

Hammock Dunes Owners' Association (HDOA) Annual Members Meeting

March 26, 2018

Attention Owners

Florida Statute Specifies That Owners Wishing to Speak to a Published Agenda Item Must First Sign-Up Prior to Start of the Meeting.

Use the Sign-Up Sheet in the Lobby and Your Name Will Be Called at the End of That Agenda Item – You Will Have a Maximum of 3 Minutes to Speak.

At the End of the Meeting, Owners May Ask Questions or Make Comments, Which a Board Member Will Then Address.

Welcome – Thank You For Attending !

Agenda Summary

- **HDOA Board Introductions**
- **Election of Board Administrators**
- **Moving Forward**
- **Committee Reports**
- **Election Results**
- **Comments and Questions**
 - **Agenda Item Sign-Up or End of Presentation**
 - **Please Use The Microphone**
- **Adjournment**

***Note: If You Signed-up in the Lobby to Speak to a Specific Agenda Item,
We Will Call Your Name to Speak at the End of that Agenda Item.***

HDOA Board Introductions

- **Mike Gill**– President, Chair, Declarant & Development Committee, Finance Committee, (Declarant Seat)
- **Cosmo DiPerna** - Vice President, Chairs Design Review Committee, Oceanfront Administrator (Cambria and Tuscany)
- **Bruce Aiello** – Treasurer, Chairs Finance Committee, Declarant & Development Committee, Island Estates Administrator
- **Dennis Vohs** – Secretary, Chairs Community Planning Committee, Ocean Estates Administrator (Grande Mer, Carino la Mer, and Playa del Sur)
- **Marge Rooyakkers** – Chairs Security & Emergency Response Committee, Maintenance Committee, Villas Administrator
- **Stan Pierce** – Chairs Social Committee, Duneview Administrator
- **Jane Ann Gass** - Chairs Community Relations & Communications Committee, Beachfront Administrator
- **David Yoder** – Chairs Maintenance Committee, La Grande Provence Administrator
- **Scott Keiling** – Waterfront Administrator (LENNAR acquired WCI)
- **Ted Robinson**– Club Appointed Administrator (non-voting)

Election of Board Positions

- **Three Open Administrator Positions**
 - **Granada Estates, La Grande Provence, Ocean Estates Communities**
- **Do we have any Nominations from the Floor for the Granada Estates Community?**
 - **Then Nominations for Granada Estates Community are CLOSED**
- **Do we have any Nominations from the Floor for the La Grande Provence Community?**
 - **Then Nominations for La Grande Provence Community are CLOSED**
- **Do we have any Nominations from the Floor for the Ocean Estates Community?**
 - **Then Nominations for the Ocean Estates Community are CLOSED**

***While Ballots For Each Community Are Counted,
We Will Proceed With the Agenda.***

HDOA - Club Relationship

- **Two Distinct Legal Entities**
 - **Separate Governing Boards and Governing Documents**
 - **Different Financial Guidelines and Budgets**
 - **Club is an HDOA member with 12 “Owner Votes”**
 - **We Work Closely Together, including coordinating Marketing Strategies and our separate Infrastructure Enhancements**
- **HDOA - 1220 Home/Lot and Condo property owners**
- **Club – 600+ of Club Members are property owners**
 - **Club properties managed and maintained by the Club**
- **HDOA - All the other roadways and common property, including Ocean Front Dunes, Two Camino (Sales Office), & HDOA A1A Marquee are owned and maintained by the HDOA or its Neighborhoods**

Issues and concerns and/or incidents that occur on either property are the sole responsibility of either the HDOA or Club.

