

**MINUTES OF THE December 18, 2016 MEETING OF THE  
INDIAN HAMMOCK HUNT AND RIDING CLUB, Inc.**

**BOARD OF DIRECTORS**

**Call to order:** President Marion Aiello called the meeting to order at 8:00 AM, and led the group in a Pledge of Allegiance to the Flag.

**Roll Call:** Officers, President Marion Aiello, 2nd Vice President Tyra Willis, Treasurer Corey Miller, Secretary Harold Piskura. Directors, David Bass, Jason Bessenbacher, Brett Davis, Doug Donohue, Keith Kidwell, Carla Sapp, Eric Swant. 1<sup>st</sup> Vice President Matt Rector, joined the meeting at 9:20 AM.

**Approval of Minutes:** Tyra Willis moved to approve the October minutes, Brett Davis seconded; and the motion was adopted.

**Treasurer's report:** Treasurer Corey Miller reported on the budget. He noted that November 1st was the start of our new fiscal year and that we are \$10,752.00 in the black. Corey said he had met with our auditor and that she would have a report for our annual meeting.

The Treasurer explained that the method for the distribution of employee bonuses has changed. The previous formula was based on years of service and hours worked. The result was the two longest tenured employees receiving the lion's share of the money donated by the members intended for all employees. This year the Manager was excluded from that and is to be provided with a bonus based on his performance review. The rest of the staff received a more equitable share of the Christmas bonus.

**Manager's Report:** Robert Baum read his report to the assembly. The full written report appears in the Hammock Herald. During the Manager's report on Roads and Bridges, David Bass moved to place a recurring annual agenda item entitled "road surface annual cost and road resurfacing alternatives analysis" on the annual members meeting agenda. Cost estimates and alternatives analysis to be completed by the IH Manager and updated on an annual basis for presentation to the Members at each Annual Members' meeting. Keith Kidwell seconded the motion. The motion carried.

Bob also offered praise and recognition to members John Moore and Ronald Sapp who extinguished the dumpster fire which occurred last week.

**Committee Reports:** Architectural, committee - Stan Weedon reported that the committee recommended approval for the following:

1. Sturgell family desires to construct a new house on lot 92 and install a pond on lot 93. Corey Miller move to approve with the condition added, that Weedon receive a plan with the pond slope and setbacks, Tyra Willis seconded; and the motion carried.
2. Rose family lot 55, applied to paint their house and barn with an approved color. There followed a discussion and the BOD directed that items like painting, roof covering and fences be "fast-tracked" by the Manager as had been done in the past.

Membership Committee – Barbara Roberts submitted her written report to the BOD and the committee recommends that the BOD approve the following three applications, and that the BOD waive the Club's right of first refusal.

Lot 270 Christopher Christy Done. Corey Miller moved, Tyra Willis seconded and the motion was adopted.

Lot 260 is being purchased by John Vernalia. Tyra Willis moved, Doug Donohue seconded and the motion carried.

Lot 217 is being purchased by Tom and Sandy Steinruck. This is a member to member transfer and was approved summarily in accordance with the Club's Declarations.

Rifle & Pistol Committee: Chairman Bob Morrison reported that an RSO class was held on December 10<sup>th</sup> and twenty-four new RSO's will be added to the list of those IH members eligible to open the R&P range. He shared that an auction to raise funds for the Rifle and Pistol Range and the Skeet and Trap Range will be held on Jan 14, 2017. The Equestrian Committee will be participating also and have a table at the auction. Specifics will be published in the TOM-TOM.

Stable Committee: Co-chair Carla Sapp provided the BOD with a written report of their November 28, 2016 meeting. Some of the items covered were, a final draft of their SOP was completed and ready for distribution. A survey of the boarders will be taken to find what their preference is for colic prevention for their horses. The committee held a vote and recommended that the non-working arena lights be replaced with a bright LED alternative.

Carla Sapp moved that up to \$350.00 be used to purchase a used golf cart to work in conjunction with the current Gator because at present, both feed buckets and manure are hauled by the same machine. Tyra Willis seconded and the motion carried.

Hunt Committee: Carla Sapp read the minutes of the Hunt Committee meeting. The committee had voted to recommend that all non-member trapping be suspended until the Hunt Committee comes up with an in-house solution. She also requested that a violation of the Hunt SOP's be added to the agenda; and the President assented.

Tom Kokenge gave a presentation on the status of the hunt season to date. He said he is happy to report that a generous donation of expensive hunting equipment was made by Chad Kendall to the committee, and are now added to the assets of the Club. Tyra Willis moved that the free-standing hunt stands be installed permanently and the ladders be removed during periods of non-use. Marion Aiello noted that this is an allowable exception to the current Hunt SOP until they have an opportunity to update it.

Tom also spoke to the problems being caused presently, and likely to re-occur in the future, with regards to the harvesting of palmetto berries.

Aviation Committee: David Bass reported that the committee had selected the 28<sup>th</sup> of

January for a Fly-In Breakfast, and requested to reserve the Birds' Nest. David Bass moved to approve the event, second by Brett Davis, and the motion was adopted. Bob Morrison reminded us that the Skeet & Trap Range is closed for safety when events are taking place at the Birds' Nest.

**New Business:**

Discuss addition to rule, Equestrians and Motor Vehicles and Feeding of Horses: Carla Sapp read the proposed rule change to be voted on at the next BOD meeting.

Discussion of changes to the Stable SOP: Carla Sapp read the proposed rule change to be voted on at the next BOD meeting.

Approve Trusts for lots, 10, 281, 272, and 239: The manager offered that these trusts complied with the Club's Declarations and were eligible to have the double assessment waived by the BOD. Keith Kidwell moved to waive the double assessment; and Tyra Willis seconded and the motion carried.

Section V, Article III of the By-Laws, that speaks to Proxies: Harold Piskura said that the last sentence of this section states, *All proxies shall be in writing and shall be filed with the Secretary and entered of record by him in the minutes of the meeting.* He said he was not aware of this having taken place in recent years and did anyone have knowledge why it wasn't done. He said he would address that for this year's annual meeting.

Discuss change in Gate Hours: The manager informed the BOD that a recently hired employee for the gate turned down the job because of having to work after dark. Following discussion, Doug Donohue moved to not change the gate hours, seconded by Corey Miller. Discussion took place and Doug Donohue called the question, second by Keith Kidwell; and the motion carried.

Committee SOP's: Harold Piskura recommended that *Rule 4. Committees*, be written in all committee SOP's and followed. He made note of 4.2 Notice of 48 hours; and 4.3 Written minutes of each meeting be provided to the BOD and kept on file at the office. He noted the best examples were demonstrated by the Stable and Membership Committees.

Hunt SOP Violation: Carla Sapp read from a written complaint the essence of which, is that a child or children of a Member were hunting area 1b without the member being present in an area reserved by that member. Further, that they shouted at workers in the pasture and told them to leave because they were hunting. She said that the incident took place on December 14<sup>th</sup> past, at approximately 5:30 PM

After discussion, it was decided that the complaint was not being presented through the required procedure process. The complaint must be presented to the Hunt Committee and then decided by the committee if the incident warranted bringing it to the BOD for action. This was to ensure that should any enforcement take place, it is in accordance with our rules.

**Unfinished Business:**

Discussion and approval of rule 16.1 and 16.1h Gate Access: Tyra Willis moved to accept the rule change as presented, second by Doug Donohue. Discussion took place with participation from the members. Doug Donohue withdrew his second. David Bass seconded. Tyra Willis withdrew her motion. David Bass moved, second by Keith Kidwell, to approve the rule change with a revision to say that vendors must have a business license and insurance to be eligible to receive a temporary gate pass. More discussion. Doug Donohue called the question, second by Keith Kidwell and that motion carried. The President called for the vote on the original motion and it too, carried with Jason Bessenbacher, Carla Sapp and Eric Swant opposed.

Road Surfacing Update: Bob Baum stated that he received two bids for placing shell rock on the roads. One was from Maguire and another from A-Shaping. The bids were close, Maguire bid \$19.00 per ton and estimated 3000 tons placed and rolled.

A-Shaping bid 18.90 per ton with more detailed specifications for placement.

Discussion, and Matt Rector moved to accept A-Shaping's bid, second by Harold Piskura and the motion was adopted.

Eric Swant moved that the gate be closed on Christmas Day, (Sunday), so that the employee may have the day off. Discussion, president called the vote. The motion was adopted.

**Adjournment:** Keith Kidwell motion to adjourn at 10:27 AM, Brett Davis second and the motion carried.

Submitted by,  
Harold Piskura, Secretary

**MINUTES OF THE November 20, 2016 MEETING OF THE  
INDIAN HAMMOCK HUNT AND RIDING CLUB, Inc.**

**BOARD OF DIRECTORS**

**Call to order:** President Marion Aiello called the meeting to order at 8:00 AM, and led the group in a Pledge of Allegiance to the Flag.

**Roll Call:** Officers, President Marion Aiello, 1<sup>st</sup> Vice President Matt Rector, 2nd Vice President Tyra Willis, Treasurer Corey Miller, Secretary Harold Piskura. Directors, David Bass, Brett Davis, Doug Donohue, Keith Kidwell, Carla Sapp, Eric Swant

**Absent:** Jason Bessenbacher; Charles Whipple.

**Approval of Minutes:** Matt Rector moved to approve the October minutes, Keith Kidwell seconded; and the motion was adopted.

**Treasurer's report:** Treasurer Corey Miller reported on the budget. Matt Rector, seconded by Tyra Willis, moved to approve the expenditure of \$3272.00 to Price Fire Protection, Inc. for the replacement of the fire suppression system in the Lodge Kitchen. The motion carried.

**Manager's Report:** Bob Baum spoke of the bids received for the kitchen fire suppression system. He also described an issue with the fence in the south-east area of the property that was damaged. The fence was contributing to the problem of trespassers entering Hammock property to pick palmetto berries. He went on to say he met with Mr. Abel, the owner of the adjacent property and made an agreement that cost, \$4280.00 to replace the fencing, would be shared 50/50.

Matt Rector moved to approve the agreement on the 50/50 basis; seconded by Tyra Willis, the motion was adopted. Bob Baum's written report will appear in The Hammock Herald in its entirety.

**Committee Reports:** Architectural committee: Committee Chairman, Stan Weedon reported that there are two requests for approval, a) Lot 182 Brady, would like to clear selective underbrush from the lot (excluding the required buffers) and dig/install a pond. The committee recommended approval. Matt Rector moved to approve the request, Tyra Willis second, and the motion carried. b) Lot 271, Willis, requested to paint/stain existing horse barn Ponderosa Green with a semi-translucent stain/paint. The committee recommended approval. David Bass moved to approve the request, Harold Piskura seconded. The motion carried with Tyra Willis abstaining,

Membership Committee: Committee Chairperson, Barbara Rogers reported five new applications for membership and recommended approval for all. a) Lot 147 Ronald and Deanne Harland. Tyra Willis motioned to approve, and waive the right of first refusal, Corey Miller seconded and the motion carried. b) Lot 142 Robert Sacco. Matt Rector moved to approve, and waive the right of first refusal, seconded by Tyra Willis; the motion carried. c) Lot 128 James Stotzfus and Christine Mevissen. Doug Donohue moved to approve, and waive the right of first refusal, second by Tyra Willis. The

motion carried. d) Lot 181 Thomas and Collete Rumpfelt. Corey Miller moved to approve, and waive the right of first refusal, Doug Donohue seconded and the motion was adopted.

e) Lot 70 Sanggeta Gupta and Deepangkar (Deepu) Bhattacharjee. Matt Rector moved approval, and waive the right of first refusal, Tyra Willis seconded. Barbara Roberts' complete report will appear in the Hammock Herald.

Stable Committee: Co-Chairperson Carla Sapp read a comprehensive report of their October meeting that will appear in the Hammock Herald.

