 9:00 a.m., followed by the Pledge of Allegiance. Directors absent were: David Bass and Corey Miller.

**Approval of Minutes:** Barbara Roberts called for a review of the November 2013 minutes. A motion was made by Tyra Willis and seconded by Marion Aiello to accept the minutes. The motion passed.

**Treasurer's Report: Corey Miller**

In Corey Miller's absence, Barbara Roberts reported that our income for the month is \$3,207 (\$2,514 behind budget.)

**Manager's Report: John Lynch**

See complete report in the Hammock Herald. Accounts Receivable for the month stands at \$1,672.35 a decrease of \$498.65 from last month.

**COMMITTEE REPORTS**

**Architectural Review: Fred Weeks**

1. Lot #3&4 Kelleher - Accessory structure, barn 40' x 48', metal roof, Hardy plank siding to match existing house. A motion to approve was made by Rachel Piskura and seconded by Fred Klein. The motion passed.
2. Lot #173 Welter - Lot clearing and driveway with appropriate buffer preserved. A motion to approve was made by Bill Miller and seconded by Marion Aiello. The motion passed.
3. Lot #78 Lorenzo - Accessory structure, barn 36' x 48', metal roof, T & G wood siding painted dark brown with light brown trim, and 4' wood fence. A motion to approve was made by Marion Aiello and seconded by Fred Klein. The motion passed.
4. Lot #185 Baum - Clear driveway path from road to center of lot. No hardwood trees to be removed. A motion to approve was made by Marion Aiello and seconded by Bill Miller. After discussion the motion passed with Rachel Piskura opposed.

**Rifle & Pistol Committee: Bob Morrison**

The committee recommended that the BOD deny approval of a special certification class at the pistol range for current and retired law enforcement officers as it uses IH facilities for the benefit of non-members with no compensation to the Club and that the instructor makes a profit on the class. A motion to deny approval was made by Rachel Piskura and seconded by Marion Aiello. After discussion, the motion passed with Marion Aiello opposed.

**NEW BUSINESS:**

1. Proposed Stable SOP. A motion was made by Fred Klein and seconded by John Moore to approve the proposed SOP. After long discussion the motion failed, with Tyra Willis, Marion Aiello and Fred Klein in favor.
2. Violations Lot 217 and 262. As a result of an altercation at the trash disposal area on November 30 which required intervention by the Sheriff's Department, the Manager recommended that:
  - a. family members Steve and Stevie Burney's use of the Common Areas and Facilities be suspended. A motion to suspend their use of the Common Areas and Facilities for three months

was made by Marion Aiello and seconded by Tyra Willis. After discussion, the motion passed with Bill Miller and Marion Aiello opposed.

b. Guest Walter “Peanut” Powell be permanently banned from the Property. Besides being involved in the same incident, Mr. Powell was speeding and driving dangerously. A motion to permanently ban Mr. Powell from the property was made by Tyra Willis and seconded by Fred Klien. The motion passed.

c. Family member Chris Tourek’s use of the Common Areas and Facilities be suspended for two incidents of speeding in connection with the same incident. A motion to suspend his use of the Common Areas and Facilities for three months was made by Fred Klein and seconded by Bill Miller. The motion passed.

There was no Unfinished Business or Other Business.  
The meeting was adjourned at 11:10 a.m.

Rachel Piskura, Secretary

**MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF DIRECTORS  
INDIAN HAMMOCK HUNT & RIDING CLUB  
November 17, 2013**

Barbara Roberts called the meeting to order at 9:00 a.m., followed by the Pledge of Allegiance. All directors were present.

**Approval of Minutes:** Barbara Roberts called for a review of the October 2013 minutes. A motion was made by Tyra Willis and seconded by Marion Aiello to accept the minutes. The motion passed.

**Treasurer's Report: Corey Miller**

We are at the end of the fiscal year as of October 31, 2013. We have an operating profit of \$6,009.30 which is \$3,083 ahead of budget. A motion was made by Corey Miller and seconded by Fred Klein to move the surplus to the operating reserve after the CPA completes the annual review. The motion passed.

**Manager's Report: John Lynch**

See complete report in the Hammock Herald. Accounts Receivable for the month stands at \$2,171 a decrease of \$1,250.25 from last month.

**COMMITTEE REPORTS**

**Archery: Marion Aiello**

The archery program is moving ahead with instruction offered once a month and a certification class to be offered in January. A motion was made by David Bass and seconded by Tyra Willis to ask the IH attorney if we need a Hold Harmless Agreement to be signed by participants at each archery event. After discussion the motion was amended (by David Bass and Tyra Willis) to modify the agreement used by the shooting sports and require it to be signed by each participant at each event. The amended motion passed.

**Architectural Review: Fred Weeks**

Lot #277 Shoffet - addition to existing home, roof over entrance and back patio. Paint to match existing house. Bridges across pond and island using wood decking. Accessory structure (tree house) with three decks, 400 sq. ft. footprint, same height as home, color natural wood. A motion to approve was made by Fred Klein and seconded by Rachel Piskura. The county building department has already issued permits. Work was begun on the additions to the house and bridges without prior approval by the IH BOD. The question was called by Charlie Whipple and seconded by Corey Miller. The motion to call the question passed. Barbara Roberts then called for a vote on the motion to approve the plans as submitted. The motion passed with John Moore, Fred Klein and Rachel Piskura opposed. Then a motion was made by Corey Miller and seconded by David Bass to fine Mr. Shoffet \$1,000 for violation of the Deed Restrictions by not getting IH approval before beginning construction. The motion passed.

**Membership - Carol Swan**

Lot #185 - Member to member transfer from Westby to Baum. A motion to summarily approve was made by Tyra Willis and seconded by Bill Miller. The motion passed.

