

Hammock Dunes Owners' Association (HDOA) Annual Members Meeting

March 28, 2016

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 by Submitting 3x5 Cards, Which a Board Member Will Then Address.

Welcome – Thank You For Attending !

Agenda Summary

- **HDOA Board Introductions**
- **HDOA – Club Relationship**
- **Election of Board Administrators**
- **Moving Forward**
 - **Security Awareness**
 - **Committee Reports**
- **Election Results**
- **2016 Major Projects**
- **Comments and Questions**
 - **Questions & Comments at End of Presentation**
 - **Submit All Comments & Questions via 3x5 Card**
- **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

- **George DeGovanni** – President, Chairs Declarant & Development Committee, Granada Estates Administrator
- **Cosmo DiPerna** - Vice President, Chairs Design Review Committee, Oceanfront Administrator
- **Bruce Aiello** – Treasurer, Chairs Finance Committee, Island Estates Administrator
- **Dennis Vohs** – Secretary, Chairs Community Planning Committee, Ocean Estates Administrator
- **Marge Rooyakkers** – Chairs Security & Emergency Response Committee, Villas Administrator
- **Barry Williams** – Chairs Social Committee, Duneview Administrator
- **Jane Ann Gass** - Chairs Community Relations & Communications Committee, Beachfront Administrator
- **David Yoder** - Chairs Maintenance Committee, La Grande Provence Administrator
- **Jon Rapaport** - Waterfront Administrator (WCI)
- **George Bagnall** – Club Appointed Administrator (non-voting)

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 - 614 of the 636 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, 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”**
 - **Hammock Dunes Dedicated Manager is Travis Houk @ 446-6333 (O)**
 - **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” !

HDOA - Club Mutual Interests

- **Important Note - ALL Hammock Dunes Owners' Property Values Directly Benefit From The Club and Its Assets**
 - Specifically, the Impressive Open Vistas that the Golf Course Green Spaces provide throughout the Community,
 - Views Crossing the Main Gate Bridge or that many Owners enjoy from their Back Yards and Condos, and...
 - The National Reputation/Recognition Club assets provide to current owners and in attracting potential future Hammock Dunes property owners, both re-sales and new construction
- **HDOA Strategic Interests include the Club Success** implementing Short and Long Term Strategic Investments

Although the Hammock Dunes Community and Club are separate entities, One Cannot Flourish without the Other!

HDOA Community Investments

- **HDOA Focused Infrastructure Investments add Value for All HDOA Property Owners, including the Club**
 - **New Front Gate House creates the “Right First Impression” that our Premier Community not only needs But deserves**
 - **Landscape Enhancements eliminate old plantings and Open-up Boulevard Vistas of HDOA Property/Lakes and Golf Course**
 - **These and other infrastructure investments “Refresh” our unique, one-of-a-kind Oceanfront Community, and...**
 - **Create the “Right First Impression” for BOTH re-sale buyers and new construction**
 - **Major Focus → Build-out remaining 287 vacant lots**
 - 17 Granada, 4 La Costa, 2 Montilla, 70 Ocean and 60 Island Estates
 - 128 WCI (2 vacant Condo Lots)

HDOA Investments and Build-out Focus enhance property values and generate potential for Increased Club Membership.

Election of Board Positions

- **Three Open Administrator Positions**
 - **Duneview, Oceanfront and Villas Communities**
- **Do we have any Nominations from the Floor for the Duneview Community?**
 - **Then Nominations for Duneview Community are CLOSED**
- **Do we have any Nominations from the Floor for the Oceanfront Community?**
 - **Then Nominations for Oceanfront Community are CLOSED**
- **Do we have any Nominations from the Floor for the Villas Community?**
 - **Then Nominations for The Villas Community are CLOSED**

While Ballots For Each Community Are Counted, We Will Proceed With Progress Reports.

Moving Forward - Security Awareness

Help us and Protect your Home against the Threat of Burglary

- **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**
- **Report Vehicles that are Tail-Gating during Gate Entry**
- **Report Vehicles Front-Gating (Waiting for Vehicle Behind to Open Gate)**
- **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.