HDOA Day-to-Day Management

- **Southern States Management Group (SSMG)**
 - **Provides Day-to-Day Management and Oversight of all HDOA Community Activities**
 - **Single point-of-contact for all Hammock Dunes Owners issues, concerns and/or “Kudos”**
 - **Community Manager - Travis Houk @ 446-6333**
 - **Community Manager- Security/Design Review - Carsten Georg @ 446-6333**
 - **Administrative Support- Tyler Schreiner@ 446-6333**
 - **Located at Two Camino Office Complex (Main Gate Entrance)**
 - **Oversees all HDOA Contracts and Contractor Projects**
 - **Under the auspices of the respective HDOA Board appointed Committee Chair**
 - **Directly supports and participates in all HDOA Committees**

Contact SSMG for all HDOA related issues, concerns and/or “Atta-Boys” !

Committee Reports

- **Community Planning**
- **Community Relations & Communications**
- **Declarant & Development**
- **Design Review**
- **Beach Dune Restoration**
- **Finance**
- **Maintenance & Walkovers**
- **Security & Emergency Response**
- **Social**

What We Have Done

- **Held discussions with Renaissance (Oare Property), Jointly with Club.**
- **Discussed current trends in Real Estate buyer interests with realtors.**
- **Continued Realtor Communications via “Did You Know Bulletins”**
- **Worked TB Marsh Issue with DCDD.**
- **Conducted Owner Questionnaire Survey**

Members: Dennis Vohs (Chair), David Eckert and Travis Houk (SSMG).

Highlights of Survey Results

****General**

- **38% of residents are 65 years of age or younger**
- **65% of residents reside in Hammock Dunes full time**
- **73% of residents are retired**

Residents Hail From

- **36% Northeast**
- **32% Southeast**
- **19% Midwest**
- **6% West/Southwest**
- **7% International (Primarily Europe)**

Reasons for Selecting Hammock Dunes

- **1) It is a Gated Community**
- **2) Hammock Dunes Club**
- **3) Ocean Access**
- **4) Ocean Frontage**
- **5) Property Price vs Value**
- **6) Florida State Income Tax**

Members: Dennis Vohs (Chair), David Eckert and Travis Houk (SSMG).

What We Plan To Do

- **Upgrade Demographic Data on HDOA Website (From the Surveys)**
- **Help LENNAR & Renaissance Understand the Potential Hammock Dunes Buyer**
- **Help Resolve Marsh Issues with St John's River Mgmt & DCDD**

Members: Dennis Vohs (Chair), David Eckert and Travis Houk (SSMG).

Community Relations & Communications Committee

- This Committee works with Southern States Management to keep open communications within the Community.
- We continue to improve the Homeowners website:
www.hammockdunes.com.
 - Edit text and photos as needed
 - Add “News” of interest
 - Support the “Real Estate” module
- Work with SSMG to gather and edit articles for the *Inside the Gates* magazine.

To ensure you are receiving all pertinent HDOA correspondence, be sure your email address is current with SSMG at thouk@ssmgroupinc.com

If any residents would be interested in joining this committee— particularly in the area of website development- please contact Travis Houk.

Members: Jane Ann Gass (Chair), Bill Conner (Web-Site Project Manager), and Travis Houk (SSMG).

Declarant & Development Committee (DDC)

What We Have Done

- WCI Engagement (now LENNAR)
- Negotiations with Oare Trust to Develop 7.78 acre Property
 - Between Two Camino and Club's 3rd Fairway (as Residential)

Continue Frequent Meetings with Flagler County Leadership

What We Plan To Do

- Continue Negotiations with Oare Trust & Flagler County
 - HDOA Support Conditional - Must Re-Zone as Residential
 - Objective - Development of HDOA-Compatible Neighborhood
 - Major Benefits for HDOA & Club

Members: Mike Gill (Chair), Bruce Aiello, George Bagnall, David Eckert, George DeGovanni, Ralph Dumke and Travis Houk (SSMG).