**NEW BUSINESS:**

Proposal to Eliminate the Duty Phone and Rapid Reach 1st Responder Service. A motion was made by Corey Miller and seconded by Fred Klein to eliminate the Duty Phone and move the \$500 savings to the maintenance fund. After discussing lack of use and alternatives, such as use

of the radio, the motion passed. A motion was made by Fred Klein and seconded by Rachel Piskura to eliminate the Rapid Reach 1st Responder Service and move the \$2,000 savings to the maintenance fund. After discussion, the motion passed.

Review Context of Approved Rule 27. Property Use.

The following rule was reviewed and was added to the Book of Rules:

27. Property \*Use:

27.1 In accord with the Club's Declaration of Restrictions, Article X, Section 3, the harvesting of palmetto berries on the Property is prohibited.

\*Article I, Definitions Rule 1.5(j), Approved 10/20/13

There was no Unfinished Business or Other Business.

The meeting was adjourned at 10:55 a.m.

Rachel Piskura  
Secretary

**MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF DIRECTORS  
INDIAN HAMMOCK HUNT & RIDING CLUB  
October 20, 2013**

Barbara Roberts called the meeting to order at 9:00 a.m., followed by the Pledge of Allegiance. Directors absent were Corey Miller and Charlie Whipple.

**Approval of Minutes:** Barbara Roberts called for a review of the September 2013 minutes. A motion was made by Tyra Willis and seconded by John Moore to accept the minutes. The motion passed.

**Appointment of Interim Director:** A motion was made by Rachel Piskura and seconded by Marion Aiello to appoint Fred Klein as interim Director to fill the open seat left by Bob Baum's resignation. The motion passed.

**Treasurer's Report: Corey Miller** (Report given by Mona Blackburn) We are ahead of budget at this time. Lori Settle has resigned from the Finance Committee. The committee recommended the appointment of Steve Devine in her place. A motion was made by Tyra Willis and seconded by Marion Aiello to appoint Steve Devine to the Finance Committee. The motion passed.

**Manager's Report: John Lynch**

See the full Manager's Report in the Hammock Herald. Accounts Receivable stands at \$3,421, down \$801 from last month

**COMMITTEE REPORTS**

**Architectural Review: Fred Weeks**

Lot #195 Blenker - 16' x 42' roof over existing deck, colors to match existing house. A motion to approve was made by Marion Aiello and seconded by Rachel Piskura. The motion passed.

Lot #219 Wilson - 18' x 21' horse shade shelter (Hunter Green) and 4-wire equine fence on 4" x 4" posts. A motion to approve was made by Marion Aiello and seconded by Fred Klein. The motion passed.

Lot #19 Shoffet - Re-paint house (Stable Hay, a light tan) and trim (Ripe Wheat, tan.) A motion to approve was made by Rachel Piskura and seconded by Bill Miller. The motion passed.

Lot #245 Devine - Re-paint house, garage and shed in Cabot Trail (light brown) with trim in Rich Creme (light tan). A motion to approve was made by Tyra Willis and seconded by Marion Aiello. The motion passed. Lot#295 Aiello - 21' x 36' patio sun shelter, 26 gauge metal in a mill (silver/gray) finish. This was previously approved in wood. A motion to approve the change was made by Fred Klein and seconded by Tyra Willis. The motion passed with Marion Aiello abstaining.

**Hunt - Bob Benz**

After hearing Bob's report of damage done to the hunt areas during the recent harvesting of palmetto berries, a motion was made by Marion Aiello and seconded by Tyra Willis to forbid palmetto berry harvesting on any Indian Hammock Property. This would be a new rule added to the Rule Book and is supported by Article 10, Section 3 of the Deed Restrictions which prohibits damage to the Property resulting in "a degradation of the natural environment." After discussion a vote was taken and the motion passed.

**Membership - Carol Swan** (Report given by Dick Swan)

Background and financial investigations, as well as orientations have been completed on the following lot transfers:

Lot #37 Ellingsworth & Armour, Jr. - to Frank & Darlene Rodriguez and George & Barbara Suarez. A motion to waive the right of first refusal was made by Bill Miller and seconded by Marion Aiello. The motion passed.

Lot #173 Kennemer - to David and Jill Welter. A motion to waive the right of first refusal was made by Fred Klein and seconded by Rachel Piskura. The motion passed.

Lot #249 Pellerin - adding son, Don Highland, to the deed. A motion to summarily approve was made by Marion Aiello and seconded by Tyra Willis. The motion passed.

Lot #22 Kennemer - member to member transfer to Ron Shoffet. A motion to summarily approve was made by Tyra Willis and seconded by Fred Klein. The motion passed.

There was no New Business, Unfinished Business or Other Business. The meeting was adjourned at 10:20 a.m.

Submitted by Rachel Piskura

**MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF DIRECTORS  
INDIAN HAMMOCK HUNT & RIDING CLUB  
September 15, 2013**

Barbara Roberts called the meeting to order at 9:00 a.m., followed by the Pledge of Allegiance. Director absent was David Bass.

**Approval of Minutes:** Barbara Roberts called for a review of the August 2013 minutes. A motion was made by Tyra Willis and seconded by Marion Aiello to accept the minutes. The motion passed.

**Treasurer's Report: Corey Miller**

We are within \$300 of the budget for the year.

The Amenities & Facilities Task Group reported to the finance committee that there are several serious concerns with the condition of the lodge and pool areas. Based on their recommendation, two firms (MBV Engineering and OAC Enterprises/Mark McCree) were asked to provide estimates on the cost of a professional forensic study of these areas. A motion was made by Corey Miller and seconded by Tyra Willis to hire one of these firms. After discussion the motion was amended to hire OAC Enterprises/Mark McCree for \$500. The motion passed. Then a motion was made by Corey Miller and seconded by Tyra Willis to accept the proposed budget for FY2014 with the only change being to remove the proposed paver patio and move the \$7,150 into general repair and maintenance. The motion passed.