Carla moved, Doug Donohue seconded, that the committee requested signs reading, "Do not feed the horses", be purchased using Stable Committee funds, and be placed around the stable area. The motion was adopted.

**New Business:**

1) Approve lease between George Abraham leasing Lot #249 property to Jenny Riddle: Bob Baum told the BOD that Ms. Riddle had been a long-term guest with Chris Keith and had been through the orientation and back ground checks. She is now going to lease lot 249. Matt Rector moved to approve, Tyra Willis seconded; and the motion carried.

2) Temporary Gate Pass:

David Bass described the reasoning behind the rule change and engaged in the discussion. Harold Piskura moved, Eric Swant seconded, to move on to the next agenda item. The motion carried.

3) Approve Trusts Lot's#186, 231, and 180:

The Manager told the BOD that the three applicants met the requirements of the Declaration of Restrictions, Article V, Section 1. Matt Rector move to approve the trusts, Eric Swant seconded and the motion carried.

4) Discuss Proposed Obstacle Course Behind Horse Hospital:

Marion Aiello described the proposal to have an obstacle course for horses, but that it would be multiuse in that hiking, golf carts, birding would also be viable activities. She went on to say that the Equestrian group would raise the funds as it already is an area used by the equestrians. It would result in no cost to the Club. They would hire a contractor to establish a meandering trail through the area shown in a satellite photo. The Equestrians will install the obstacles themselves. Matt Rector moved to approve the proposal, Harold Piskura seconded; and the motion was adopted.

5) Approve expenditure of \$3272.00 for Price Fire Protection Inc. This was approved during the Treasurer's report.

6) Approve expenditure of \$2140.00 for Perimeter Replacement Fencing on the East side of property: This was approved during the Manager's report.

**Other Business:** Matt Rector asked that we revisit the television purchase for

installation in the Lodge. He said while he was talking to Jules that Jules said for those Saturday afternoons or evenings when people stay at home to watch a game or some other event on TV that he would be glad to set up a Buffett to accommodate them at the Lodge. Barbara shared with us that there is already an existing functional satellite dish installation available. After further discussion Matt Rector moved that we raise the funds to buy and install a TV in the Lodge. Harold Piskura seconded; and the motion carried.

**Adjournment:**

Motion to adjourn by Doug Donohue, second by Carla Sapp. Motion carried.

Submitted by,  
Harold Piskura, Secretary

**MINUTES OF THE October 16, 2016 MEETING OF THE  
INDIAN HAMMOCK HUNT AND RIDING CLUB, Inc.**

**BOARD OF DIRECTORS**

**Call to order:** President Marion Aiello called the meeting to order at 8:00 AM, and led the group in a Pledge of Allegiance to the Flag.

**Roll Call:** Officers, President Marion Aiello, 1<sup>st</sup> Vice President Matt Rector, 2<sup>nd</sup> Vice President Tyra Willis, Treasurer Corey Miller, Secretary Harold Piskura. Directors, Jason Bessenbacher, Doug Donohue, Keith Kidwell, Carla Sapp, Eric Swant, Charles Whipple. Absent: David Bass and Brett Davis

Prior to the beginning of meeting business, Vice President Tyra Willis spoke to the outstanding work accomplished by the Manager and staff in their ongoing undertaking of clearing and upgrading the IH drainage system. All of us present voiced our agreement and approval of the well placed and earned praise.

On a sadder note, Director Carla Sapp informed us that former, long time members of the Club, Barbara Stone and Bob Walker have passed. A moment of silence and remembrance was held for them.

**Approval of Minutes:** Tyra Willis moved to approve the September minutes as presented, and Charlie Whipple seconded. The motion carried with Matt Rector abstaining.

**Treasurer's report:** Treasurer Corey Miller reported that the budget stands at a (\$13,309.00) deficit which is due to the \$37,000.00 cost for the septic system replacement at the Lodge.

**Manager's Report:** Robert Baum's report will appear in The Hammock Herald in its entirety.

**Committee Reports: Appeals:** Committee Chairman John Moore reported that on the 19<sup>th</sup> of September Robert Komarek had requested a transcript from the BOD. The Manager noted that it has been provided to him.

**Pool Committee:** Committee Chair Gail MacLain asked that the BOD agree to the Committee holding a craft sale fund raiser at the Lodge on December 17<sup>th</sup>. Matt Rector moved approval with a second by Charlie Whipple. The motion carried.

**Rifle & Pistol Committee, Skeet & Trap Committee:** Bob Morrison reported for both Committees. The committees would like to hold a joint fundraising on January 14, 2017 and ask that the BOD approve the event. Corey Miller moved to approve the fundraising auction on the 14<sup>th</sup> of January; and Doug Donohue seconded. The motion carried. Morrison noted that time place and specifics would be forth coming. He also said that there are still two places open in the upcoming December 10, 2017 RSO class, and anyone interested should contact the office for a



reservation.

**Membership Committee:** John Moore reported on behalf of the Committee Lot 8 is being purchased by Terry Sturgell and Benjamin Sturgell and the committee recommends approval. Doug Donohue moved that the Club waive its right of first refusal and approve the sale of lot 8, with Matt Rector seconding. The motion carried.

John Moore informed the BOD that a member to member transfer was going to take place in that the Kelly's are selling their lot 194 to George Abraham. As provided for in the Club's Declaration of Restrictions the BOD approved the transfer summarily.

**Architectural, committee:** Chairman Stan Weedon reported that lot 44 was going to do some lot clearing and recommended approval. Matt Rector moved to approve, Eric Swant seconded and the motion passed.

Weedon recommended approval for Lot 256 Matt Rector asked to construct a barn. Corey Miller moved to approve, seconded by Doug Donohue. The motion carried with Matt Rector and Harold Piskura abstaining.

Weedon recommended approval for lot 141 Anthony Renno to place a stucco band on the fascia of his home which is under construction. Matt Rector moved to approve, Corey Miller seconded and the motion carried with Harold Piskura opposed and Doug Donohue abstaining.

**New Business:** 1. Stable SOP change: To allow member to feed other members horses. Discussion was held on a proposed amendment to item #18 of the Stable SOP that speaks to a member who is not the owner of the horse(s) may enter the stable when complying with the conditions stated therein. A vote will be taken at the next regular meeting so as to provide a full thirty day notice of an effect to rule change, for the membership. (Secretary's note: As provided for in the Club's Book of Rules, 1.GENERAL RULES, item 1.2 All SOP's must be dated and approved by the Board and when approved shall become Rules of the Club.)

Same SOP, proposed item #24 SENIOR/SAFE PASTURE, which came before the BOD at their last regular meeting was called for a motion by the President. Jason Bessenbacher moved to approve the Senior/Safe Pasture as proposed, and received a second from Tyra Willis. The motion carried.

2. NEW QUAIL HUNT AREA: There was no one at the meeting to make the presentation.

3. APPROVE: Lot #55 & #56 Willard D & Dianne Dover Trustee's. The Manager stated that the Dover's had made application with him to obtain approval from the BOD.

Tyra Willis moved approval of a waiver of twice the assessment; and was seconded by Corey Miller. The question was raised if it is the type of trust covered in the Club's Declaration of Restrictions Article V, Covenant for Assessments, in particular the only portion in parentheses on page 4 that reads: "... (other than the trustee of a revocable trust, created by the grantor for his lifetime use or benefit) ..." or a different type. A

number of opinions and thoughts were given with regards to privacy matters, personal issues and legal aspects.

The motion was amended to read, Approval of the waiver of twice the assessment contingent upon it meeting the intent of Article V of the Declarations. The motion carried. (Secretary's note: The Dover's were not present at the meeting.)

4. Approve lease between IH and Our Daily Bread. The President explained that the Grantees had read the lease and that the Grantee did not agree to the \$2500.00 security deposit. Matt Rector moved to strike the security deposit from the lease and approve the remainder of the language. Tyra Willis seconded. Discussion took place and the Treasurer noted that the lease would save the Club approximately \$17,363.00 for the year. Further debate settled that the security deposit be struck and the lease be amended to include the following contingencies:

i) Add a clause with language that makes clear, if any member wishes to reserve the Dining Room area, excluding the Kitchen area, for private purposes outside of the Lessees scheduled hours, e.g. Saturday lunch, dinner; and Sunday lunch, they must first reserve with the Office at least thirty days in advance of the desired date.

ii) Item 4 d. that speaks to when or if the Lessee provides a private party for a member, an insertion be added therein that the Manager be given a thirty day notice, and date is subject to the Manger's approval.

iii) Add a clause that the Lessee gives his personal guarantee, of up to \$2500.00, for any damages or missing items.

**Unfinished Business:** 1. Approve Budget Assessment for the 2016 – 2017 Year \$199.00 First Month, \$210.80 Next Eleven Months: The President brought to the floor the budget and the fee schedule. Tyra Willis moved and Corey Miller seconded that the budget and fee schedule be approved as presented. A few comments were made regarding the reason for the \$210.80 and not rounded to \$211.00 and the motion carried.

2. Rule 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 Common Property is prohibited.

It was proposed at the previous regular meeting of the BOD to insert the word Common before the word Property in the existing Rule 27.1, {not the Declarations). This is because when written together as they are defined in the Club's Declarations of Restrictions, the meaning changes significantly. In short, when written as "Property", it means all of the real property shown on the plat of Indian Hammock Hunt & Riding Club, Inc. including the residential lots. Therefore, owners are prohibited from harvesting palmetto berries on their own property.

Following discussion Charlie Whipple moved to approve the insertion of the word *Common* into Rule 27.1, and Harold Piskura seconded. The motion carried six to four with Carla Sapp, Doug Donohue, Eric Swant and Keith Kidwell opposed.

27.2 Any member that wishes to have berries picked on their OWN property must be present and escort the pickers to and from the gate and notify the manager the date that this is happening. The member CANNOT allow picker to go on their own, to the property unattended. They must then, escort the pickers back to the gate.

Tyra Willis moved to approve the rule and Charlie Whipple seconded.

Subsequent to a lengthy discussion regarding pros, cons, intents, desires, conflicts, and proposed amendments, the question was called by Harold Piskura, second by Doug Donohue, and adopted.

The President called for the vote on Rule 27.2 as proposed, Charlie Whipple withdrew his second, and Harold Piskura took up the second to Tyra Willis' motion. The motion carried six to four with Matt Rector, Keith Kidwell, Doug Donohue, and Charlie Whipple opposed.

During discussion on the topic of palmetto berry harvesting in both this and the previous meeting, member David Minor noted that the berries this year were bringing as much as \$3.00 per pound, and that a friend of his had collected 500 lbs. in one day. He went on to suggest that the Club contract with a professional harvester to come into the Hammock, harvest the palmetto berries; and the financial proceeds would go into the general fund. Several of the BOD and others present thought this a good idea worth looking into. President Aiello offered to prepare a Resolution for the Members Meeting in January for that purpose if sufficient research of the feasibility warranted it. To that end she would welcome some input from the membership in general.

3. Proposed Rule 28 Restricted Animals. 28.1 any animal requiring a Class I or II wildlife permit from Florida Fish and Wildlife Conservation Commission will not be permitted in Indian Hammock.

A short discussion took place before the question was called and adopted. The President called for the vote on proposed Rule 28 Restricted Animals. Doug Donohue moved for approval of Rule 28 and its three page list of restricted animals, Corey Miller seconded the motion. The motion carried with Harold Piskura, Keith Kidwell and Jason Bessenbacher opposed.

**Other Business:** None

**Adjournment:** Charlie Whipple second Harold Piskura at 10:10 AM

Submitted by,  
Harold Piskura, Secretary

**MINUTES OF THE September 18, 2016 MEETING OF THE  
INDIAN HAMMOCK HUNT AND RIDING CLUB, Inc.**

**BOARD OF DIRECTORS**

**Call to order:** President Marion Aiello called the meeting to order at 8:00 AM, and led the group in a Pledge of Allegiance to the Flag.