Moving Forward Committee Reports

- **Declarant & Development Committee**
- **Design Review Committee**
- **Finance Committee**
- **Community Planning Committee**
- **Security & Emergency Response Committee**
- **Social Committee**
- **Community Relations & Communications Committee**
- **Maintenance Committee**

Declarant & Development Committee (DDC)

What We Have Done

- **Realtor Meetings**
 - Determine Best Approach for Listing Hammock Dunes “For-Sale” Properties on www.hammockdunes.com Web-Site
- **WCI Engagement**
 - Joint HDOA/Club Board Visit to Bonita Springs HQ
 - Assess Times Lines for Build-Out of Remaining 2-Condos

Monthly Meetings with Flagler County Staff Initiated March 23rd

What We Plan To Do

- **Planning WCI Visit with Joint HDOA/Club Boards**
 - Discuss Condo Build-out Timelines and HD Refresh Initiatives
 - Inviting Flagler County to Brief Future Development Plans
- **Continue to Engage Potential Developers of Oare Property**
 - 7.75 Acre Parcel Between Two Camino and 3rd Fairway

Members: George DeGovanni (Chair), Bruce Aiello, George Bagnall, David Eckert, Charlie Swinburn and Travis Houk (SSMG).

Design Review Committee (DRC)

What We Have Done

- **14 New Homes Approved**
 - **5 Island Estates, 7 Granada Estates & 2 Ocean Estates**
- Each new home generates a \$3,500 Connection Fee for HDOA***
- **Other Approvals**
 - **5 Home Additions**
 - **4 Pools**
 - **6 Sea Walls**
 - **115 Minor Property Changes**
 - **Updating All six Design Review Manuals**

Bottom Line - Approving One New Home per Month !

Members: Cosmo DiPerna (Chair), Dave Mancino (Architect), Bob Dickinson (Landscape Architect), Mike Machin, Donna Trindle, Julie Gamble, Ada Abernathy and Travis Houk (SSMG).

Finance Committee

2015 Financial Audit Results Excellent

- Master and Neighborhood Associations Financially Sound
- Performance within Budget
 - Strengthened many Reserves
- Accelerated Loan Pay-Down of 2013 “Developer Assets” Purchase → Refinanced Loan

Reduced Bad Debt

15 Delinquent Owner Accounts Resolved By Our Two Law Firms

2016 Approved Budget @ \$124/month

- Master and Neighborhoods Operating within Budget
- Continue to Strengthen Reserves (10-year Capital Plan)
- Continue To Pursue Delinquent Owner Accounts

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

Community Planning Committee

What We Have Done

- **Held Discussions with WCI (Jointly with Club)**
 - **Reviewed the market timing for developing final 2 condo pads**
 - **Reviewed current/future plans to enhance Community & Club**
 - **Discussed current trends in real estate buyer interests**

Maintaining Hammock Dunes As A Great Place To Live and Play

- **Continued Realtor Communications**
 - **Held realtor meetings to integrate RE listings with our website**
 - **Continued distribution of “Did You Know Bulletins” to realtors**

What We Plan To Do

- **New survey of purchasers in HD during the past 3 years**
- **Assist in coordination of common marketing activities with club**
- **Participate in discussions with local government entities**

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

Security & Emergency Response Committee (Slide 1 of 3)

What We Have Done

- “Chop Arms” Installed at all Entry Swing Gates to Eliminate Tail-Gating Opportunities
- Drivers Requesting Access through Contractor/Visitor Lane Must Show Valid Driver’s License for Scanning
 - All Passengers in Vehicle Will Also Be Asked for Photo ID

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

- If a Property Owner Enters Through Contractor/Visitor Lane, Having a HD Decal Does Not Grant Automatic Access
 - Identification Will Be Required to Confirm Ownership
 - Decals Used Only to Confirm Owners Entering via Transponder and/or Once Inside the Gates

Security Awareness Is Everyone’s Responsibility – HDOA Gate Access and Control Plus Owner Responsibility To Secure Our Homes!

Security & Emergency Response Committee (Slide 2 of 3)

What We Have Done

- **License Tag Numbers for all Vehicles Entering through Contractor/Visitor Lane are Documented for Issued Access pass**
- **Additional High Resolution Access Control Cameras Installed at all Gates and Strategic Locations in the Community**

There are Now a Total of 33 Cameras Monitoring Hammock Dunes!

- **Upgraded IP (Internet Protocol) System Installed to Digitally Track Transponder Use**
- **Perimeter Fencing Extended at the North Gate and South Gate to Prevent Unauthorized Bicycle or Pedestrian Access**

Security Awareness Is Everyone's Responsibility – HDOA Gate Access and Control Plus Owner Responsibility To Secure Our Homes!

Security & Emergency Response Committee (Slide 3 of 3)

What We Plan To Do

- **Perimeter Fencing and a Gate will be Installed on the Sidewalk Crossing Adjacent to Main Gate**
- **White Bulky Transponders will be Discontinued Once Remaining Supply has been Sold**
 - **Sticker Transponders are Now Available for Purchase!**
- **Visitors/Vendors Must Show ID for Re-Entry into Community Even If They Have a Daily Pass**
- **The Committee is Reviewing Better Road/Address Identification for EMS Vehicles to the Oceanfront Towers**

Note: Construction Hours are Monday - Friday (7AM - 7PM) and Saturday (8AM - 5PM) - No Contractor Work Permitted On Sunday

Members: Marge Rooyackers (Chair), Barbara Tobias, Wanda Furia, Nancy Corkum, Tom Heber and Travis Houk (SSMG).