**Manager's Report: John Lynch**

The new Member Directories are now available at the gate. See the full Manager's Report in the Hammock Herald. Accounts Receivable stands at \$4,222 for the month. Down \$182.38 from last month.

Director Bob Baum resigned his position on the BOD during the course of the meeting.

**COMMITTEE REPORTS**

**Architectural Review: Fred Weeks**

Lots #89/90 Shahan - Paint exterior of home "Truly Tan." A motion to approve was made by Bill Miller and seconded by Tyra Willis. The motion passed.

Lot #119 Haas - Replace T-111 with Hardi-Board, paint house "Drifting Dune" (light tan), paint trim, door and fence "Snowbank" (white.) A motion to approve was made by Tyra Willis and seconded by Corey Miller. The motion passed.

Lot #19 Shoffet - Alteration and replace porch screen with white sliders, colors to match existing exterior colors. A motion to approve was made by Tyra Willis and seconded by Bill Miller. The motion passed.

**Membership - Carol Swan**

Lot #75 Bank Owned - Being purchased by Ron and Carla Sapp who currently lease #164. A motion to waive the right of first refusal was made by Tyra Willis and seconded by Corey Miller. The motion passed.

**NEW BUSINESS**

Road Task Force Report - Bob Morrison - A lengthy report was made as to various alternatives regarding improvement of our roads. No outside entities were contacted for quotes or estimates

leaving us with little to go on regarding cost. A motion was made by Corey Miller and seconded by Marion Aiello to contact a paving contractor to give us a quote/estimate on using Recycled Asphalt Product (Millings) on various lengths of the roads. The motion passed. Look for more information in the Hammock Herald and the TomTom.

### **UNFINISHED BUSINESS**

Lot #258 League - Lease to Rodriguez. A motion to remove the question from the table and reconsider approval of the lease was made by Rachel Piskura and seconded by Tyra Willis. After discussion and assurance by the Manager that the lessee understands the IH documents and Rules and that there have been no further complaints against the lessee a vote was taken. The motion to approve passed with Bill Miller opposed.

Lot #277 Shoffet - Greenhouse. The Executive Committee met on 9/7/13, reviewed the plans for the greenhouse and approved the original request for construction of the Greenhouse (subject, of course, to approval by the County Building Dept.) A motion to ratify the Executive Committee decision was made by Marion Aiello and seconded by Tyra Willis. The motion passed.

The meeting was adjourned at 11:15 a.m.

Rachel Piskura  
Secretary

**MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF DIRECTORS  
INDIAN HAMMOCK HUNT & RIDING CLUB  
August 18, 2013**

Barbara Roberts called the meeting to order at 9:00 a.m., followed by the Pledge of Allegiance. Directors absent were Marion Aiello and Charlie Whipple.

**Approval of Minutes:** Barbara Roberts called for a review of the July 2013 minutes. A motion was made by Tyra Willis and seconded by Bill Miller to accept the minutes. The motion passed.

**Treasurer's Report: Corey Miller**

We are currently \$4,086 ahead of budget. The final Budget Workshop meeting will be at 10:30 a.m. on Saturday, September 14, 2013 at the Lodge. All members are encouraged to attend.

**Manager's Report: John Lynch**

The manager was absent from the meeting due to illness so there was no manager's report. A quit claim deed was received adding Neil Chambless to the deed on Lot #297. A motion was made by Tyra Willis and seconded by Corey Miller to summarily approve the change. The motion passed. Accounts Receivable stands at \$4,404, an increase of \$2,376 over last month.

**COMMITTEE REPORTS**

**Architectural Review: Fred Weeks**

1. Lots #3&4 Kelleher - Paint exterior siding "Crisp Khaki". A motion to approve was made by Bob Baum and seconded by Rachel Piskura. The motion passed.
2. Lot #295 Aiello - Roof over existing patio. A motion to approve was made by David Bass and seconded by Bill Miller. The motion passed.
3. Lot #275 Shoffet - Eight foot deer fence. A motion to approve was made by Bill Miller and seconded by David Bass. After extensive discussion a motion to call the question was made by Corey Miller and seconded by John Moore. The motion passed. A vote was then taken on the original motion (the eight foot fence). The motion failed with David Bass and Tyra Willis in favor.
4. Lot #277 Shoffet - Greenhouse 30' by 56'. A motion to approve was made by Bill Miller and seconded by Tyra Willis. After long discussion a motion was made by Rachel Piskura and seconded by John Moore to amend the motion to approve pending the arrival of the plans that meet with the approval of the executive committee. The amendment passed. A vote was then taken on the original motion including the amendment. The motion passed.

**Hunt Committee - Bob Benz (Don Conkling Reporting)**

The committee submitted a revised SOP. After questions and discussion a motion to approve was made by Corey Miller and seconded by Tyra Willis. The motion passed.

**Membership - Carol Swan**

1. Lot #258 Legue - Lease to Rodriguez. A motion to approve was made by Rachel Piskura and seconded by Tyra Willis. After discussion, a motion to table was made by David Bass and seconded by John Moore. The motion was tabled.
2. Lot #177&178 Stack - Lease to Small. A motion to approve the lease pending a positive report on the background check and completion of the interview was made by Corey Miller and seconded by Tyra Willis. After discussion, a vote was taken and the motion failed with Tyra Willis, John Moore and Corey Miller voting in favor.

## **NEW BUSINESS**

1. Appointment of an Appeals Committee - The following members were appointed to the reinstated appeals committee by the BOD: Mona Blackburn (Chair), Karey Brown, Carolyn Breza, Kathleen Oakes (alternate), Glenn Bowman (alternate.)
2. Request to create a Lawn Bowling and Other Activities Committee - A motion to create the committee was made by John Moore and seconded by Corey Miller. After discussion, a vote was taken and the motion passed. A motion was then made by Tyra Willis and seconded by Corey Miller to transfer the funds left from the former Lawn Bowling committee to the new committee. After discussion, the motion passed.