**Roll Call:** Officers, President Marion Aiello, Vice President Tyra Willis, Treasurer Corey Miller, Secretary Harold Piskura. Directors, Doug Donohue, Keith Kidwell, Carla Sapp, Eric Swant, Charles Whipple. Absent: Matt Rector, David Bass, Jason Bessenbacher, Brett Davis,

**Approval of Minutes:** Corey Miller moved to approve the August 21, 2016 minutes, Harold Piskura seconded, motion carried.

**Treasurer's report:** Treasurer Corey Miller reported that the budget stands at \$30,000.00+. Corey shared with us that during the FiCom meeting the Manager requested some additional funds to cover the purchase of the front loader rake attachment for a total of \$5880.00. He moved that the BOD approve the expenditure of \$5800.00 from the reserve account; and Tyra Willis seconded. The motion carried.

**Manager's Report:** Bob Baum gave his report and during that presentation the recent Stable Committee meeting was brought to an open discussion. Marion Aiello read a letter enumerating a number of issues and situations. Also, the Manager told the BOD that the behavior several of the members at the meeting, some who didn't have horses at the stables, was so extremely rude and disruptive, that he felt it best that he leave the meeting. This was supported by some of the board members that were there, and other members.

Tyra Willis moved that the BOD rescind the motion to create a Senior Pasture, failing a second, the motion was lost. There continued a lively discussion on the Senior Pasture subject no BOD action was taken and it was left that the Stable Committee Co-Chairpersons, Carla Sapp and Kathleen Oakes would meet with the Manager to try and work out procedures to address the situation and incorporate those into the SOP.

Bob Baum's report will appear in The Hammock Herald in its entirety.

**Committee Reports:**

**Architectural, committee:** Chairman Stan Weedon gave a verbal report the committee had only one application that Richard Liman would be constructing a new house on lot 116. Corey Miller moved to approve, seconded by Eric Swant. The motion carried with Harold Piskura opposed.

**Election Committee:** President Aiello reported that the new Co-Chairpersons are Barbara Hume and Stephanie Pearson.

**Hunt Committee:** Tom Kokenge, Co-Chairman gave a verbal report. Of particular

note he stated that there were conflicts occurring between the Quail Hunts, which is a completely separate entity from the Hunt Committee, and could be a danger to life safety. Following discussion, Doug Donohue moved, Carla Sapp seconded, and that the Office be directed to create a Quail Hunt SOP. Further that this SOP be reviewed by the Hunt Committee for comments to the BOD, prior to entering into any written Quail Hunt agreement. More discussion and the motion was adopted.

**Membership Committee:** Barbara Roberts Chairperson, reported nine new property changes and recommended that the BOD waive the Club's right of first refusal and approve the LTG.

Member to member transfer. Michael Rule, lot 190 is selling his lot to Lou and Ursula Iafrate who own Lot 167. In accordance with the Club's Declarations the BOD approved it summarily. Corey Miller moved to approve the transfer, seconded by Tyra Willis. The motion carried

Lewis Smith is purchasing Lot 50. Tyra Willis moved, seconded by Keith Kidwell, to waive the right of first refusal and approve the purchase. The motion carried.

The Griffin's, Lot 108 are adding their daughter Patricia Peddicord and son-in-law John Peddicord to their deed. Tyra Willis, seconded by Eric Swant moved to waive the right of first refusal and approve the purchase. The motion carried.

Tillman Lee and Amie Nelson are purchasing Lot 167. Tyra Willis moved, seconded by Carla Sapp to waive the right of first refusal and approve the purchase. The motion carried.

Scott, Lory and Dustin Dowling are purchasing 237. Corey Miller moved, seconded by Tyra Willis, to waive the right of first refusal and approve the purchase. The motion carried.

Edward (Ted) and Donald Benbow are purchasing 241. Tyra Willis moved, Carla Sapp seconded, to waive the right of first refusal and approve the purchase. The motion carried.

Brian and Christen Ritchey are purchasing Lot 39. Tyra Willis moved, seconded by Corey Miller, to waive the right of first refusal and approve the purchase. The motion carried.

Steven and Jessica Slade are purchasing Lot 123. Tyra Willis moved, seconded by Carla to waive the right of first refusal and approve the purchase. The motion carried.

Long Term Guest Ashella Kafka will be residing at Lot 50. Carla Sapp moved to approve the LTG and was seconded by Keith Kidwell. The motion was adapted.

**Stable Committee:** Carla Sapp Co-Chair, reported on the committee's inaugural meeting items not already covered. Carla noted that Sandy Steinruck, Scott Romberger and Diane Dover were added to the committee.

She stated that the committee had found a Riata 1084 rake that could be purchased from Stable Committee funds and donated to the Club, for a bottom line price of \$2593.50. Carla Sapp moved to approve, seconded by Keith Kidwell to purchase the rake with \$2593.50 disbursed from the Stable Committee funds. The motion was adopted.

There were no other committee reports.

**New Business:** 1) Approve Indian Hammock Manager Handbook. Following a short discussion, Carla Sapp moved, seconded by Keith Kidwell to adopt the Handbook. The motion carried with Harold Piskura opposed.

2) Addition to Stable SOP 24. Senior Safe Pasture. This was continued to the next regular meeting so as to provide 30 days of notice for a rule change.

3) 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. This was continued to the next regular meeting so as to provide 30 days of notice for a rule change.

4) Adding rule on Florida Wildlife class 1 and 2 listed animals. This was continued to the next regular meeting so as to provide 30 days of notice for a rule change.

**Unfinished Business:** 1) Final Approval for Rule Change: 16.3 Temporary Gate Access. Discussion took place. Tyra Willis seconded by Harold Piskura moved to approve the rule change 16.3 Temporary Gate access. More discussion. Harold Piskura called the question, seconded by Doug Donohue motion carried.

The President called for a vote. The motion tied four to four. With Carla Sapp, Doug Donohue, Corey Miller, and Eric Swant against. In favor, Harold Piskura, Tyra Willis, Charles Whipple, Keith Kidwell. The President then voted against to break the tie and the motion was lost.

Matt Rector entered the meeting at 10:45 A.M.

**Other Business:** None

**Adjournment:** Charlie Whipple moved to adjourn at 10:47 A.M., seconded by Eric Swant. The vote was called and passed.

Submitted by,  
Harold Piskura, Secretary

**MINUTES OF THE August 21, 2016 MEETING OF THE  
INDIAN HAMMOCK HUNT AND RIDING CLUB, Inc.**

**BOARD OF DIRECTORS**

**Call to order:** President Marion Aiello called the meeting to order at 8:00 AM, and led the group in a Pledge of Allegiance to the Flag.

Roll Call: Officers, President Marion Aiello, 1<sup>st</sup> Vice President Matt Rector, 2nd Vice President Tyra Willis, Treasurer Corey Miller, Secretary Harold Piskura. **Directors,** David Bass, Jason Bessenbacher, Brett Davis, Doug Donohue, Keith Kidwell, Carla Sapp, Eric Swant, Charles Whipple.

**Approval of Minutes:** The July 19, 2016 meeting were moved for approval by Matt Rector, second by Tyra Willis; and the motion was adopted with Carla Sapp abstaining.

**Treasurer's report:** Treasurer Corey Miller reported that the budget stands at \$28,599.00 ahead. The President altered the agenda because the Treasurer had to leave by 11:00 AM

Corey Miller reported that the FICOM recommends the employees' health insurance be included in the total of the IH LLC, explaining that it is merely an accounting housekeeping change resulting in no changes to anything else. Corey Miller moved that the BOD approve this change; Tyra Willis seconded and the motion was adopted.

The Treasurer moved that the BOD accept the FICOM's recommendation to spend up to \$2500.00 for a used rake attachment to be used on the Case loader, Tyra Willis seconded. During discussion the Manager noted that he located a used one for sale in excellent condition and it was significantly less money for a similar new one, (\$5800.+), but he would need to purchase some additional attachment parts. Discussion took place.

Doug Donohue moved to amend the motion, Corey miller seconded, Approve up to \$3500.00 to cover any additional parts and purchase of a used rake. The motion was adopted as amended.

The FICOM also recommended to the BOD that an Ant Extermination/Control contract be added to the budget for a cost of \$1320.00 per year. Corey Miller moved that this be approved. Following discussion and some information from the Manager of costs and on where it would be used, Eric Swant moved and was seconded by Corey Miller that this motion be changed to \$1500.00 per year to cover the additional common areas of the Skeet & Trap and Airport Hangars. The motion was adopted.

Corey Miller told the BOD that the optional three dollar donation for a Fireworks Fund on the monthly assessments caused a lot of difficulty in procedures at the office and that it needed to be changed. Doug Donohue moved that the earlier motion to approve that three dollars be rescinded and changed to a fund raiser source of donations, Carla Sapp seconded and the motion passed.

The Treasurer reported that the Asset Replacement Reserve Fund has money to cover the primary road which are described as from the entrance gate to the office / stable area, continuing along Hawks View to Pine Tree on down to the Flag Pole.

It is noted that the secondary roads where the majority of lots are located, are in very poor condition and there is no money budgeted for material to repair them. Corey Miller moved to place the maintenance of the secondary roads into the Asset Reserve with the primary roads. Tyra Willis seconded. The motion carried.

David Bass moved to have the manager look into alternative means and methods of maintaining and repairing roads. Discussion *Ad infinitum*. The motion carried 7 to 5 with Eric Swant, Carla Sapp, Jason Bessenbacher, Doug Donohue and Cory Miller opposed.

Finance Committee SOP was presented to the BOD for approval by the FICOM. The title of the SOP has been changed to: ***Indian Hammock Hunt and Riding Club, Inc.***

***Accounting Procedures*** and its opening paragraph reads: *This SOP has been prepared to document the internal accounting procedures for the Indian Hammock Hunt & Riding Club, Inc. (Club). Its purpose is to ensure that assets are safeguarded, that financial statements are in conformity with generally accepted accounting principles, and that finances are managed with the utmost fiscal responsibility.*

Corey Miller noted that a separate document is under construction for the SOP specific to the Finance Committee at this time. A number of small changes to words and sentences in the Accounting Procedures Policy were collated by Corey to rewrite and revise were necessary.

Matt Rector moved to approve the Policy as amended, Carla Sapp seconded. Motion carried.

Budget Proposal: The FICOM presented and recommended that the BOD approve the proposed budget. During discussion it was noted that a Town Hall type workshop was held yesterday, August 20, 2016 with little attendance, and that another will take place on September 10, 2016. No actions were taken.

**Manager's Report:** The manager's written report will be provided in the next edition of the Hammock Herald.

**Committee Reports:** Architectural, Stan Weedon reported one application. Lot 108 Griffin: Request to install perimeter 4; tall field fencing, a partial/minima clearing of a selected portion of the 25' setback may be required for access to properly install the field fencing on the 25; buffer line. Internal fencing and gates to establish pastures will also be done. An entry gate will be installed off Wildcat Alley, and painted redwood to match the house. Stan Weedon recommended approval. Eric Swant moved, seconded by Jason Bessenbacher to approve the application and the motion carried.

**Membership Committee:** Barbara Roberts reported that the committee reviewed the



following four applications and recommended approval for all: a) Michael and Brooke Dinnen are purchasing lot 78. Matt Rector, second Tyra Willis move to waive the right of first refusal. The motion was adopted. b) Eric and Kathrin (Kat) Hoffer are purchasing lots 38 & 39. Doug Donohue, second by Matt Rector move to waive the right of first refusal. The motion was adopted. c) Chase Kolshak is purchasing lot 114. Matt Rector, second by Carla Sapp, move to waive the right of first refusal. The motion was adopted. d) A member to member to transfer. The Murray family is selling Lot 45 to Robert Komarek who owns lot 46. Matt Rector, second Doug Donohue move to waive the right of first refusal. The motion was adopted.