What We Have Done

- **First Ever Car Show**
 - **May 3rd Car Show – 300 attended**

Great Social Events in 2015 !



- **Summer Pool Parties**
 - **Jul 15th Pool Party at Porta Mar w/ “Captain Nick” Band**
 - **Oct 7th Pool Party At Tuscany Beach Club W/ Guitar Player**



- **Annual HDOA Volunteer Recognition Dinner – Oct 21st 2015**

Members: Barry Williams (Chair), Ilinda Williams, Angie Bennett and Travis Houk (SSMG).

Social Committee (2 of 2)

What We Plan To Do

- **2016 Ocean Front Party Dates**
 - April & July Targeted Dates
- **Volunteer Your Home, with a Great Oceanfront or Intracoastal View?**
 - Contact Barry Williams at bwilliams507@cfl.rr.com

2nd Annual Car Show at Club – Oct 16th!

Car Owners - Contact Barry Williams at bwilliams507@cfl.rr.com

- **Up To 35 Cars & Motorcycles**
 - Harris Burgers , Beer, and Wine, etc. from the Club
 - Bluegrass Band “ Big Cypress” Returns - Line Dancing Optional
- **Next Annual Volunteer Awards Dinner- October 26th**

Looking For Additional Volunteers – Help Make Our Parties Great !

***Charitable Sponsor For All
2016 Event: Patriot Paws***



***It Takes \$30,000 & 2-Years
To Train Each Dog***

Community Relations & Communications Committee

What We Have Done

- Added virtual flyovers to the website
- Improved the HDOA website www.hammockdunes.com
Goal → Make the site user friendly across all devices
- Launched the Real Estate Module with property search
Goal → Additional exposure for listings within the Gates

What We Plan To Do

- Continue open communication with All Owners/Residents
- Look at updating the photos and media in Two Camino Lobby
- Continue to edit and enhance www.hammockdunes.com
 - Update the virtual flyovers to show the new Gatehouse
 - Edit text and photos as needed
 - Evaluate social media possibilities and website optimization

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

What We Have Done – Major Items

Developed 10-Year Capital Maintenance/Enhancement Plan

- **New Main Gatehouse**
- **Repaired/Repainted Camino del Mar, Granada Drive and Mariners Drive Bridges**
- **Painted Clock Tower and Gazebo**
 - **Added Accent Paint to all Front Gate Buildings**
- **Refreshed Landscaping along Community Roads**
 - **Simplified Landscape, Opened-up Golf Course Vistas**
- **Trimmed All Oak Trees throughout Community**
- **Updated Clock Tower Carillon System**
- **Updated Directional Monument Signs to LED Lamps**
- **Continued Removal of Invasive Plant Species**
- **Restriped Main Roads**

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

What We Plan To Do – Major Items

Implement 10-Year Capital Maintenance/Enhancement Plan

- **Removed Wood Fence around WCI Vacant Condo Lots (Coordinated w WCI)**
- **Trim/Clean-up A1A Overgrown Plant Growth plus Add Additional Landscape Buffer**
 - **South Gate to New Hammock Dunes Directional Signage**
- **Assessing Conversion of Street, Column & Bridge Lighting to LED**
 - **Goal → Achieve Electric \$ Savings**
- **Add Street Light Pole at Mariner's Drive Bridge Entry**
- **Continue Sand Fencing Protection along Beach-Front Dunes**

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

Call For Volunteers



Your HDOA Needs You !

We Are Looking For Volunteers For Each Committee

Your Contributions Will Make A Difference

Help Make Hammock Dunes A Better Place

Contact A Committee Chair or Travis Houk at SSMG

Be Part of the Solution !

Election Results

- **Administrator - Duneview Community**
- **Administrator – Oceanfront Community**
- **Administrator – Villas Community**

Congratulations and Welcome Again To The HDOA Board !

