

**Hammock Dunes Owners' Association, Inc.
Board of Administrators Meeting
October 20, 2008**

Call to Order

The meeting was called to order at 10:00 A.M.

Members Present: George Bagnall, Kelli Jebbia, Bruce Aiello, Janet Krolicki, Cosmo DiPerna, Dave Eckert, Jay Furbay, Sterling Colee

Members Absent: James Schumaker, Howard Broussard

Others Present: Fred Annon, Jr., Travis Houk, Southern States Management Group, Inc.
Harry Gudenberg, Hammock Dunes Club non-voting member

Members' sign-in sheet located in Association Meeting File
A quorum was established.

Approval of Minutes – September 15, 2008

ON MOTION BY Kelli Jebbia, seconded by Dave Eckert, with all in favor, the Board approved the minutes of the September 15, 2008 Board of Directors Meeting as written.

Committee Reports:

Communication Committee

Kelli Jebbia reported the Hammock Dunes Owners' Association web site is operational. The website is www.hammockdunesoa.com. The Communication Committee will continue to update the website as needed.

Finance Committee

Mr. Aiello reported on Association finances. There was discussion regarding collection of delinquent accounts. Mr. Eckert recommended, in conjunction with the primary financial holder, initiating the foreclosure on properties that are three months in arrears. Even if the residence is in foreclosure, liens shall be placed on all properties that are three months in arrears. Budget workshop is scheduled for November 10th at 10:00 am at the Hammock Dunes Club.

Social Committee

Janet Krolicki asked the Board to consider scheduling the Volunteer Recognition Dinner every other year. Cosmo DiPerna agreed with the suggestion stating that the Committee should be flexible. The last beach party of the year is scheduled for November 12 at the Hammock Dunes Club pool area. The club will provide a grill.

Design Review Committee

The letter regarding revisions to DRC manuals has been mailed to owners. The response has been good. Mr. DiPerna reported the DRC has been more disciplined on using the professionals. DRC budget concerns have been reflected in the 2009 operating budget.

Long Range Planning

There was no report.

Maintenance Updates

Mr. Eckert reported on Maintenance Committee projects. A large Brazilian Pepper plant at Camino Del Sol and Camino del Rey will be trimmed or taken out. Spartina grass has been installed on the Granada side of Lake San Gabriel. Mr. Bagnall asked the committee to determine whether the DCDD is providing adequate water to irrigation meters which would allow all meters to be operated at one time. Due to restrictions on watering between 10 a.m. and 4 p.m. and problems with water pressure, currently all zones cannot be run at the same time. Mr. Eckert stated owners are required to register all motorcycles. Mr. Bagnall noted owners should contact Southern States Management Group with complaints regarding noise from motorcycles.

Securitas

The Association is waiting on the final draft of the Securitas contract. The Maintenance Committee will work with Securitas on positioning of surveillance cameras.

Budget Number – Gate Houses

Mr. Eckert reported on bids for refurbishing the gate houses. Maintenance Committee will solicit bids from additional builders. Additional design work must be done.

2008 Budget Discussion

Budget Workshop – November 10th at 10:00 a.m.

The Budget Workshop is scheduled for 10:00 a.m., November 10, 2008 in the Oceanview Ballroom at the Hammock Dunes Club.

Association Updates/Discussion:

Legal Updates

5 Roma Court

Travis Houk reported the Association is pursuing all legal fees associated with the completion of the residence at 5 Roma Court.

110 Island Estates Parkway

There was discussion regarding a letter from the Association's attorney regarding the violation at 110 Island Estates Parkway. The attorney advised action must continue to progress or drop the case. If the case is dropped, the Association might lose its right to prohibit street medallions. Counsel recommended moving forward with additional attempts to serve the Spallones. Management was instructed to contact counsel to pursue the Spallone matter.

New Business

Utility Easement – Adjacent to Tennis Courts – DCDD

There was discussion regarding a utility easement adjacent to the tennis court at the Hammock Dunes Club which is on Master Association property. The Club was asked to contact the DCDD regarding the matter. The DCDD has pipes running underneath the property and has requested a utility easement from the Master Association. Mr. Eckert will draft a letter for Mr. Bagnall to send to the DCDD.

Island Estates HOA

Mr. Aiello reported, the Island Estates Neighborhood Association is requesting concurrence from the Master Association and the Declarant, to expand its property boundaries approximately 9 acres outside the DRI. There was discussion regarding the proposal.

ON MOTION BY Bruce Aiello, seconded by Dave Eckert, with all in favor, the Board and the Declarant agreed to support, at no expense to the Master Association and subject to legal review, implementation of a plan by the Island Estates Neighborhood Association, presented at the October 20, 2008 Hammock Dunes Owners' Association Board of Directors meeting, to

increase its property line boundaries by including an area which may or may not be within the DRI.

Stop Sign Installation

Ms. Jebbia asked that a "Stop" sign be installed at exist of Casa Bella to Camino del Sol. The Casa Bella Board of Directors will be asked to approve installation of the "Stop" sign. Political signs in the Community will be removed.

Deactivation of Gate Transponders for Delinquent Owners

There was discussion regarding deactivating gate transponders for owners who are three months or more in arrears as they are not contributing to cost for the vehicle access system. Owners may not be denied egress into the community.

ON MOTION BY Bruce Aiello, seconded by Janet Krolicki, with Kelli Jebbia, Janet Krolicki and Bruce Aiello in favor and Sterling Colee, George Bagnall, Cosmo DiPerna and Jay Furbay opposed the Board voted to deactivate gate smartpass transponders of owners who are three months or more in arrears and to charge them an additional fee to reactivate the transponder. *The motion failed.*

Enforcement of CC& R's

There was discussion regarding the fine process and forming a Fine Committee to enforce CC&R's. The Committee must be made up of members independent of the Board of Directors. Management will provide Board Members with a fine matrix at the next Board Meeting.

ON MOTION BY Dave Eckert, seconded by Kelli Jebbia, with all in favor, the Board approved establishing a Fine Committee, made up of qualified owners who are not members of the Board of Directors to enforce CC&R's.

Audience Comments

There were no audience comments.

Adjournment

ON MOTION BY Kelli Jebbia, seconded by Cosmo DiPerna, with all in favor, the meeting was adjourned at 12:50 p.m.