**Hunt Committee:** Ron Sapp requested to use \$3000.00 from the Hunt Committee funds reserve to purchase new feeders. Doug Donohue, second by Matt Rector, moved to approve the \$3000.00 purchase. The motion was adopted. Ron Sapp also said that there was a problem in the Hunt areas with people picking palmetto berries.

Marion Aiello read a suggestion for a rule change. Doug Donohue, second by Eric Swant, moved that any owner who wishes to allow a person or persons to pick berries on their lot, must be present to supervise those persons so they stay only on the owner's lot. The owner must also notify the Manager when the dates he or she will have these people on property. No one, even the owners, are allowed on common property to pick berries.

During discussion Eric Swant moved to amend the motion, second by Doug Donohue to add that the member must escort person(s) to and from and their lot.

And yet the discussion continued. It was noted that Rule 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.* It was further emphasized that the word "Property" is defined in the Declarations of Restrictions and repeated again in the Rules in a slightly different format.

Articles of Declaration: *"Property" means Indian Hammock Hunt & Riding Club, Inc., being the real property shown on the Plat.* And the Rules. *"Property" means Indian Hammock Hunt & Riding Club, Inc., being the real property shown on the Plat, as recorded in the records of Okeechobee County Fl.*

From which followed that the 299 residential lots are shown and included in said Plat and therefore the harvesting of palmetto berries on any lot is prohibited, including by the owner.

Doug Donohue rescinded his original motion.

More discussion resulted in Matt Rector moving, second by Corey Miller, that the Manager send a notice to all members citing the rules and that the word "Property" means their residential lot also. The motion carried.

[This brought to the floor discussion of the intent of the rule itself and the interpretation of the FIRST AMENDED AND RESTATED DECLARATION OF RESTRICTIONS OF

INDIAN HAMMOCK HUNT AND RIDING CLUB. *Article X Nuisances, Section 3: Damage to the Property is prohibited. For purposes of this Section, damage shall mean any loss or injury to the Property including, without limitation, the unauthorized cutting, destruction or removal of trees from the Common Areas, the unauthorized operation of vehicles or equipment resulting in a degradation of the natural environment or the misuse of Club facilities. Any question as to what may be or may become damage shall be decided by the Club and its decision shall be final.* Note: The above italicized citations of Rules and/or Declarations are being provided by the Secretary Harold Piskura, so that members not in attendance at the meeting will have a little better understanding of what took place. Copies of the Rules and Declarations are available online at <http://www.ihammock.net/> or at the IH Office.]

**Skeet & Trap Committee:** Bob Morrison requested to use money from the S&T Committee Reserve Fund to purchase a metal storage container to be placed behind the 5 Stand Pavilion, recessed within the palmettos. Following discussion Matt Rector moved, second by Tyra Willis, to approve the fund to purchase a 10 yd. storage container and be installed where noted above so as to camouflage it and construct a wood façade on the front doors. The motion was adopted with Carla Sapp and Jason Bessenbacher opposed.

**New Business:** 1) Violation notice Rule 9.1 Unrestrained pets: The Manager provided to the BOD, documentation of complaints, IH Rules and IH Declaration of Restrictions sections cited, and a copy of a letter sent to Robert Komarek, Lot #46. Harold Piskura recused himself from discussion and voting due to a conflict of interest. He stated that he is a neighbor and friend of Mr. Komarek. The Manager described to the BOD his contacts with Mr. Komarek through telephone and the postal service informing him of his dog running loosely, the complaints received, and Mr. Komarek having entered the complainant's property uninvited. Mr. Komarek was not in attendance at the meeting.

Matt Rector moved, second by Tyra Willis, to impose a fine of \$100.00 upon Robert Komarek Lot 46, for violations of Rule 19.1 and Declaration of Restrictions Article X Nuisances, Section 2 that took place on June 23 and August 5, 2016. The motion carried with Harold Piskura abstaining.

It was decided that the BOD did not appoint an appeals committee for 2016. John Moore was nominated and accepted, Dolores Newman was nominated and accepted and Glen Bowman was nominated and accepted.

2) Discuss 2016-17 Budget: Covered in Treasurer's report

3) Discuss EPLI Insurance: Bob Baum reported on his research for Employment Practice Liability Insurance coverage and prices. He told us he is the only one covered for signing checks and accessing bank accounts at the present time. Corey Miller suggested the coverage should be \$1,000,000.00. Corey Miller moved, Matt Rector second, that the Manager get a price on a policy to cover the Manager, the office staff, and the BOD officers. The motion was adopted.

Corey Miller stated that the new IH accounting procedures required two signatures on the checks. At present, the Manager, Treasurer and President or the authorized signees and an additional signer should be authorized for back up purposes.

Corey Miller moved, second by Carla Sapp, to add Harold Piskura as the fourth signer on the checking accounts. The motion carried.

4) Request money to purchase Rake for Case Loader: Covered in Treasurers report.

5) Stable issues: Carla Sapp explained that some members told her about the younger, stronger and/or larger horses were attacking the aged or senior horses. At least one incident resulted in injuries requiring a veterinarian's services. Following a discussion with input from knowledgeable members, Carla Sapp moved, Eric Swant seconded to change the use of the Pony Pasture for a Senior Pasture and that horses be located. The motion was adopted with Tyra Willis opposed. Corey Miller left the meeting at 11:00 AM.

Matt Rector moved, second by Eric Swant that a senior horse is 30 years of age or older. The motion was lost.

Doug Donohue moved to appoint a chairperson for the Stable Committee, Jason Bessenbacher seconded and the motion carried. President Aiello appointed volunteers Carla Sapp and Kathleen Oakes as co-chairpersons.

**Unfinished Business:** 1) Gate access after-hours: The Manager presented to the BOD rule proposal to add to rule 16 GATE ACCESS, 16.3 Unattended Gate Access, to add item "h" that reads as follows: **h. A temporary gate card may be issued to an outside vendor, i.e., nurse, care giver, or pet sitter, etc., for a designated period of time approved by the manager. The owner must present to the manager in writing or by email the name of the person and date(s) using the gate card. At that time a temporary card will be issued. A \$25.00 fee will be charged to the member for any card not returned to the office.**

Discussion took place and Keith Kidwell moved, Eric Swant seconded to adopt the addition to the IH Book of Rules. The motion carried, Matt Rector and Brett Davis were out of the room and did not vote.

Carla Sapp moved, second by Jason Bessenbacher, that the Manager include in his report to the BOD a list of those temporary cards that have been issued. The motion was adopted.

2) Rental Units: Create Terms and Conditions to include pets: The Manager presented to the BOD a Pet Policy to be added to the Terms and Conditions of the Rental Units. In short pets allowed are limited to dogs only. The complete rental information is available at the office. Following discussion Doug Donohue moved, second by Harold Piskura to approve the addition of the pet policy. The motion was adopted with Carla Sapp opposed. Matt Rector and Brett Davis were present for the discussion and vote.

The President commended the Manager for the good work on the rule and policy.

3) Update on Type of Trusts: Some discussion was held and it was decided that additional information from the Club's attorney is needed. Dick Swan, having experience in trusts, volunteered to assist the Manager with collating and posing the questions.

4) Member Services Fee Schedule for Burn Pile: Bob Baum shared with us that he did some research on renewing the permit for the burn pile with the state. He spoke with the local Forest Service officer and explained our situation. The Forest Service officer told him that If Bob notified the Forest Service, they would pre-inspect the area and have the authority to grant permission. This would preclude the need for a State issued permit and further, he would assist the Manager in obtaining the permit if it came to that.

**Other Business:** None

**Adjournment:** Matt Rector moved to adjourn at 11:45 AM, Doug Donohue also moved, but that was towards the door as he seconded. The motion carried

Submitted by,  
Harold Piskura, Secretary

**MINUTES OF THE July 17, 2016 MEETING OF THE  
INDIAN HAMMOCK HUNT AND RIDING CLUB, Inc.**

**BOARD OF DIRECTORS**

**Call to order:** President Marion Aiello called the meeting to order at 8:00 AM, and led the group in the Pledge of Allegiance to the Flag. A moment of silence was observed for the people of Nice, France who lost their lives to a Muslim Jihadist.

**Roll Call: Officers:** President Marion Aiello, 1<sup>st</sup> Vice President Matt Rector, 2<sup>nd</sup> Vice President Tyra Willis, Treasurer Corey Miller, Secretary Harold Piskura.

**Directors:** David Bass, Jason Bessenbacher, Brett Davis, Doug Donohue, Keith Kidwell, Eric Swant. **Absent:** Carla Sapp and Charles Whipple.

**Approval of Minutes:** Keith Kidwell moved to approve the minutes of the June 26, 2016 minutes and was seconded by Tyra Willis. During discussion Eric Swant moved to amend those minutes to read that the intent was to send back to the Finance Committee their request to create a separate Oversight Committee for the IH Management, LLC for more information; and not just read that the request was denied. The motion carried with Matt Rector and Jason Bessenbacher abstaining.

**Treasurer's report:** Treasurer Corey Miller reported that the financials provided to the BOD were in a draft form because the people who worked to separate the IH Management, LLC financial data from the IHHRC, Inc. financial data only recently finished. The Financial Committee, (FiCom), have not had time to put the data into presentation form. He said completed information will be available by or before the next BOD meeting.

The Treasurer once again on behalf of a FiCom recommendation, noted that some of the members had requested that money be added to the budget for 4<sup>th</sup> of July celebration fireworks. He then moved that the BOD approve the addition of a \$3.00 donation for that purpose to each member's monthly assessment with the condition that all members are able to opt out at any time by simply notifying the IHHRC office. Harold Piskura seconded the motion. Following discussion the motion was adopted with Brett Davis and Eric Swant opposed.

The Treasurer described another FiCom recommendation and so moved that: Amenities with fees should include a portion of the fees for asset replacement and repairs. Harold Piskura seconded that motion. Discussion took place. The question was called by Eric Swant seconded by Harold Piskura, and carried, the motion on the amenity fees was put to a vote and it was rejected. Corey Miller voted in favor.

Corey Miller brought forward another FiCom recommendation that with regards to the Bunk House and Cottage that pets be allowed. Following discussion, Matt Rector moved that pets, but not farm animals, be allowed in the rental units and an additional fee and pet procedures be determined by the Manager for presentation at the next meeting. Eric Swant seconded, the vote was called and the motion carried.

Corey Miller submitted a revised FiCom SOP to the BOD and described briefly the changes in it. Of note is that the title has been changed from *Finance SOP* to *Indian Hammock Hunt and Riding Club, Inc. Accounting Procedures*. He went on to say that the recommendations from recent the Club's recent audit have been incorporated where appropriate.

The Treasurer also noted that a first draft of the fiscal 2017 Budget has been provided and that the FiCom has not yet had the opportunity to their review and make recommendations.

**Manager's Report:** During the Manager's report Eric Swant moved that the manager provide a recommendation for an exception to the rules for issuing gate access cards for special circumstances at the next meeting. That motion was adopted.

Bob Baum's report will appear in The Hammock Herald in its entirety.

### **Committee Reports:**

**Architectural, committee:** Stan Weedon reported that the Committee reviewed two applications this month and recommended the BOD approve them both. The first was the Donohue family on lot #144 to extend their driveway and to do some clearing and that would maintain a minimum twenty five buffer where required as well as the desirable oaks, pines and other trees as shown on their submitted plan. Corey Miller moved to approve the application and was seconded by Jason Bessenbacher, the motion carried.

The second application was from the Langston family on lot #207 to do some lot clearing, install a fence and gate; and construct a pond as depicted on their submitted plan. Keith Kidwell moved to approve, second by Corey Miller, and the motion carried.