2016 Major Projects

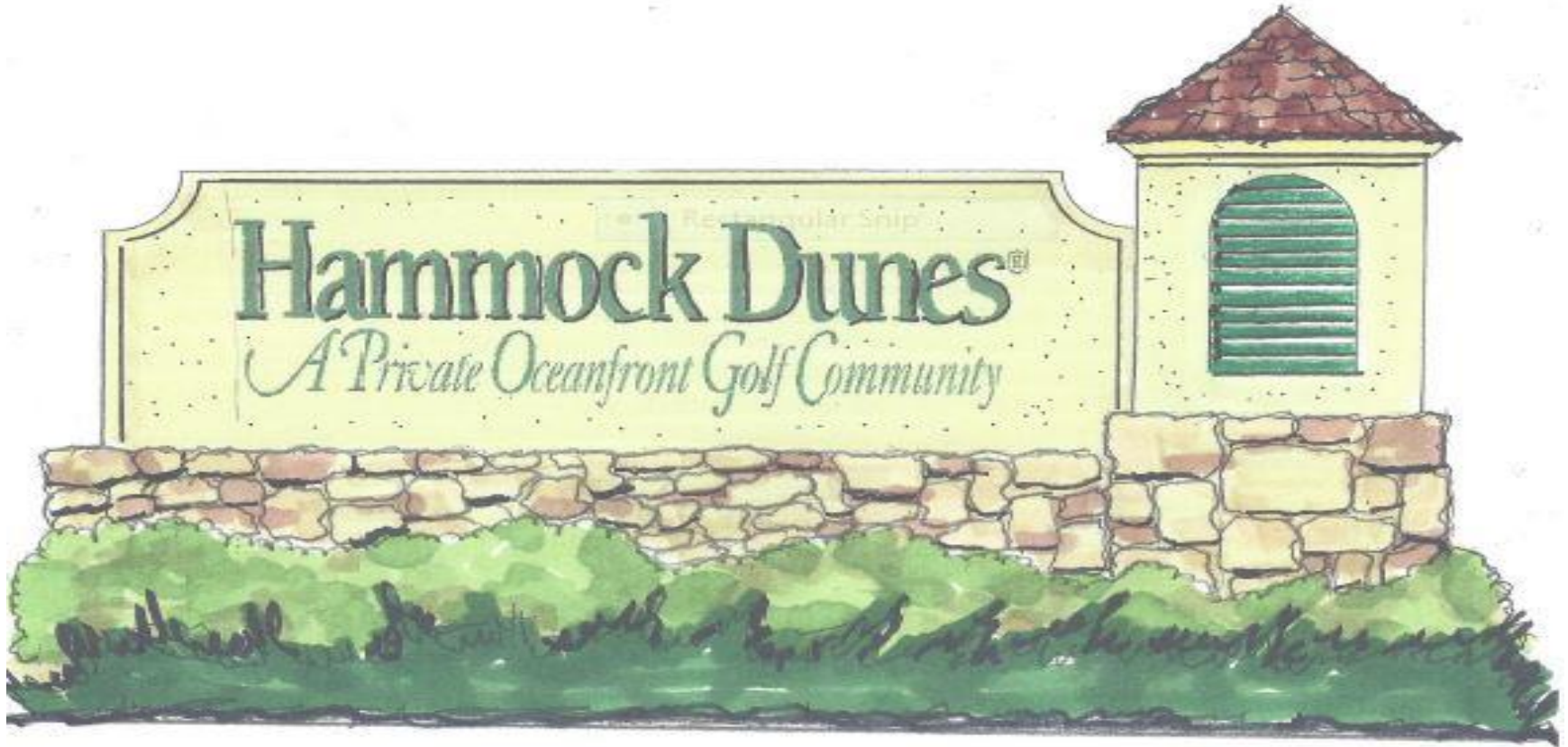
***Achieve “Audubon Sustainable Community” Certification
Target Date – March 2017***

- **Received “Audubon Green Community Award” in 2015**
 - **Completes 1st of 3-Phase Certification Process**
- **Phase 2 Planning – Completed March 2016**
- **Now Initiating Phase 3 - Implement & Verify**

***“Audubon Sustainable Community” Certification - Target March 2017
Complements Club Golf Courses’ “Audubon Cooperative Sanctuaries” Certifications.***

2016 Major Projects

A1A South Entrance Hammock Dunes Sign



***New Signage Replaces The Demolished Billboard At The South Entrance.
Introduces Hammock Dunes To All North-Bound Traffic !***

2016 Major Projects

10-Year Capital Improvement Plan Provides Annual, Financially Prudent Maintenance and Enhancement of HDOA Infrastructure.

Major Highlights

- **Repave Older Roads in Community**
 - **Ave de la Mer (from Tuscany to the Casa Bella exit)**
 - **All North Gate Roads**
 - **Remove/Replace Current Golf Cart Crossings with New Stamped Concrete**
- August Starts for Both Projects**
- **At Tail-End of Golf Course Renovation**

10-Year Plan Ensures Hammock Dunes Maintains a “Fresh and Inviting” Look for Current Owners, Their Guests and Potential New Buyers !

Questions or Comments

(Please Submit via 3x5 Card)

Adjournment

No Further Business

Do We Have A Motion to Adjourn

Do We Have A Second

All in Favor

Opposed

Meeting Adjourned