The meeting was adjourned at 12:35 p.m.

Rachel Piskura,  
Secretary

**MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF DIRECTORS  
INDIAN HAMMOCK HUNT & RIDING CLUB  
July 21, 2013**

Barbara Roberts called the meeting to order at 9:00 a.m., followed by the Pledge of Allegiance. All directors were present.

**Approval of Minutes:** Barbara Roberts called for a review of the June 2013 minutes. A motion was made by Tyra Willis and seconded by Marion Aiello to accept the minutes. The motion passed.

**Treasurer's Report: Corey Miller**

We are \$3,898 ahead of budget. The proposed 2014 Budget has been presented to the finance committee by the Manager. Copies have been provided to the BOD. Copies will be sent to the membership in the August 1 billing. Workshops on the proposed budget will be held at the Lodge on Saturday, August 17 at 10:30 a.m. and on Saturday September 14 at 10:30 a.m. The horse boarding fee has been raised from \$110 to \$125 as the fund balance of the stable has been sufficiently drawn down by the period of lower fees. Note that a capital improvement of a paver patio with fire pit and walkway at the Lodge has been included in the proposed budget. The lowest bid so far is \$7,150.

**Manager's Report: John Lynch**

See the full Manager's Report in the Hammock Herald. Accounts Receivable is down \$2,615.56 from last month.

**COMMITTEE REPORTS**

**Architectural Review: Fred Weeks**

1. Lot #234 Parsons - New roof, metal, light gray. A motion to approve was made by David Bass and seconded by Bill Miller. The motion passed.
2. Lot #263 Baum - Shade house, 24' x 24', metal frame with charcoal screening. Permit must be obtained from Okeechobee County Building Department. A motion to approve was made by Corey Miller and seconded by Bill Miller. The motion passed with Bob Baum abstaining.
3. Lot #274, 275, 276, 277 Shoffet - Unity of title, pond with island, green house, citrus orchard, 8' high 6"x6" deer fence, and 4" irrigation well. The committee recommends approval of all except the green house for which no plans were submitted. A motion to approve was made by Bill Miller and seconded by Rachel Piskura. After discussion, a motion to table the previous motion until the member can come before the BOD to answer questions was made by John Moore and seconded by Corey Miller. The motion passed. After more discussion, a motion to remove from the table was made by John Moore and seconded by Bob Baum. The motion passed. An amended motion to approve only the unity of title, pond with island, and 4" well was made by David Bass and seconded by Bob Baum. The motion passed.

**Equestrian & Trails - Kathleen Oakes**

The committee requests formation of a stable committee. A motion to form a sub-committee of Equestrian & Trails to coordinate with the manager in furthering the interests of members who board their horses in the stable was made by Marion Aiello and seconded by David Bass. The motion passed.

### **Membership - Carol Swan**

Lot #19, 20, 21, 274, 275, 276, 277, Ron Shoffet - Background investigations and interview having been completed, a motion to waive the right of first refusal was made by Tyra Willis and seconded by Bob Baum. The motion passed.

### **Rifle & Pistol Range - Jon Newman & Bob Morrison**

1. A motion to approve investigation into the possibility of Indian Hammock participation into the Ruger Rimfire Competition was made by Tyra Willis and seconded by Corey Miller. The motion passed.
2. A motion to approve the use of the lawn bowling facility for a cornhole tournament on August 31st and the use of lawn bowling funds to purchase the equipment was made by David Bass and seconded by Tyra Willis. After discussion, an amended motion was made by Rachel Piskura and seconded by Bob Baum to approve the event, but not the funding. The equipment would be provided by committees and/or individuals who wish to participate. The amended motion passed.

### **NEW BUSINESS**

1. Clarification Amendment to Appeals Rule 23.1 (a); Board Appointment of an Appeals Committee - A motion was made by Tyra Willis and seconded by Marion Aiello to change the above rule to read "Upon notification of an appeal, the Board of Directors shall appoint and approve the Chair and at least two other members to an Appeals Committee. The Chair of the Appeals Committee shall select a date for the hearing. The Chair shall notify the person subject to the fine or suspension of the time, date and place of said hearing. The Chair shall also include a copy of these rules with the hearing notice. Said notice shall be in writing and delivered or mailed to said persons at the address on file with the office." After discussion, a vote was taken and the motion failed with John Moore, Charlie Whipple and Tyra Willis voting in favor. A new motion was then made by Corey Miller and seconded by David Bass to create a standing Appeals Committee consisting of a Chair, two members and two alternate members appointed by the BOD. The motion passed.
2. Member Request for Home Business Permit, Keely Wilson, Lot 2191220  
A motion was made by Marion Aiello and seconded by Tyra Willis to approve an equine based business in Indian Hammock, for Indian Hammock members. After discussion the motion passed.

### **UNFINISHED BUSINESS**

The President has created a task force headed by Bob Morrison to investigate ways to improve the conditions of the roads.

### **OTHER BUSINESS**

1. The President has created a task force consisting of David Bass, Bill Miller and Rachel Piskura to work with the manager on written procedures having to do with the airport hangers and leases.
2. The President is creating a task force to work on improving the rental cottage and bunk house.

The meeting was adjourned at 11:10 a.m.

Rachel Piskura

**MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF DIRECTORS  
INDIAN HAMMOCK HUNT & RIDING CLUB  
June 9, 2013**

Barbara Roberts called the meeting to order at 9:00 a.m., followed by the Pledge of Allegiance.  
Director absent: David Bass

**Approval of Minutes:** Barbara Roberts called for a review of the May 2013 minutes. A motion was made by Bill Miller and seconded by Tyra Willis to accept the minutes. The motion passed.

**Treasurer's Report: Corey Miller**

There was no Finance Committee meeting in June because the BOD meeting was early due to Father's Day. We are \$2,410 ahead of budget.

**Manager's Report: John Lynch**

There was no manager's report due to the manager's absence from the meeting.