**Membership Committee:** Barbara Roberts reported and recommended that the BOD approve and welcome new members Mary Zvirzdin and Kristian Shattuck who are purchasing lot 165. Jason moved to waive the right of first refusal and approve the new members. Doug Donohue seconded, motion carried with Matt Rector abstaining.

John and Antoinette Griffin are purchasing lot 108. Jason Bessenbacher moved to waive the right of first refusal with a second from Doug Donohue and this motion carried.

**Skeet & Trap:** Bob Morrison requested on behalf of the Skeet & Trap Committee that each Saturday immediately preceding the BOD meeting that a Shoot & Eat be scheduled from 4:00 PM to 8:00 PM and that the Bird's Nest reserved for that purpose at least until the time that the Lodge is once again serving meals. Following some discussion Doug Donohue move to approve the request seconded by Harold Piskura. The motion was adopted.

**New Business: 1) Fee schedule 2015-2016:** Subsequent to discussion Matt Rector called for the question to be put, seconded by Corey Miller, it carried. Matt Rector then

moved that the update to the 2015 – 16 fee schedule for the Burn Pile Fee read as follows: \$25.00 Minimum per dump truck, load for Land Clearing Debris by Owner Builder or Commercial Land Clearing Company. Use and Rates to be confirmed by Manager.

More discussion on the same subject ensued and Brett Davis with a second by Tyra Willis and a few others, moved that any new lot clearing by a commercial contractor be a minimum of \$1500.00, after more lively simultaneous debates, was amended to be added to the preceding motion “Not to exceed \$1500.00.” The motion carried. The President asked the Manager to look into what is needed to renew the Club’s burn permit with the State because it is nearing expiration.

Jason Bessenbacher noted that the Fee Schedule has the wrong fee, (\$300.00), for the Hunt Permit which should be \$250.00. The President and others recognized this as a clerical error and directed it to be corrected.

Discussion took place about raising the rental fee for the Bunkhouse to \$130.00 per night, and it was then noticed that the proposed schedule shows \$115.00, which should have been \$125.00, and that too, was declared a clerical error. During discussion Matt Rector moved and was seconded by Eric Swant to keep the fee at \$125.00, when the vote was called the motion carried with Doug Donohue opposed.

**2) Discuss corporately owned Lots:** This item was about lots owned by LLC’s, various Trusts, and multiple owners. The IH Declarations Article V reads in part, ... for lots owned by a legal entity, a trustee, (other than the trustee of a revocable trust, created by the grantor for his lifetime use or benefit), or more than two natural persons other than members of a single family shall be assessed twice the assessment unless waived, not less than annually, by the Club in its sole discretion. In all there was a list of thirty seven lots having one of the above forms of ownership provided to the BOD. Corey Miller moved, seconded by David Bass, to have the manager request an interpretation from the Club attorney of the intent of the IH Declarations and to interpret the types of ownership of the different entities, types of trusts, and how those on the list without approval should be addressed. The motion carried.

**3) Approve contractor for the Lodge renovations:** Three sealed bids for renovations of the kitchen area were opened by the President and read aloud to the BOD. Best Built Homes, Okeechobee, FL. \$14,630.00. Columbus Construction of Dade County, Inc. Miami, FL. \$14,200.00. Mossel – Hodges Construction Inc. Okeechobee, FL. \$14,750.00. Discussion was held including input from the members and the manager that resulted in the selection of Best Built Homes at \$14,630.00. Doug Donohue moved, seconded by Tyra Willis and the motion carried. Even that the bids specifically excluded the store room, the manager assured the BOD that it too, would be renovated.

**4) Approve bid for carpet replacement in Lodge:** There were two bids received for the carpet work and the manager provided some carpet samples. Yet again another high expression discussion took place and it was settled that 2’ X 2’ commercial grade carpet tiles, color to be decided, would be used.

It was noted that tiles are preferable because replacement of small area damage could more easily be accomplished. Matt Rector moved, second by Doug Donohue to approve the expenditure of up to \$12,327.80 for the replacement of the carpet in the Lodge; and the manager will coordinate the best value for the material and installation. The motion was adopted.

**Unfinished Business: Sealed Roof Bids.** The bids from American Roofing, Dan Butcher and Big Lake Roofing were opened and read aloud by the President. A collective of the several different roofs in need of replacement were bid together as a group and enumerated in the bids. Discussion ensued, figures were discussed and it was decided the best course of action would be to do the roofs individually on a worst case basis over time.

**Adjournment:** Eric Swant moved to adjourn at 11:50 AM, Corey Miller seconded and the motion carried.

Submitted by,  
Harold Piskura, Secretary



**MINUTES OF THE JUNE 26, 2016 MEETING OF THE  
INDIAN HAMMOCK HUNT AND RIDING CLUB, Inc.**

**BOARD OF DIRECTORS**

Call to order: President Marion Aiello called the meeting to order at 8:10 AM, and led the group in a Pledge of Allegiance to the Flag.

Roll Call: Officers, President Marion Aiello, 2nd Vice President Tyra Willis, Treasurer Corey Miller, Secretary Harold Piskura. Directors, David Bass, Brett Davis, Doug Donohue, Keith Kidwell, Carla Sapp, Eric Swant, and Charles Whipple arrived at 8:15 AM. Absent - 1st Vice President Matt Rector, Jason Bessenbacher

Approval of Minutes: Doug Donohue moved with a second by Corey Miller to approve the minutes of the May 15, meeting. The motion was adopted.

Treasurer's Report: Treasurer Corey Miller reported that the budget stands at \$47,579.00 +.

Manager's Report: The manager's report was read by President Aiello. Robert Baum's report will appear in The Hammock Herald in its entirety.

Committee Reports: Finance Committee: Corey Miller reported that the FiCom had voted to recommend to the BOD to create an Oversight Committee for the IH Management, LLC that was established a few years ago to handle the Club's employee payroll. He then made a motion that the BOD create an Oversight Committee for the LLC, and Carla Sapp seconded the motion. A vote was called for and the motion was rejected. Carla Sapp was in favor and the other board members were opposed.

Corey Miller reported that the FiCom recommends that the BOD approve the installation of a new septic system for the Lodge. Three sealed bids then opened by President Aiello and read aloud. The bids were: a) \$49,000.00 b) \$32,000.00 and c) \$32,500.00. Keith Kidwell moved that the BOD choose the \$32,500.00 bid submitted by Austin Septic Systems contingent upon a favorable review by Bob Baum to ascertain that it meets specifications. Doug Donohue seconded, the vote was taken and it carried.

Corey Miller moved, with a second by Eric Swant based on a FiCom recommendation, that the BOD approve the return of \$710.00 that was donated by members to install a television in the Lodge and that it be accredited back to their accounts. He noted that the money has been there for more than a year and this action would serve to keep the books clear. The vote was called and the motion was adopted.

Corey Miller moved and was seconded by Tyra Willis, that the BOD rescind the May 15th motion to seek an employee leasing agency to handle the employee payroll and we remain with our current IH Management, LLC. The motion carried with Carla Sapp and Doug Donohue opposed. (-Secretary's note -The discussion for this action centered on a motion that was passed at the May 15th meeting to move payroll duties to an outside employee leasing agency. It was later discovered that due to an outstanding workman's compensation issue that none of the companies contacted by the manager were willing to take on the IHH&RC, Inc. The Treasurer mentioned too, that a previous employee leasing agency cost \$14,000.00/year more than the LLC does.)

Membership Committee: Barbara Roberts reported the committee provided orientation for, and recommends approval of three new memberships. a) Peter Passalacqua and Joanne Schwartz are purchasing Lot 44; b) John and Debra Sheblen are purchasing Lot 227; c) Mike and Lori Shorten are purchasing Lot 252. Eric Swant moved that we waive the right of first refusal and approve the membership of all three applicants. Motion carried.

Barbara told the BOD that Marshall and Travis Waddell lot #92, are purchasing lot #93 and that this is a member to member transfer and can be approved summarily in accordance with the Club By-Laws. Doug Donohue moved approval, Eric Swant seconded and the motion carried.

Architectural Committee: Stan Weedon reported that the committee received three requests this month and that they recommend an approval for each of them. The first is for Lot 61 the Pritchard family who is requesting to construct a 28' X 72' open pole barn with a forest green metal roof; and also a 20' X 30' concrete parking apron where passenger car vehicles presently park. Doug Donohue moved and Carla Sapp seconded, motion carried.

The second request comes from the Barnes family on lot 67. They wish to construct a one story 32' X 48' home with a gray metal roof and red cedar exterior walls. A full landscape plan was submitted last month with their lot clearing request and will be combined with these plans. David Bass moved to approve and Corey Miller seconded, and the motion was adopted.

The third request is from the Haas family to construct a 10' X 20' X 8'-3" high greenhouse, no additional lot clearing; and within the required setbacks. The roof and upper portions of the sides will have clear panels with the lower side portions to be of galvalume roofing installed horizontally, to a height of approximately 33". Harold Piskura moved to approve, Corey Miller seconded and the motion carried.

Harold Piskura reported that he and a small group met to organize a parade followed by a BBQ at the Lodge on Saturday July 2, 2016 in celebration of the 4th of July. He requested to spend up to \$350.00 for food. The BOD noted that there is \$500.00 that was transferred from the Fireworks fund to be used for a Special Event. Eric Swant moved with a second by Corey Miller to allow reimbursement for food costs up to \$350.00. The motion carried.

Doug Donohue moved and was seconded by Corey Miller that the above event be approved and the motion carried. It was also emphasized that our rules do not allow individual fireworks and more importantly that the fire danger risk remains high.

Communications Committee: Gave a verbal report. Skeet & Trap: Gave a verbal report.

Community Service: Pool Committee: Rifle & Pistol Committee, Archery Committee, Election Committee, Equestrian & Trails, Fitness Center Committee:, Hunt Committee:, and the Lawn Bowling & Other Activities committee: None.

New Business: 1) Approval of LTG's: Chris Keith Lot 153, asked to have Jenny Riddle approved as a Long Term Guest. Ms. Riddle has already received a background check. Eric Swant moved and Corey Miller seconded to approve Ms. Riddle contingent on her

having received the orientation meeting from the Membership Committee. The motion carried with Carla Sapp and Doug Donohue abstaining.

2) Request by owner to allow and maintain thirty two animals on real property as emotional support animals:

Doug Donohue moved and Carla Sapp seconded that this item be tabled due to its legal sensitivity and until we have had time to meet with our attorneys to discuss our strategy. The motion carried.

3) Sealed bids for Septic and Drain field: This was addressed in the Finance Committee report.

4) Sealed bids for roof replacement: The roof bids were never opened since there were only two and the 3rd not in yet. They would be considered if there was a substantial discount for doing them all together otherwise they would be done over time individually.

Unfinished Business: Rule change outdoor fires 24.2 insert the word IT IS SUGGESTED and remove the word SHALL: Following discussion Keith Kidwell moved, and Harold Piskura seconded to approve the change to rule 24.2. The motion carried

Other Business: 1. Gate access 16.3 unattended status. Provisions for gate access by caretakers gate access, health care workers, pet care, home care, veterinarian, etc. Discussion took place and the consensus was that the BOD would have the manager address this issue, possibly issuing temporary controlled access cards based on a demonstrated need.

Adjournment: Keith Kidwell moved to adjourn the meeting, seconded by Doug Donohue, the motion carried.

Submitted by,  
Harold Piskura, Secretary

**MINUTES OF THE MAY 15, 2016 MEETING OF THE  
INDIAN HAMMOCK HUNT AND RIDING CLUB, Inc.**

**BOARD OF DIRECTORS**

Call to order: President Marion Aiello called the meeting to order at 8:00 AM, and led the group in a Pledge of Allegiance to the Flag.

Roll Call: Officers, President Marion Aiello, 1st Vice President Matt Rector, 2nd Vice President Tyra Willis, Treasurer Corey Miller, Secretary Harold Piskura. Directors, David Bass, Jason Bessenbacher, Brett Davis, Doug Donohue, Keith Kidwell, Carla Sapp, Charles Whipple. Absent: Eric Swant.