What We Have Done

- New Home Construction
- 2 Island Estates, 3 Ocean Estates, & 1 Granada Estates

Each new home generates a \$3,500 Connection Fee for HDOA

- Major Home Additions
- 2 Island Estates, 2 Granada Estates

- Other Approvals
- 4 Pools
- 8 Seawalls
- 125 Minor Property Changes

- Six Neighborhood Design Review Manuals Released

Members: Cosmo DiPerna (Chair), Julie Karner, Steve Schuyler(Architect), Bob Dickinson (Landscape Architect), Mike Machin, Donna Trindle, Julie Gamble, Ada Abernathy and Carsten Georg (SSMG).

Beach Dunes Restoration

- **Hurricane Irma impacted the east coast on September 11, 2017 and removed about 75-80% of the reconstructed dune.**
- **The Flagler County Board of County Commissioners developed a plan to address the dunes from Washington Oaks to Beverly Beach. This includes the dunes that protect Hammock Dunes. The cost split share (HDOA has 30%) for the Hammock Dunes Owners' Association is capped at \$2,400,000.**
- **HDOA levied a one-time special assessment of \$2,000 per unit.**
- **10 cubic yards per linear ft. will be installed.**
- **Flagler County is at Mala Compra Park and relocating to 16th street at the end of the month. The expectation is the dune construction will begin in May or June.**

2017 Financial Audit Results Excellent

- Master & Neighborhood Associations (Granada & Ocean Estates) Financially Sound
- Performance near Budget
- Continued Accelerated Loan Pay-Down of 2013 “Developer Assets” Purchase

Reduced Bad Debt

8 Delinquent Owner Accounts Resolved By Our Two Law Firms

2018 Approved Budget @ \$159/month

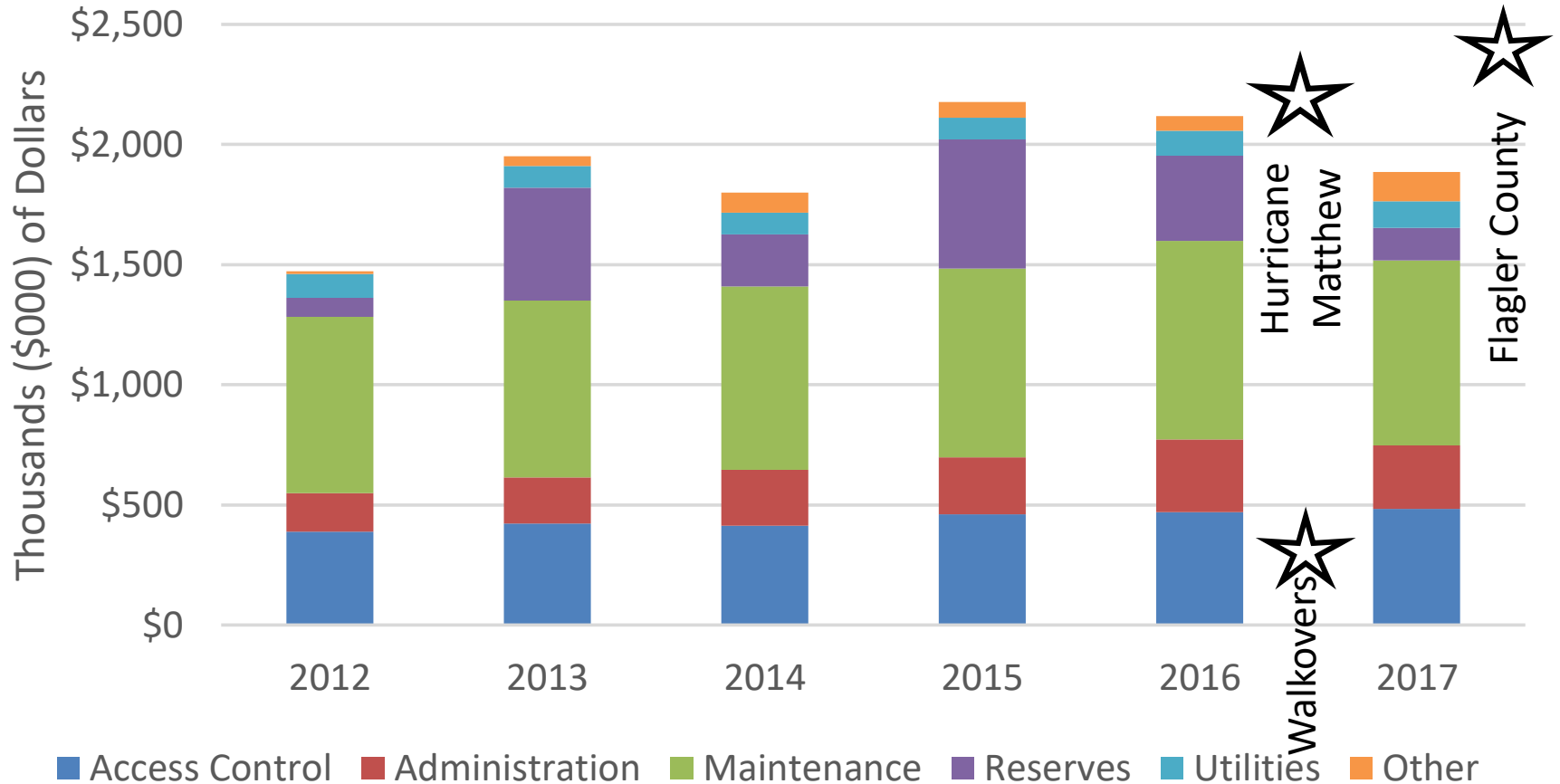
Master and Neighborhoods Operating near Budget (Less Natural Disaster)