Accounts Receivables: Lots #19, 20 & 21 - Barbara Roberts reported that the bank involved in the short sale offer refuses to pay the amount owed to the Hammock for unpaid monthly dues. A motion was made by Tyra Willis and seconded by Corey Miller to instruct the Manager to get as much as he can, with the main goal being to get the short sale approved so IH can, once again, begin collecting the monthly dues. The motion passed.

**COMMITTEE REPORTS**

**Architectural Review: Fred Weeks**

Lot #176 Jimenez/Bolster - Land clearing with appropriate buffer and set backs, native oak trees and sabal palms to be preserved. A motion to approve was made by Corey Miller and seconded by Tyra Willis. After discussion, the motion was amended by Corey Miller/Tyra Willis to approve the clearing subject to the owner placing a new culvert that would provide access to the lot without crossing adjacent common land. The motion passed.

**Communications:**

Rick O'Neill has resigned as chair because he is leaving the Hammock. Marion Aiello is appointed to chair the committee and keep the Tom-Tom going for the rest of the year.

**Membership Committee: Carol Swan**

1. Lot #289, Stephen Ciorrocco - to lease the property to his son and daughter-in-law, Michael and Kimberly Ciorrocco. A copy of the lease has been provided, background and financial checks, as well as orientation have been completed. A motion to approve was made by Marion Aiello and seconded by Bill Miller. The motion passed.

2. Lot #53 - Hills - waiver of the right of first refusal was passed in April pending the completion of the orientation. The orientation has now been completed.

Rifle & Pistol Range Committee: Jon Newman & Bob Morrison IH membership in the National Shooting Sports Foundation was recommended. Bob Morrison offered to donate the \$40 membership fee. A motion to approve was made by Charlie Whipple and seconded by Tyra Willis. The motion passed.

There was no New Business or Unfinished Business.

**OTHER BUSINESS**

1. A member expressed concern over the use of metal culverts. After discussion, a motion was made by Charlie Whipple and seconded by Tyra Willis to use only polypropylene culverts. The

motion passed.

The meeting was adjourned at 9:50 a.m.  
Rachel R. Piskura

**MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF DIRECTORS  
INDIAN HAMMOCK HUNT & RIDING CLUB  
May 19, 2013**

Barbara Roberts called the meeting to order at 9:00 a.m., followed by the Pledge of Allegiance.  
Director Absent: Marion Aiello

**Approval of Minutes:** Barbara Roberts called for a review of the April 2013 minutes. A motion was made by Bill Miller and seconded by Charlie Whipple to accept the minutes. The motion passed.

**Treasurers Report: Corey Miller**

As of April 30 (6 months into the fiscal year) we are \$1,818 behind budget. At the recommendation of the Finance Committee Corey Miller made a motion, seconded by John Moore, that as of the next fiscal year, general repairs and maintenance for each amenity be paid from amenity fees, not from the general budget. After discussion a vote was taken and the motion did not pass, with only Corey Miller voting in favor.

**Manager's Report: John Lynch**

See the full Manager's Report in the Hammock Herald. Ken and Roseanne Finney, Lots 285 & 286, have placed their property in a revocable trust. In accordance with Article V of the Declaration of Restrictions they request that the BOD waive the double assessment. A motion was made by Tyra Willis and seconded by Bill Miller. The motion passed. Accounts Receivable for the month is \$2,392.12, a decrease of \$185.14 over last month.

**COMMITTEE REPORTS**

There were no committee reports requiring action by the BOD.

**NEW BUSINESS**

1. Proposed Amendment to Privileges of Membership Rule 14.1 which would add at the end of the existing rule: "Additionally, Adult members of an Owner's Family and LTGs may serve on Committees of the Club." A motion to make the rule change was made by Rachel Piskura and seconded by Bill Miller. The motion passed.
2. Proposed Aircraft Shelter Leases:
  - a) 5 Year Lease: A motion was made to accept the lease as proposed but with the following revision to Paragraph 23: The Lessee shall be responsible for and indemnify the Lessor for any environmental contamination caused by the Lessee to the Hangar and/or its land footprint the adjacent land. The motion was made by Tyra Willis and seconded by Corey Miller. The motion passed with David Bass and Bill Miller abstaining.
  - b) 20 Year Lease: A motion to accept the lease as proposed but with the above revision applied to Paragraph 24, was made by Tyra Willis and seconded by Corey Miller. The motion passed with Bill Miller abstaining.
3. Proposed Airport SOP: A motion to accept the SOP as proposed was made by Charlie Whipple and seconded by Tyra Willis. The motion passed.
4. Proposed ARC Hangar Construction Rule: A motion to accept the proposed Rule was made by Tyra Willis and seconded by Rachel Piskura. The motion passed. A member's suggestion to address the inequity of allowing metal structures on the airport, but not in the residential area was referred back to the ARC for consideration.

**OTHER BUSINESS**

1. A member complaint that was sent to board members has been referred to the Manager for investigation and further action as deemed necessary
2. The next BOD meeting will be on the second Sunday of June, the 9th, due to Father's Day on the third Sunday.

The meeting was adjourned at 10:35 a.m.

Rachel R. Piskura Secretary

**MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF DIRECTORS  
INDIAN HAMMOCK HUNT & RIDING CLUB  
April 21, 2013**

Barbara Roberts called the meeting to order at 9:00 a.m., followed by the Pledge of Allegiance.  
Director absent: Tyra Willis.

**Approval of Minutes:** Barbara Roberts called for a review of the March 2013 minutes. A motion was made by Bill Miller and seconded by Corey Miller to accept the minutes. The motion passed.

**Treasurer's Report: Corey Miller**

All is in order and we are \$4,274 ahead of budget as of the end of March.