Guest Speaker: Alison Schlitt, CPA from the office of OFFUT BARTON SCHLITT, CPA's, provided a well-received presentation on the 2015 IHH&RC audit. Ms. Schlitt answered all of our questions and offered clear explanations of the means and methods used for the audit. On completion Ms. Schlitt received a round of applause.

Based on information provided by Ms. Schlitt, Matt Rector moved and Tyra Willis seconded his motion, to direct the manager to obtain a copy of both sides of the \$8700.00 check, #225 drawn on Bank of America and the \$16000.00 deposit ticket. The motion was adopted unanimously.

David Bass moved and was seconded by Corey Miller, to require the Finance Committee to, (a) provide an updated Finance Committee SOP to include detailed audit related controls and procedures, to be presented to the BOD within sixty days. (b) Provide a monthly progress report for the BOD with a priority based timeline by working together with the manager, to create and implement procedures for addressing all of the auditor's items contained in the letter to management. This motion was adopted.

Approval of Minutes: Matt Rector moved to approve the April 17, 2016 minutes and was seconded by Tyra Willis. Carla Sapp moved to amend the minutes to correct "Shannon Vincent" to read "Shannon Arnold" on page 2 under the item LTG's, Jason Bessenbacher seconded, and those motions carried.

Treasurer's report: Treasurer Corey Miller reported the Club is ahead of budget by \$35,561.24, and said this was saved through staff costs and gained from member services. Corey Miller told the BOD that the manager reported he had received three bids from outside contractors for lawn service. They were, \$35,560.00, another for \$47,025.00, and one in the \$16,000.00 – \$18,000.00 range. Cory moved to continue doing our own lawn maintenance in house, Tyra Willis seconded, and the motion carried.

Manager's Report: Bob Baum's report will appear in The Hammock Herald in its entirety.

Committee Reports: Architectural, committee: Committee Chairman Stan Weedon reported that Lot 117, the Oakes family requested approval to clear the lot in accordance with IH guidelines. Matt Rector moved to approve with a second by Carla Sapp and the motion was adopted.

Lot 67 the Barnes family requested to clear the lot and excavate a pond. Carla Sapp moved to approve with a second by Corey Miller and the motion carried.

Lot 215, the Frost family requested to do lot clearing, excavate a pond, construct a driveway, install a well and construct an 8' X 10' pump house. President Aiello noted to the owner that Okeechobee would allow an accessory building on a residential lot only with an existing dwelling. Mr. Frost agreed to remove the pump house from his application. Corey Miller moved to approve the application as amended, seconded by Doug Donohue, the motion carried.

Lot 149 the Cheshire family requested to install a wooden shed purchased from Home Depot. Harold Piskura moved for approval, Cory Miller seconded and this motion was adopted.

Membership Committee: Gerry Moore reported on behalf of Barbara Roberts membership chairperson to the BOD that Antoine Azar is purchasing lot 163. Matt Rector moved to waive the right of first refusal, was seconded by Keith Kidwell and the motion carried.

New Business:

Approval of LTG's: Bob Baum reported to the BOD that Tom Shepherd, Lot 299 has been added as a Long Term Guest and recommended approval. Matt Rector moved approval and Doug Donohue seconded and the motion was adopted.

New Member: Bob Baum notified the BOD that Richard Francioni has been added to the property deed for Lot 66 and recommends approval. Matt Rector moved to approve, Tyra Willis seconded, and the motion was adopted.

Approval of lease at Lot 164: The manager told the BOD that Holton Lacina is the lessee of lot 164. Matt Rector moved to approve, Corey Miller provided a second and the motion was carried.

Member requesting to move Committee Funds to Skeet and Trap: Following discussion and input from the membership, Matt Rector moved and Doug Donohue seconded, that the remaining \$524.00 be moved from the Fire Works Committee to the Special Events Committee for a 4th of July Celebration. The motion was adopted.

Corey Miller moved and Matt Rector seconded to move \$25.99 from the general committee to the Pool Committee. The motion carried.

Discussion of IH Management, LLC and its operation: Following discussion with a lot of input from the members present, Matt Rector with a second by Charlie Whipple that we move to employee leasing. The motion was adopted with Harold Piskura, Corey Miller and David Bass opposed.

Unfinished Business:

13 Acre Parcel and Building a multi-unit Storage Building: Subsequent to discussion Keith Kidwell moved and Corey Miller seconded to, inform the membership if they would be interested in a storage building for motorcycles. The motion carried with Doug Donohue, Jason Bessenbacher and Carla Sapp opposed.

Rule Change 17 Driving Privileges 17.1 d, e & Rule Change 17.4 Golf Carts and Unlicensed Motor Vehicles b,c,d

These two items will be revisited in a BOD workshop.

Violation Notice Lots 19, 20, 21 and 22: This item is being addressed by the Club's attorney.

Adjournment: Moved by Keith Kidwell, seconded by Brett Davis, motion adopted.

Submitted by,  
Harold Piskura, Secretary

**MINUTES OF THE APRIL 17, 2016 MEETING OF THE  
INDIAN HAMMOCK HUNT AND RIDING CLUB, INC.**

**BOARD OF DIRECTORS**

Call to order: President Marion Aiello called the meeting to order at 8:10 A.M., and led the group in a Pledge of Allegiance to the Flag.

Roll Call: Officers, President Marion Aiello, 1<sup>st</sup> Vice President Matt Rector, 2<sup>nd</sup> Vice President Tyra Willis, Treasurer Corey Miller, Secretary Harold Piskura. Directors, David Bass, Doug Donohue, Jason Bessenbacher, Brett Davis, Keith Kidwell, Carla Sapp, Eric Swant, Charles Whipple.

Approval of Minutes: Tyra Willis moved for approval of the minutes of the March 20, 2016 meeting, Keith Kidwell seconded the motion.

Carla Sapp moved and seconded by Eric Swant, to amend two items in the minutes of the March 20, 2016 meeting with the following corrections: The motion by Corey Miller, which took place during the Treasurer's report, to provide \$2000.00 for the purchase of pool furniture and was further amended to provide just \$1000.00.

That vote resulted in a tie with Corey Miller, Tyra Willis, Harold Piskura, and Eric Swant in favor. And Carla Sapp, Brett Davis, David Bass, Keith Kidwell opposed. Only then did President Marion Aiello vote in favor of the motion to break the tie. That motion was then carried.

Also, Corey Miller's other motion during the Treasurer's report that \$4500.00 and an additional \$35,000.00 be moved from the asset reserves for replacement of the septic system at the Lodge which resulted in the motion being tabled indefinitely, was meant to be *postponed* only until three bids are obtained.

The vote to pass the two items amending the March 20, 2016 minutes passed unanimously with Directors Matt Rector and Doug Donohue abstaining. These changes are the result of the Secretary's error.

Treasurer's report: Treasurer Corey Miller reported that we are running \$31,800.00 ahead of budget

Manager's Report: Bob Baum's written report will appear in The Hammock Herald. It was decided to have the Auditor attend the next meeting to discuss their findings and to give notice to the membership.

Following other discussions, Doug Donohue moved and Carla Sapp seconded, that three bids be obtained for lawn maintenance. The motion was adopted.

Committee Reports: *Please see the Hammock Herald for the full report of the committees that have submitted reports which do not require an action by the Board of Directors.*

Architectural Review Committee: Stan Weedon reported that four applications were received this month and with the committee's recommendation, that all of them be approved.

- 1) Darlene Mayers Lot 42, to clear a portion of the palmettoes surrounding her house for fire prevention, and to place a four feet wide walking path around the lot. Matt Rector voted approval, Tyra Willis seconded and the motion carried.
- 2) The Jastermsky family lot 237, requested to construct a new home on their lot. Matt Rector moved approval, second by Keith Kidwell. Motion carried.
  
- 3) The Yee family Lot 253 requested approval to add landscape to their lot. Matt Rector moved approval, seconded by Corey Miller. Motion carried.
- 4) Robert Baum Lot 185, requested to do some land clearing. Matt Rector moved approval, Keith Kidwell seconded. Motion carried.

Harold Piskura made a motion that fencing applications be “fast tracked” by the manager as was done in the past, Charlie Whipple seconded. Motion carried.

Membership Committee. Barbara Roberts reported that the committee met with Jesse and Fai Langston who are purchasing lot 207 and the committee recommends that the Board waive the right of first refusal and approve this member.

Two member to member transfer of ownership are also taking place.

Kathleen and Brit Oakes Lot 266 are purchasing Lot 117; and Barrie and Paul Whitehead Lot 247 are purchasing Lot 99. The committee recommended that the two transfers be approved summarily.

Corey Miller moved, seconded by Tyra Willis that the Board of Directors waive their right of first refusal for Lot 207. Motion carried.

Matt Rector moved, seconded by Tyra Willis to summarily approve transfer of ownership of Lot 117 to Kathleen and Brit Oakes and Lot 99 to Barrie and Paul Whitehead. The motion carried.

Corey Miller left the meeting at 10:00 A.M.

New Business:

- 1) Rule change 24. Outdoor Fires 24.2 a. It was agreed to postpone discussion until the June meeting to allow a full thirty day’s notice to the membership.
- 2) Rule change 17 Driving Privileges 17.1 d, e. This item was taken together with the item 3 for discussion. Harold Piskura moved; and Doug Donohue seconded, that a Town Hall type meeting be held to discuss rule changes.
- 3) Rule Change 17.4 Golf Carts and Unlicensed Motor Vehicles b, c, d.
- 4) Violation Notice Lots 19, 20, 21 and 22. Tyra Willis moved that the owner’s twenty page written response sent received by the Manager, be passed on to the Club’s attorney for review and comment.

Eric Swant, seconded by Carla Sapp moved that the June 19, 2016 Board meeting be changed to June 26, 2016 due to Father’s Day being celebrated on the nineteenth. Motion carried with Matt Rector opposed.



Approval of LTG's. The Manager presented the names of Three Long Term Guests for approval by the Board

- a. Scott Romberger Lot 258 added Katie Baker as an LTG.
- b. Harry & Judy Sinnamon Lot 197 added Vincent Rubio as an LTG.
- c. Robert Stone Lot 229 added Shannon Arnold as an LTG.

Matt Rector moved, seconded by Carla Sapp that approval be granted for all three requests based on their receiving favorable background checks. Motion carried.

6.) Add member David Willis to finance committee. Corey Miller moved and Matt Rector seconded that David Willis be added to membership in the Finance Committee. The motion carried with Tyra Willis abstaining.

7) IH Rule 11 Building, Building 11.1, Conflict with Building Guidelines. Harold Piskura placed this on the agenda because in his opinion that a request for a 10' X 10' pump house to be constructed on a vacant lot could not be granted because it would conflict with the Club's Declaration of Restrictions, Article VII Use Restrictions Section 1.

It was also noted that a previous Board, meeting date unknown, had approved at least one such use in the past.

Unfinished Business: Member requesting permission to drive Can-Am Spyder / Slingshot on site. Bob Morrison spoke to this issue and noted that the Polaris Slingshot was declared to be a motorcycle but had significant differences from common motorcycles. It was decided that this item too, would be put on the agenda for the Town Hall Meeting.

Other Business: Members requesting possible changes to the tennis courts, to make multi-purpose. Tennis court, Pickle Ball Court. Keith Kidwell moved, seconded by Brett Davis that this discussion be taken to the Town Hall Meeting to hear what members might think to be the highest and best use for the existing tennis courts and area known as The Lawn Bowling. Motion carried.

During discussion it was noted that the tennis courts were an unsafe condition in that tripping hazards existed throughout. To that end Eric Swant moved, seconded by Doug Donohue to direct the Manager to lock the gates to the courts. Motion carried.