- Continue To Pursue Delinquent Owner Accounts

*Members: Bruce Aiello (Chair), George Bagnall, George DeGovanni ,
Mike Gill, Travis Houk (SSMG) and Jeff Annon (SSMG).*

Finance Committee (Slide 2 of 3)

Historical Expense Trends



Members: Bruce Aiello (Chair), George Bagnall, George DeGovanni, Mike Gill, Travis Houk (SSMG) and Jeff Annon (SSMG).

Finance Committee (Slide 3 of 3)

- **Secured Flagler County Loan For Dune Restoration (Irma)**
 - Fund Immediate Dune Restoration, Via Special Assessment
- **If FEMA \$ (up-to 75%), Then Applied To Loan Balance**
- **Walkover Restoration Funded via Budgeted \$ Reserves**
 - HDOA Master Reserves Fund 4 Community Walkovers
 - Ocean Estate Reserves Fund 43 Neighborhood Walkovers
 - Condo Funds 5 Condo Walkovers
 - Club Funds 1 Club Walkover

Note: FEMA Funding Not Guaranteed.

What We Have Done – Major Items

- Many discretionary projects have been delayed for a while pending final funding decisions for dunes replacement and walkover costs
- FPL coordination and meetings to prevent prolonged electric outages in the community.
- Worked with Dunes Restoration Committee on some aspects of the dune replacement project and Walkover Repairs and Replacements
- Continued to refresh landscaping along Community Roads; Continued removal of invasive plant species
- Repaired and replaced concrete curbs and sidewalks where necessary
- Began replacing street light poles and fixtures with composite poles (for added strength) and light fixtures with LED lamps and globes that decrease light into night sky.

Members: David Yoder (Chair), Bill Apsey, Bob Bagdon, Rory Burke, Gary Hoerle, Marge Rooyackers, George Kupfrain and Travis Houk (SSMG).

What We Plan To Do – Major Items

- **Continue to implement 10 Year Capital Maintenance / Enhancement Plan**
- **Pave Camino del Mar, Replace golf course road crossings, Install new stamped concrete on north side of main gate house**
- **Continue landscape refreshing and removal of overgrown brush along A1A between South Gate and new A1A sign**
- **Beach sand fencing after County's dune restoration Phase 2 is complete**

Members: David Yoder (Chair), Bill Apsey, Bob Bagdon, Rory Burke, Gary Hoerle, Marge Rooyackers, George Kupfrain, Buster Taylor, and Travis Houk (SSMG).