**Manager's Report: John Lynch**

See the full Manager's Report in the Hammock Herald. After discussion, a motion was made by John Moore and seconded by Corey Miller to direct the manager to offer the Deputy a month-to-month contract and to explore the possibility of offering a similar contract to someone with emergency medical skills. The motion passed.

Accounts Receivable stands at \$2,577.26 for the month. This is a decrease of \$1,644.57 over last month. Total Accounts Receivables is \$119,149.73.

**COMMITTEE REPORTS**

**Archery: Marion Aiello**

A motion was made by Marion Aiello and seconded by Bob Baum to approve the perimeter of the new archery range as it is marked with flags on the Low Road. The motion passed.

**Architectural Review: Fred Weeks**

1. Lot #3 & 4, Kelleher - Alteration to existing structure to enclose carport using T-111 siding. No change to footprint, color to match existing structure. A motion to approve was made by Corey Miller and seconded by Marion Aiello. The motion passed.
2. Lot #208, Bass - Request for a set-back variance for an existing structure. The survey shows an odd shaped lot and a set-back of 30' rather than 50'. Article VIII, Section 4 provides that variations for odd shaped lots may be authorized. A motion to approve was made by Bob Baum and seconded by Corey Miller. The motion passed with Dave Bass abstaining.
3. Lot #233, Kidwell - New construction of a detached garage and rear porch with Hardie plank siding and colors to match existing structure; roof to be either green shingle or galvalume. A motion to approve was made by Rachel Piskura and seconded by Marion Aiello. The motion passed.

**Membership Committee: Carol Swan**

1. Lot #220 - Member to member transfer from Fast to Wilson who owns Lot #219. A motion to summarily approve the transfer was made by Dave Bass and seconded by Marion Aiello. The motion passed.
2. Lot #116 - to Larry Linman. Back ground investigations and interview having been completed, a motion to waive the right of first refusal and approve the sale was made by Marion Aiello and seconded by Bill Miller. The motion passed.
3. Lot #53 - to Norman & Sharon Hills. Because they live in New York, they requested that the orientation be scheduled just prior to closing in order to do both in one trip. Background investigations having been completed, a motion waive the right of first refusal and approve the

sale pending completion of the orientation was made by Marion Aiello and seconded by Rachel Piskura. The motion passed.

### **NEW BUSINESS:**

1. Home Business Permit Application - W. Hornberger, Firearms training, Lot #179. A motion to approve was made by Marion Aiello and seconded by Corey Miller. The motion passed.

### **UNFINISHED BUSINESS**

Proposed amendment to RV Rule 22.7 - A motion to remove the question from the table was made by Bill Miller and seconded by Rachel Piskura. The motion passed. After lengthy discussion, a motion to call for the question was made by Charlie Whipple and seconded by John Moore. The motion passed. A vote on the amendment was then taken. Bill Miller, Rachel Piskura, Marion Aiello and Charlie Whipple voted in favor. Dave Bass, Bob Baum, Corey Miller and John Moore were opposed. As president, Barbara Roberts broke the tie by voting in favor of the amendment. The amendment passed.

### **OTHER BUSINESS**

1. Barbara Roberts proposed a change to Rule 14.1, Privileges of Membership, that would allow adult family members and long term guests of members to serve on all committees. A motion was made by Bob Baum and seconded by John Moore to advertise the proposed change and include it on the agenda for consideration by the BOD at the next meeting. The motion passed.
2. Also on the agenda at the next meeting will be the Airport SOP, Architectural Review and hangar leases.

The meeting was adjourned at 10:35 a.m.

Rachel R. Piskura, Secretary

**MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF DIRECTORS  
INDIAN HAMMOCK HUNT & RIDING CLUB  
March 17, 2013**

Barbara Roberts called the meeting to order at 9:00 a.m., followed by the Pledge of Allegiance. All directors were present.

**Approval of Minutes:** Barbara Roberts called for a review of the February 2013 minutes. A motion was made by Tyra Willis and seconded by Bill Miller to accept the minutes. The motion passed.

**Treasurer's Report: Corey Miller**

We are \$197 ahead of budget as of the end of February. There was a change in the financial reports to reflect a \$5,500 charge from our CPA. This change was appropriate.

**Manager's Report: John Lynch**

See the full manager's report in the Hammock Herald. Accounts Receivable stands at \$4,221.83, an increase of \$476.74 over last month.

**COMMITTEE REPORTS**

**Archery: Marion Aiello**

Due to a concern that the site originally chosen for the new archery range was not adequately buffered from the road that goes back to the fill dirt pile, a new site is being proposed. It is across the Low Road from the original site and is marked with flags. Members are encouraged to view it prior to BOD discussion/vote at the next meeting.

**Aviation Committee: David Bass**

The committee requested board approval to hold a Fly-In Breakfast on Saturday May 18, 2013. A motion to approve was made by Bill Miller and seconded by Tyra Willis. The motion passed.

**Membership Committee: Carol Swan**

Background investigations and interviews having been completed, the following recommendations were made to waive the right of first refusal and approve the sales of the following properties:

- Lot #176 - to Marla M. Bolster and Michael R. Jimenez. A motion to approve was made by Corey Miller and seconded by Tyra Willis. The motion passed.
  
- Lot #220 - to Ron and Carla Sapp. A motion to approve was made by Tyra Willis and seconded by David Bass. The motion passed.

**NEW BUSINESS:**

1. Proposed Amendment to RV Rule 22.7. A motion to approve the rule change to "allow RV storage on a developed lot, after completion of all construction if it is concealed by the use of landscaping or by other methods approved by the IH Board, so that the RV is unobtrusive and does not interfere with the aesthetics of the surrounding area" was made by Marion Aiello and seconded by Bill Miller. After discussion, Marion Aiello offered an amendment to the motion to limit the number of RVs on a lot to one only, and to replace the word "unobtrusive" with "not visible from the street or neighboring properties." No vote was taken on the amendment. After further discussion, a motion was made by Corey Miller and seconded by David Bass to table the original motion until it can be re-written and sent to the IH attorney for review. The motion to

table was passed.