Adjournment: A move to adjourn was made by Keith Kidwell, seconded Doug Donohue at 10:45 AM. Motion carried. (1177)

Harold Piskura  
Secretary

**MINUTES OF THE MARCH 20, 2016 MEETING OF  
THE INDIAN HAMMOCK HUNT AND RIDING CLUB, Inc.**

**BOARD OF DIRECTORS**

Call to order: Vice-President Tyra Willis called the meeting to order at 8:10 AM, and led the group in a Pledge of Allegiance to the Flag.

Roll Call: Officers, President Marion Aiello, 2nd Vice President Tyra Willis, Treasurer Corey Miller, Secretary Harold Piskura. Directors, David Bass, Brett Davis, Keith Kidwell, Carla Sapp, Eric Swant, Charles Whipple. Absent: 1st Vice President Matt Rector, Jason Bessenbacher, and Doug Donohue. (Note: Aiello and Whipple arrived approximately 10 and 15 minutes later respectively)

Approval of Minutes: Eric Swant moved to approve the minutes of the February 21, 2016 meeting and Carla Sapp seconded that motion. The vice-president stated the question and it passed unanimously.

Treasurer's report: Treasurer Corey Miller reported that we are running ahead of budget.

Corey Miller moved that the Finance Committee has recommended that the Pool Committee be allowed to borrow \$1000.00 from the operating reserves to purchase pool deck furniture and Tyra Willis seconded the motion. After discussion Corey moved to withdraw his motion and it was agreed unanimously. Following further discussion Corey moved that the Club provide \$2,000.00 for purchase of the pool furniture, Tyra Willis seconded. The motion was amended to provide just \$1,000.00, a vote was taken and the motion passed five to four. In favor: Corey Miller, Tyra Willis, Harold Piskura, Eric Swant and Marion Aiello. Opposed: Carla Sapp, Brett Davis, David Bass and Keith Kidwell.

Corey Miller moved that the Finance Committee has recommended that \$4,500.00 to cover engineering costs and an additional \$35,000.00 be taken from the asset reserves for replacement of the septic system serving the Lodge. Harold Piskura seconded the motion. Following some discussion, Keith Kidwell moved to table the motion indefinitely and Eric Swant seconded. The motion passed with Harold Piskura opposed.

Corey Miller moved that the Board of Directors approve the purchase of a 2013 combination loader for \$70,000.00 from next year's asset replacement fund. He noted that this was a recommendation of the Finance Committee. Tyra Willis provided a second to the motion. During discussion the Manager noted that he found another machine that has an enclosed cab, air conditioning, and a 36 month warranty for an additional \$8,000.00. Corey asked to amend his motion to \$78,000.00, Carla Sapp seconded the motion which passed unanimously. The president then called for a vote on the original amended motion; and it too passed unanimously.

Harold Piskura moved that the Board of Directors read Robert's Rules of Order, Newly Revised 11th edition, §4 The Handling of a Motion, prior to next month's meeting. He noted that the Club rules meetings were required to follow Robert's Rules of Order. (See IH Rule 3.1) The motion failed for lack of a second.

Manager's Report: Bob Baum's written report will appear in The Hammock Herald.

#### Committee Reports:

Architectural Review Committee: Stan Weedon reported that three applications were received this month. The first, lot #92 Brent Waddell for the installation of a 12' x 20' shed for storage of construction equipment, and further there is no house on the property and this would be in violation of our rules.

Tyra Willis moved that the shed be permitted if it is movable when the house is completed and received a second by Charlie Whipple. The president called for the vote. Tyra Willis was in favor, all others were opposed.

Tyra Willis moved that a 10' x 10' pump house be constructed to protect an existing well on the property. Keith Kidwell seconded. The motion passed with Harold Piskura opposed.

Lot #238, Fred and Laverne Klein applied to replace their roof covering with a metal roof. Tyra Willis moved that the application be approved. Keith Kidwell seconded and the motion passed unanimously.

Lot #249 George Abraham applied to replace an asphalt shingle roof covering with a metal galvalume roof covering. Keith Kidwell moved that the application be granted and Corey Miller seconded the motion. Motion passed unanimously.

Harold Piskura move that the architectural committee develop an SOP for the approval by the board, and that they incorporate the guidelines. Carla Sapp seconded the motion and it passed unanimously.

Aviation Committee: David Bass offered a reminder that Saturday March 26, 2016 a Fly in Breakfast, (free), is taking place in the Bird's Nest at 9:00 AM until 11:30 AM and that all members and guests are welcome.

#### New Business:

Approve new wells for cattle operation: The manager reported that the Lessee of the IH pastures has requested to install five wells in the outback areas and one in the pasture adjacent to Foster Park. He said that is the result of recommendations from the state agricultural inspector(s) and that they are necessary in times of drought and when the ponds' water were not fit for animal consumption.

Subsequent to discussion Eric Swant moved to approve the wells subject to the Manager verifying that any and all required permits have been obtained and complied with. The motion passed with Carla Sapp abstaining.

Approve new weaning pen in the North Pasture for the cattle operation: Eric Swant moved to approve the weaning pen for the cattle operation and Harold Piskura seconded the motion. Following some discussion, Eric Swant moved to call the question, and Corey Miller seconded. The motion passed with David Bass opposed and Carla Sapp abstaining. The president called for the vote on Eric Swant's original motion and it passed with Carla Sapp again abstaining.

Card Reader and Cards: A discussion was held to decide the number of cards that may be issued to each lot owner. Keith Kidwell moved to have the Club provide two free cards per lot, and up to an additional five cards at \$5.00 each. Eric Swant seconded. During discussion Eric withdrew his second and Charlie Whipple then provided a second. More discussion followed until Eric Swant called the question and Corey Miller seconded. Both motions passed unanimously.

A move to adjourn was made by Keith Kidwell; duly seconded by Corey Miller at 11:20 AM, and passed unanimously.

Harold Piskura  
Secretary

**MINUTES OF THE FEBRUARY 21, 2016 MEETING OF THE  
INDIAN HAMMOCK HUNT AND RIDING CLUB, Inc.**

**BOARD OF DIRECTORS**

Call to order: President Marion Aiello called the meeting to order at 8:00 AM, and led the group in a Pledge of Allegiance to the Flag.

Roll Call: Officers, President Marion Aiello, 1<sup>st</sup> Vice President Matt Rector, Treasurer Corey Miller, Secretary Harold Piskura. Directors, Jason Bessenbacher, Brett Davis, Doug Donohue, Keith Kidwell, Carla Sapp, Eric Swant, Charles Whipple. Absent: 2nd Vice President Tyra Willis, David Bass.

Guest Speaker: FP&L represented by Mark Cunningham and Deborah Padgett spoke on the work they are doing in the area to improve electrical service from which Indian Hammock will benefit. They noted that they soon will be doing tree trimming in the Hammock wherever the power lines are effected and they are coordinating with the Manager.

Approval of Minutes: December 13, 2015 meeting, Doug Donohue moved to approve with a second by Keith Kidwell, the motion passed unanimously. The January 17 2016 regular meeting minutes, were moved to approve by Carla Sapp and seconded by Harold Piskura. The motion passed unanimously. The February 5, 2016 special meeting minutes, were moved to approve by Carla Sapp and seconded by Charlie Whipple, the motion passed unanimously.

Treasurer's report: Treasurer Corey Miller reported that the budget stands at \$10,960.00 ahead.

Manager's Report: The Manager noted in his report that there are ongoing issues with the gate entry system and is experiencing difficulty with receiving written bids. He did say he received one written bid from Security Sound and Systems, Inc. which is owned by Matt Rector who is a member and currently serves on the Board of Directors. Bob went on to say that he felt the bid offered by Security Sound and Systems was a good one based on informal estimates from speaking with other vendors on the phone and who did not show up to offer a written bid.

Corey Miller made a motion that was seconded by Brett Davis to approve that bid and directing the manager to move \$5000.00 from the insurance fund to have Security Sound and Systems install an advanced card reader system. The motion passed unanimously with Matt Rector abstaining.

Bob Baum's report will appear in The Hammock Herald in its entirety.

Committee Reports: President Aiello described some changes to the current committee chair persons. David Bass will be chairman of the Aviation Committee. The Election Committee chairmanship is now open. The Equestrian & Trails committee needs a co-chairman or a new chairperson because Mrs. Steinruck will be traveling frequently. The Hunt Committee will now have three co-chairman. In addition to Tom Kokenge, Jason Bessenbacher and Ron Sapp will serve. The Lawn and Bowling Committee is in need of

a volunteer. Special Events will be chaired by Ruth Blenker.

The Resolution Committee created last month has been dissolved and task force put in its place. The purpose of this task force is to collate motions and resolutions made by the Board of Directors in the past into a spreadsheet / database. The information currently exists in loose leaf binders and when a question arises research is tedious. So if any member has a modicum of skill in using an Excel spreadsheet and their own computer they qualify, and are a valuable asset to Club. Contact Marion Aiello for more information.

The Communications committee needs someone to take over production of the Hammock Herald. Currently the chairperson, Carol Devine, produces The Tom-Tom, The Hammock Herald, and The IH website along with maintaining the IH Directory. The Hammock Herald is a once a month effort and all that is needed is a computer with MS Office compatible software, and a willing volunteer.

Aviation Committee. Brett Davis requested on behalf of the Aviation Committee to hold a Fly in Breakfast on Saturday March 19, 2016. Matt Rector moved to approve the event, Keith Kidwell seconded the motion and it passed unanimously.

Architectural, committee chairman Stan Weedon reported that he had five applications and recommended approval of all. The Hills family on lot #53 have requested to rebuild an existing attached deck on their home and to add a bronze colored aluminum screen enclosure. Matt Rector moved to approve the request and Doug Donohue seconded the motion. The motion passed unanimously.

The Mills family on lot #71 requested an approval to reroof and reside their house. The existing shingles will be replaced with a metal roof and the new siding will be lap strike Hardy Board. Brett Davis moved approval and Corey Miller seconded the motion. Motion passed unanimously.

Michael Jiménez owner of Lot #176 has requested to clear brush and hardwood while maintaining the Sable Palms. Doug Donohue made a motion to table the application of lot #176 and was seconded by Harold Piskura. Motion failed seven to three. Opposed

were Corey Miller, Matt Rector, Charles Whipple, Keith Kidwell, Jason Bessenbacher, Carla Sapp, and Brett Davis. In favor were Eric Swant, Doug Donohue and Harold Piskura.

Another motion was made by Doug Donohue and seconded by \_\_\_\_\_ to have Stan Weedon walk through lot #176 with the owner to tape the trees and have the manager Bob Baum inspect it. Motion passed with Carla Sapp and Harold Piskura opposed.

The Renno family has applied to construct a new home on lot #141. Matt Rector moved to approve and Keith Kidwell seconded. The motion passed unanimously.

Stan Weedon requested a revision to his previously granted application for a new barn on lot 267. The County Zoning Department denied the location of the proposed barn due to its proximity to the existing house. Mr. Weedon indicated an area on his plot

plan where he said the County would accept the building location. Harold Piskura moved to approve a new location and that it meet both County and Indian Hammock requirements and a revised site plan be filed with the IH office. Doug Donohue seconded the motion and it passed unanimously.

Harold Piskura moved that the board members review all of the IH rules, by-laws and declaration in preparation for next month's board meeting so that a discussion could take place to establish clearly what is needed for an application to the Architectural Committee. A second to the motion was provided by Doug Donohue. Motion passed unanimously.

Matt Rector moved that anyone who brings any business before the board must appear in person or designate a representative to appear in their place. Keith Kidwell seconded the motion. The motion passed with Carla Sapp and Harold Piskura opposed.

Keith Kidwell moved that applicants to the Architectural Review Committee provide two sets of hard copy plans and a digital version and include the information on the agenda provided to the BOD.