Walkover Update

- **16 of 29 Dune Walkovers have been repaired with stabilized extended support poles (bolted/sister to existing poles), cross bracing, and stair extensions.**
- **Currently contractor is working at the condo towers and heading north.**
- **Hand railing is now being installed at the Comfort Station with additional railing installed over the next several days at the other completed walkovers.**
- **4 walkovers require significant work with three total rebuilds.**
- **The expectation is to have all walkovers complete and/or accessible to the beach by the time Flagler County begins the dune project.**
- **BIG Thank You to Robert “Buster” Taylor, Ralph Dumke, and Bill Apsey for their efforts and assistance with this project!**

Security & Emergency Response Committee (Slide 1 of 2)

- **Drivers Requesting Access through Contractor/Visitor Lane Must Show Valid Driver's License for Scanning**

Any Driver Without a Valid Driver's License, Will Be Denied Access !

- **If a Property Owner Enters Through Contractor/Visitor Lane**
 - **Property Owner MUST Show Identification**
 - **HD Decals do NOT Qualify as Identification**
- **New Resident Security Access Software Coming Soon!**

Note: Construction Hours are Monday - Friday (7AM - 7PM) and Saturday (8AM - 5PM) - No Contractor Work/Deliveries Permitted On Sundays or Holidays!

Security & Emergency Response Committee (Slide 2 of 2)

Help us and Protect your Home against the Threat of Burglary

- Report Vehicles that are Tail-Gating during Gate Entry
- Report Vehicles Front-Gating (Waiting for Vehicle Behind to Open Gate)
- Residents using transponders to facilitate vendor entrance is unacceptable
- Always Stay Alert to Strangers in the Area
- Keep Your Garage Doors Closed and Locked
- Lock Your Front & Rear Doors
- Set Your House Alarms, Install Motion Detector Lights
- Keep Trees & Bushes Trimmed and Away from Doors & Windows
- Follow the SAFE plan: Secure your Home, Awareness, Familiar with Neighbors, Eyes and Ears for the Community

Security Awareness Is Everyone's Responsibility. HDOA Provides Gate Access and Control, but Owners Must Assume Responsibility To Secure Your Homes !

***Report Suspicious Activity Immediately !
Call Front Gate House at 386-446-6234 and/or Call 911.***

Social Committee

What We Have Done

- Largest ever Beach Party in 2017 with over 200 attending residents.
- 2018 started off with a great turnout with the Royal Caribbean Cruise!
- Heartwalk 5k in February raising over \$2k.
- The HDOA hosted a Dinner Dance event with 150 residents attending!

Upcoming Events

- An event at the theater either in Daytona or Jacksonville with bus service available.
- A beach party put on schedule with a TBD date.
- Additional Ideas and/or Venues, Contact *Stan Pierce* at catrig77@gmail.com

Members: Stan Pierce (Chair), Claudia Pierce , Bob Bogart, Sandi Heber and Travis Houk (SSMG).

Call For Volunteers



Your HDOA Needs You !

We Are Looking For Volunteers For Each Committee

Contribute Directly To Board Decisions - Make A Difference

Help You Decide If You Want To Be A Board Administrator

Let's Together Make Hammock Dunes A Better Place

Contact A Committee Chair or Travis Houk at SSMG

Be Part of the Solution !

Election Results

- **Administrator – Granada Estates Community**
- **Administrator – La Grande Provence Community**
- **Administrator – Ocean Estates Community**

***Congratulations !
Welcome To The HDOA Board !***

Questions or Comments

Please Use The Microphone

Adjournment

No Further Business

Do We Have A Motion to Adjourn

Do We Have A Second

All in Favor

Opposed

Meeting Adjourned