2. Ratify Executive Committee Approval of an Emergency Re-Roof on Lot #78. A motion to approve was made by David Bass and seconded by Bill Miller. The motion passed.

**UNFINISHED BUSINESS:**

A workshop regarding the new Airport SOP, Leases and Architectural Review changes will be held on April 6, 10:00 a.m. at the Lodge.

The meeting was adjourned at 11:00 a.m.

Rachel R. Piskura  
Secretary

**MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF DIRECTORS  
INDIAN HAMMOCK HUNT & RIDING CLUB  
February 17, 2013**

Barbara Roberts called the meeting to order at 9:00 a.m., followed by the Pledge of Allegiance. Directors absent were David Bass, Bob Baum and Bill Miller.

**Approval of Minutes:** Barbara Roberts called for a review of the January 2013 minutes. A motion was made by Tyra Willis and seconded by John Moore to accept the minutes. The motion passed.

**President's Confirmation of Committee Chairs:** Barbara Roberts announced the committee chairs for 2013 as follows: Airport Development - Harold Piskura, Appeals - Mona Blackburn, Archery - Marion Aiello, Architectural Review - Fred Weeks, Aviation - David Bass, Communications - Rick O'Neill, Community Service - Gerry Moore, Elections - Stephanie Pearson, Equestrian & Trails - Kathleen Oakes, Fitness Center - Kathleen Baum, Hunt - Bob Benz, Membership - Carol Swan, Pool - Gail MacLain, Rifle & Pistol - Jon Newman & Bob Morrison, Special Events - Becky O'Connor, Trap & Skeet - Matt Rector & Bob Morrison, Vision - Steve Devine

**Treasurer's Report:** Corey Miller

A balance of \$5,944 puts IH ahead of budget. A motion was made by Corey Miller to approve the 2013 Finance Committee members as follows: Mona Blackburn, Lori Settle, Dick Swan and David Willis. The motion was seconded by John Moore. A vote was taken and it passed.

**Manager's Report:** John Lynch

See full manager's report in the Hammock Herald. Accounts Receivable stands at \$3,745, an increase of \$1,622 over last month. Barbara Roberts announced that on February 9, 2013 a personnel meeting was held with the BOD and the manager. At that meeting the BOD voted to extend John Lynch's present contract until December 31, 2014, an extension of one year.

**COMMITTEE REPORTS:**

**Archery: Marion Aiello**

The instructor can't come in March, so the next archery class will be in April. An area for development of a permanent archery range across from the burn pile has been proposed. The area will be marked so members will have the opportunity to view it prior to board discussion/vote at the next meeting.

**Architectural Review: Fred Weeks**

The committee recommends approval of the following:

- Lot #121 - Arata, re-roof using Galvalume Tuff-Rib. A motion to approve was made by Corey Miller and seconded by Tyra Willis. The motion passed.
- Lot #208 - Bass, wood frame cover over existing deck with roof, siding and trim to match existing home. A motion to approve was made by Marion Aiello and seconded by Rachel Piskura. The motion passed.

**Equestrian & Trails: Kathleen Oakes**

The first trail clearing for the year will be on March 2. The committee requests BOD permission to install permanent trail markers at trail heads. The markers would be a four foot tall, small-diameter fence post with a horseshoe attached. After discussion, a motion to approve was made by Tyra Willis and seconded by Marion Aiello. The motion passed.

**Membership: Carol Swan/Karey Brown**

Background investigation and interviews having been completed, the following recommendations were made to waive the right of first refusal and approve the sales of the properties:

1. Lot #257 - to Rick Abin. The motion was made by Corey Miller, seconded by Tyra Willis and was passed.
2. Lot #81 - to Randall and Suzanne Spillers. The motion was made by Marion Aiello, seconded by Tyra Willis and was passed.

**Rifle & Pistol: Bob Morrison**

The committee requests board approval to spend up to \$1,000 of committee funds for a new steel target and bunker on the 100 yard firing line. When the actual target has been selected, detailed drawings will be submitted for BOD review and approval. Upon confirmation that the funds are available, a motion to approve was made by Marion Aiello, seconded by Tyra Willis and was passed.

**NEW BUSINESS:**

1. Home Business Permit Renewal - T. Velie, Construction Office, Lot 244. A motion to approve was made by Tyra Willis, seconded by Marion Aiello and was passed.
2. Home Business Permit Application - G. Deiss, Horse Care Service, Lot 264. A motion to approve was made by Tyra Willis, seconded by Marion Aiello and was passed.
3. Lease Renewal - Legue/Cheshire, Lot 258. A motion to approve was made by Marion Aiello, seconded by Tyra Willis and was passed.
4. A motion was made by Marion Aiello to change the June Board meeting from June 16th to June 9th due to Father's Day on the 16th. The motion was seconded by Tyra Willis and was passed.
5. Lot #262 - Annie Bessenbacher has added her husband Jason to the deed. A motion to approve summarily was made by Corey Miller, seconded by John Moore and was passed.

**OTHER BUSINESS:**

A Proposed Amendment to RV Rule 22.7 was presented to the BOD as follows: Recreational vehicles may be stored in the IH storage facility near the stable area. Storage arrangements must be made through the Manager. Alternatively, a recreational vehicle may be stored on a developed lot, after the completion of all construction, if it is concealed by the use of landscaping or by other methods approved by the IH Board, so that the RV is unobtrusive and does not interfere with the aesthetics of the surrounding area. No action was taken.

The meeting was adjourned at 10:05 a.m.

Rachel R. Piskura  
Secretary

**THE ANNUAL MEETING OF THE MEMBERSHIP  
INDIAN HAMMOCK HUNT & RIDING CLUB, INC.  
January 20, 2013**

President Barbara Roberts called the meeting to order.  
A Quorum was established.