Corey Miller seconded the motion. The motion passed six to five with the President voting in favor to break the tie. In favor were: Corey Miller, Marion Aiello, Matt Rector, Charles Whipple, Keith Kidwell, and Brett Davis. Opposed were: Carla Sapp, Eric Swant, Jason Bessenbacher, Doug Donohue and Harold Piskura.

Communications Committee: Carol Devine gave her report. Community Service: Gerry Moore gave her report.

Membership Committee: Barbara Roberts reported that there were four new purchase and one lease application, and recommended that the BOD waive the right of first refusal.

Stacy Wood is purchasing Lot #221, Daniel King and Jessica Kramser are purchasing Lot #33, Scott and Susanna Frost are purchasing Lot #215, and Dwane and Stephani Barnes are purchasing Lot #67.

Mary Kate Cartwright is leasing Lot #164.

Keith Kidwell moved that the BOD waive the right of first refusal for all of the applicants and was seconded by Brett Davis. The motion passed unanimously.

Pool Committee: Gail MacLain gave her report and made a request to hold a fund raiser to pay for new pool furniture. The fundraiser would be a Rubber Ducky Race. Matt Rector moved to approve the event and Corey Miller seconded.

Rifle & Pistol Committee: Bob Morrison gave his report

Skeet & Trap: Bob Morrison and Matt Rector both reported on events. Bob Morrison described a shed that will be donated to the S&T for needed storage of new equipment. Matt Rector moved that the shed be allowed to be relocated from the member's property and placed on the S&T field. Also, that the specific location of it be coordinated with the Manager. Brett Davis seconded the motion. Motion passed unanimously.

Bob Morrison requested that the BOD allow him to conduct an RSO class in the Lodge on Saturday April 16, 2016 at 8:00 AM and that it would run most of the day as there is a large number waiting to obtain the NRA Certification. He also said that as he has done in the past, he will donate his fee to the R&P and S&T committees. Matt Rector moved approval and Brett Davis seconded. The motion passed unanimously.

Matt Rector asked that both the S&T and the R&P meetings, which take place consecutively, be placed on the Hammock Herald and TOM-TOM Calendars as taking place at 10:00 AM each Saturday preceding the Sunday board meetings. This is to serve as the required committee(s) meeting notice.

The following committees had no report: Archery Committee, Election Committee, Equestrian & Trails:, Fitness Center Committee:, Hunt Committee:, and the Lawn Bowling & Other Activities committee:

New Business: (1) Waive monthly committee report verbal meetings. Keith Kidwell moved to waive the verbal reading of the committee monthly reports. Brett Davis seconded. Subsequent to discussion, Kidwell amended his motion to “waive mandatory committee report reading.” Davis seconded. Motion failed with??? opposed.

(2) Manager’s Report – Waive Verbal Reading. Covered in item (1) above.

(3) Board Meeting Participation by Phone. Keith Kidwell moved to no longer permit members to attend the board meetings by phone. Matt Rector seconded. Motion passed with Harold Piskura and Jason Bessenbacher opposed.

(4) Meeting Control – IH Rules 3.5 through 3.9 and 3.15. Keith Kidwell moved to request the 1<sup>st</sup> Vice President sit to the right of the President and, if necessary, help in controlling order during the meeting. Per Robert’s Rules of Order, “point of order.” Corey Miller seconded. After some discussion Keith Kidwell moved that the association purchase a clock that would show the time countdown allotted to speakers, not to exceed \$100.00 dollars. Corey Miller seconded the motion. The motion passed with Jason Bessenbacher, Eric Swant and Carla Sapp opposed.

(5) After Meeting, Open Floor Time IH Rules 3.14 & 3.15 Keith Kidwell moved to request members who would like to speak during the open floor time, to sign in prior to the meeting to establish the member speaker order, and the amount of time each member has to speak. Matt Rector seconded. Subsequent to discussion a vote was taken and passed with Carla Sapp and Harold Piskura opposed.

(6) LTG Procedures and Authorization Form. The Manager described some difficulties with Long Term Guests, absence of an LTG application form, and some likely abuses. Eric Swant moved to direct the Manager to enforce the existing rules. Carla Sapp seconded the motion. After further discussion, Mr. Swant amended his motion to allow thirty days for compliance. Carla Sapp seconded the amendment. The motion passed unanimously.

(7) Live in Caretakers. This item was combined with the item (6) action above.



(8) Approve Finance Committee Members. Treasurer Corey Miller reported he selected the following volunteers for the Finance Committee: George Abraham, Evan Bradley, Bill Miller, Julie Huebner, Susan Mills and Barbara Roberts. Corey Miller also stated that the finance meetings will be held at the Lodge at 8:00 AM on the Saturday preceding the Board meeting. Matt Rector moved to approve the Treasurer's selection of the Finance committee members, Doug Donohue seconded and the motion passed unanimously.

Bob Baum told the BOD that he received a request from member Frank De Carlo to hold a fund raising benefit dinner in the Lodge on Saturday March 19, 2016 for the benefit of Debi Large to help with her medical bills. Brett Davis moved to approve the event and Keith Kidwell seconded. The motion passed unanimously.

Unfinished Business: None          Other Business: None

Adjournment: Matt Rector moved to adjourn at 11:00 AM, Corey Miller seconded and the motion passed unanimously.

Respectfully submitted,  
Harold Piskura,  
Secretary

**MINUTES OF THE ANNUAL MEMBERS MEETING OF THE  
INDIAN HAMMOCK HUNT AND RIDING CLUB  
January 17, 2016**

Meeting called to order at 9:08 a.m. by Marion Aiello

Quorum established

Motion to approve the minutes of the January 19, 2015 by Harold Piskura and seconded by Tyra Willis. Motion passed.

Motion to set the Board at 13 Directors by Gail MacLain and seconded by Tyra Willis. Motion passed.

There were no nominations from the floor.

Marion Aiello reported to the membership the State of the

Union as it pertains to Indian Hammock

Bob Baum, Manager read a letter from our Accounting Firm that they were still working on the Review.

The members who are running for the Board were introduced and given time to speak.

Motion by Corey Miller and seconded by Doug Donohue to change the Review for 2014-2015 fiscal year to a full audit. A paper vote was taken and 189 for and 11 against. Motion passed.

A paper vote was taken to have an financial review for 2015-2016 fiscal year. 170 members voted no and 35 yes so there will be an audit for the fiscal year 2015-2016

Committee Reports were given

Steve Devine made a presentation on capping any budget or special assessments to 10% Julie Huebner moved to approve and Mona Blackburn seconded. Discussion followed with Berry Brotemarkle moving to table the motion and seconded by Tyra Willis. Motion to table was passed.

2016 Election Results read with the following members comprising the New Board

Marion Aiello  
David Bass  
Jason Bessenbacher  
Bret David  
Doug Donohue  
Keith Kidwell  
Corey Miller  
Harold Piskura  
Matt Rector  
Carla Sapp  
Eric Swant

Charlie Whipple  
Tyra Willis

Motion to adjourn by LaVerne Klein and seconded by Bob Morrison.

Meeting adjourned 1:20 pm

Submitted by  
Barbara Roberts  
Secretary

**MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF DIRECTORS  
INDIAN HAMMOCK HUNT AND RIDING CLUB  
January 17, 2016**

Call to order. The meeting was called to order at 2:00 PM by President Marion Aiello, all of the board members were present.

Election of officers for 2016 and passing of the gavel. Corey Miller, having a second by Tyra Willis, made a motion to nominate Marion Aiello for President. The motion passed with Carla Sapp, Jason Bessenbacher and Eric Swant opposed.

Tyra Willis made a motion to nominate Matt Rector for 1<sup>st</sup> Vice-President and was seconded by Keith Kidwell. The motion passed unanimously.

Harold Piskura made a motion to nominate Tyra Willis for 2<sup>nd</sup> Vice-President, the motion received a second by David Bass. The motion passed unanimously.

Matt Rector, seconded by Tyra Willis made a motion to nominate Corey Miller for Treasurer. The motion passed unanimously.

Doug Donohue, second by Carla Sapp, made a motion to nominate Harold Piskura for Secretary. The motion passed unanimously.

Approval of Minutes of the December 2015 meeting. Matt Rector made a motion, seconded by Keith Kidwell, to table approval of the minutes to the next meeting. The motion passed unanimously.

Treasurer's Report. The Treasurer's report was provided by Corey Miller and he reported that the budget was -6,790.88 year to date. A motion was made by Mr. Miller and seconded by Tyra Willis, authorize Bob Baum to hire an independent accounting/bookkeeping service to oversee weekly records and spend up to \$1000 per month which would go against the accounting budget. Motion passed.

Corey Miller made a motion to have CPA Firm come in quarterly and seconded by Doug Donohue. Motion passed

Manager's Report: Our new manager, Robert Baum, was introduced by President Marion Aiello. Mr. Baum's complete report is provided in the Hammock Herald publications.

Membership Review Committee. Barbara Roberts, committee chairperson, reported and recommended approval, that lot #167 has been purchased by Ursula and Louis Iafrate. Corey Miller moved to waive the right of first refusal and approve these new members; and received a second from Matt Rector. The motion passed unanimously.

It was also reported and approval recommended by Barbara Roberts, that lot #141 was purchased by Anthony and Nicole Renno; Corey Miller moved to waive the right of first refusal and approve these members seconded by Doug Donohue. Motion passed

Architectural Review Committee. Stan Weedon, Chairman of the committee, reported

and recommended approval that John & Kathy Tight and Paul Mack, the owners of lot #86, together with Evan Bradley and Bill Niemann who are the owners of lot #87, have made companion requests to clear their respective lots, and to place compliant fences along their property lines in the near future, and to maintain the twenty five feet wide buffers within their fence lines. Corey Miller made a motion, with a second from Harold Piskura to approve both applications. The motion passed unanimously.

Mr. Weedon described a request from Justin St. John the owner of lot #216, and recommended approval, to install two culverts for a driveway entrance. Doug Donohue made a motion to approve with a second from Matt Rector. The motion passed unanimously.

New Business.

- a) Board Resolution Establishing Committees for 2016. Tyra Willis made a motion, seconded by Brett Davis, to continue with all of the current committees and add a new committee to establish a book with past motions. This motion passed unanimously.

Doug Donohue made a motion with a second by Carla Sapp to establish a new committee charged with the duties previously held by the past Management Committee. A discussion was held by the Board and with participation by the members present. Doug Donohue withdrew his motion subsequent to the aforementioned discussion.

- b) Home Business Renewals. The following members have applied for renewal of their existing Home Business Permits:
  1. Barbara Roberts, lot #265
  2. Joey Mohanna, lot #87
  3. Nan Kramer, lot #31
  4. Ken Dugmore, lot #145
  5. Steve Rubin, lot #63
  6. Jerry Farquhar, lot #118
  7. Bob Morrison, lot #239
  8. Wayne Johnson, lot #118
  9. Keely Wilson, lot #220
  10. Walt Hornberger, lot#179
  11. Tom Velie, lot #244

Matt Rector with a second by David Bass, motioned an approval for all of the business renewals which passed unanimously.

Schedule a Directors Orientation & Certification Meeting. President Marion Aiello described the requirements of FL. Statute Section 720.3033 Officers and Directors.

After some general discussion the Board decided that an actual meeting would not be necessary and each board member would be responsible for their own certification.

Unfinished Business. There was no unfinished business.

Other Business. Matt Rector made a motion with a second by Doug Donohue to change the regularly scheduled board meetings time from 9:00 AM to 8:00 AM and to the third Sunday of each month. After some discussion the motion was amended to add that the Finance Committee will meet two Saturdays, (nine days), before each Board Meeting and to change the time from 8:30 AM to 8:00 AM. The motion passed unanimously.

The motion passed unanimously.

Adjournment. A motion to adjourn the meeting was made by Matt Rector at 2:45 PM and seconded by Eric Swan.

Respectfully submitted by  
Harold Piskura, Secretary