**Approval of Minutes:** Bob Morrison made a Motion to approve the Minutes of the January 29, 2012 Annual Meeting. Tyra Willis seconded the Motion and it passed.

Approval of Minutes from Special Members Meeting: Louis Sultan made a Motion to approve the Minutes of the October 21, 2012 Special Members Meeting. Laverne Klein seconded the Motion and it passed.

Vote to Set Number of Directors for 2013: A Motion was made by Gail MacLain and seconded by Harold Piskura to set the number of Board of Directors for 2013 at ten. The Motion passed.

Self-nomination from the Floor: There were no nominations from the floor.

Vote On Board Candidates: Ten Club Members volunteered for Board of Director positions for 2013. John Hume made a motion to approve the ten Members by “acclamation”. Bill Miler seconded the motion and it passed.

The 2013 Board of Directors are: Marion Aiello, David Bass, Bob Baum, Corey Miller, Bill Miller, John Moore, Rachel Piskura, Barbara Roberts, Charlie Whipple and Tyra Willis.

Vote Financial Review in Lieu of Audit: Laverne Klein made a Motion to have a Financial review in lieu of an audit for the fiscal 2013 year. Corey Miller seconded the motion and it passed.

**Manager’s Report and Committee Reports:** Please refer to the IH Herald.

The Vision Plan Committee was created at the September 2012 Board of Directors meeting. Research has commenced; however, at this time there is no information to report.

In the “Open Discussion by Membership”, a Motion was made by Marion Aiello to have the Board of Director’s meetings to begin with a “Pledge of Allegiance to the American Flag”.

Harold Piskura seconded the motion and it passed. Fred Weeks volunteered to supply the flag. There being no more business, a Motion to adjourn was made by John Hume. Fred Weeks seconded the Motion and it passed.

Respectfully submitted,  
Dolores E. Newman, Secretary

**MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF DIRECTORS  
INDIAN HAMMOCK HUNT & RIDING CLUB, INC.  
January 20, 2013**

Barbara Roberts called the meeting to order at 10:20 a.m. All Board of Directors members were present.

Election of Officers for 2013 & Passing of the Gavel:

The newly elected Board of Directors chose the following officers by unanimous vote:

President: Barbara Roberts

1st Vice President: Marion Aiello

2nd Vice President: David Bass

3rd Vice President: Tyra Willis

Secretary: Rachel Piskura

Treasurer: Corey Miller

**Approval of Minutes:**

1. Barbara Roberts called for a review of the December 2012 minutes. A motion was made by Tyra Willis and seconded by Corey Miller to accept the minutes. The motion passed.
2. Barbara Roberts called for a review of the minutes of the Special Meeting of October 19, 2012. A motion was made by Charlie Whipple and seconded by John Moore to accept the minutes. The motion passed.

**Treasurer's Report: Corey Miller**

The Club owes no taxes for 2012. A balance of approximately \$4,500.00 puts IH ahead of budget.

**Manager's Report: John Lynch**

Accounts receivable stands at \$2,120.00.

See full Manager's report in the Hammock Herald

**COMMITTEE REPORTS:**

**Membership Review Committee: Karey Brown**

Background investigation and interviews having been completed, the following recommendations were made to waive the right of first refusal and approve the sales of the properties:

1. Lot #93 - to Christina McDonald. The motion was made by Corey Miller and seconded by Tyra Willis. The motion passed.
2. Lots #3 & 4 - to Larry and Susan Kelleher. The motion was made by Bob Baum and seconded by Tyra Willis. The motion passed.
3. Lots #64 & 65 - to Taylor Collins. This is a transfer of ownership within the family so was approved summarily. The motion was made by Tyra Willis and seconded by Bob Baum. The motion passed.

**Rifle and Pistol: Walt Hornberger**

The committee requests approval of the following events:

1. Annual Concealed Carry Permit Class to be held Monday, March 25, 2013. A motion was made by Bob Baum and seconded by Bill Miller. The motion passed.
2. Annual National Law Enforcement Certification Class for retired law enforcement officers to be held on Friday, March 29, 2013. A motion was made by Corey Miller and seconded by Tyra Willis. The motion passed.

3. Change the Valentine's Day Shoot from February 9 to February 16, 2013. A motion was made by Bob Baum and seconded by John Moore. The motion passed.

**Architectural Review Committee: Fred Weeks**

The committee recommends approval of the following:

1. Lot #232 - Rehak, construction of a 30' x 40' garage. A motion to approve was made by Tyra Willis and seconded by Marion Aiello. The motion passed.
2. Lot #295 - Aiello, re-roof with galvanized metal. A motion to approve was made by Dave Bass and seconded by Bill Miller. The motion passed with Marion Aiello and Bob Baum abstaining.

**NEW BUSINESS:**

Board Resolution Establishing Committees for 2013

Resolved, the Board of Directors establishes the following committees for 2013:

Airport Development, Appeals, Archery, Architectural Review, Aviation, Community Service, Communications, Elections, Equestrian and Trails, Finance, Fitness Center, Hunt, Membership, Pool, Rifle & Pistol, Skeet & Trap, Special Events, and Vision.

A motion was made by Tyra Willis and seconded by Corey Miller to accept the resolution. The motion passed.

Home Business Permit Renewals:

Barbara Roberts, Lot 265,

Bill & Martha Gillette, Lot 68,

Nan Kramer, Lot 31,

Ken Dugmore, Lot 145,

Ted O'Connor, Lot 16,

Steve Rubin, Lot 63,

TJ Rautenbach, Lot 87,

Jerry Farquhar, Lot 118,

Louis Sultan, Lot 57,

Bob Morrison, Lot 239,

Wayne Johnson, Lot 77.

A motion was made by Bill Miller and seconded by Bob Baum to renew the permits. The motion passed with Barbara Roberts abstaining.

The meeting was adjourned at 11:15.

Rachel R. Piskura,  
Secretary