

**Hammock Dunes Owners' Association, Inc.**  
**Board of Administrators Meeting**  
**January 19, 2009**

**Call to Order**

The meeting was called to order at 10:05 A.M.

**Members Present:** George Bagnall, Howard Broussard, Kelli Jebbia, Jay Furbay, Bruce Aiello, Cosmo DiPerna, Dave Eckert, Sterling Colee

**Members Absent:** James Schumaker, Janet Krolicki, Harry Gudenberg – Hammock Dunes Club

**Others Present:** Fred Annon, Jr., Travis Houk, Southern States Management Group, Inc.

Members' sign-in sheet located in Association Meeting File

A quorum was established.

**Approval of Minutes – November 17, 2008**

**ON MOTION BY Cosmo DiPerna, seconded by Bruce Aiello, with all in favor, the Board approved the minutes of the November 17, 2008 Board of Directors Meeting with the following corrections:**

On page 1, in the motion under "FY 2009 Budget Adoption" the number "20009" should be changed to "2009".

On page 2, sentence 5, under "Maintenance Updates", the word "will" should be changed to "could".

On page 2, sentence 6, under "Maintenance Updates", the word "South" should be changed to "Main". In sentence 6, after the figure \$17,000, the words "at the main gate" should be added.

On page 3, sentence 2, under "Fine Committee" the word "shall" should be changed to "should".

On page 3, under "Recovering Costs for Maintenance of Abandoned Properties", paragraph 3, sentence 2, the word "help" should be inserted before the word "maintained" and the word "maintained" should be changed to "maintain".

**Committee Reports:**

**Communication Committee**

Kelli Jebbia reported the Committee is reviewing the website data which tracks the type of information being reviewed as well as user hits and requests. The February 2009 "*Sandscripts*" newsletter includes information about the new website and web address. Mrs. Jebbia recommended including information in the newsletter defining the scope of vehicle access control services and advising owners the Association does not provide security services.

**Finance Committee**

Mr. Aiello reported on Association finances. 118 owners are delinquent in paying assessments. The delinquent assessments total \$137, 537. The Association has placed liens for nonpayment of assessments on 35 properties. There was extensive discussion regarding collection of delinquent assessments. WCI paid delinquent assessments through the end of 2008, but did not pay late fees and interest.

## **Social Committee**

There was no report.

## **Design Review Committee**

Cosmo DiPerna reported on updates with the Design Review Committee. Mr. Bagnall stated the Committee needs to be careful about their decision with the Huesman submittal, 1 Vilano Court. If a bulkhead is approved, private residences as well as Association common property may need/require a bulkhead. The Board expressed opposition with the Committee that a sun deck which violates the DRC manual and master declaration may be approved at the Leverton residence, 3765 N. Oceanshore Blvd., contingent on DEP approval. Mr. DiPerna stated he will revisit this issue with Committee members and legal council.

## **Long Range Planning**

There was no report.

## **Maintenance Updates**

Mr. Eckert reported the Committee has obtained a cost estimate of \$9,500 to place a membrane on the mud bed of Lake San Gabriel to mitigate severe erosion which could undermine adjacent sidewalks in the area. A retention wall or barrier wall needs to be installed on the east side of the lake along Calle del Sur. The cost, \$100 to \$200 per foot, could amount to approximately \$15,000 per lot, or more than \$430,000 for Playa del Sur residents. There was discussion regarding installation of coquina rock and a sea wall. Lake topography information would help in evaluating the lake bank erosion. Discussion continued with Securitas, Inc. and the installation of access control cameras. If Securitas, Inc. installs the cameras in March 2009 instead of January 2009 as specified in the contract, the Association will not pay the enhanced fees for January and February. The Committee will meet with Securitas, Inc. on January 26<sup>th</sup> to review details of the security upgrades.

## **Association Updates/Discussion**

### **Warranty Deed Turnover from HDOA to Club & HDOA to DCDD Parcel 4**

There was discussion regarding a special warranty deed transferring title from the HDOA to the Hammock Dunes Club for land on which the bocce court is built. This has been completed. The utility easement has been signed and delivered to the DCDD for recording.

### **Proposal to Rescind \$18,000 Approval for Eastern Setback Study**

**ON MOTION BY Dave Eckert, seconded by Bruce Aiello, with all in favor, the Board voted to rescind the January 2008 motion approving expenditure of up to \$18,000 to conduct a Study of the Eastern Setback lines.**

## **Mailboxes – Increase Options**

Mr. Houk advised the DRC will consider increasing the options available to owners for approved mailbox designs.

## **Fine Committee**

There was discussion regarding Fine Committee membership. Mr. Bagnall expressed second thoughts on establishing a fine committee and concern that the Committee might pit neighbors against each other, and asked for input from the Board. Mr. Aiello mentioned he had discussion with a few residents and they declined the opportunity to serve on a fine committee. Mr. Eckert stated he had the same response; however it's the Board's responsibility to have the fine committee become the administrative process for egregious violations. Mr. Bagnall stated the Board can not pick and choose who is fined with selective violations. There was extensive discussion regarding the merits of a Fine Committee.

**ON MOTION BY George Bagnall, seconded by Kelli Jebbia, with Mrs. Jebbia, Mr. Bagnall, Mr. Broussard, Mr. Furbay, Mr. Aiello, Mr. DiPerna, and Mr. Colee in favor and Mr. Eckert abstaining, the Board approved shelving establishment of a Fine Committee at this time until further notice or the time is necessary. The motion passed.**

#### **Management Response to Owner Complaints**

There was discussion regarding submitting a log of complaint phone calls, violations, and follow-up procedure to the Board. Mr. Bagnall said the number of calls he gets from owners has decreased significantly and at this time does not see it as a problem or the need for a formal report documenting every call or violation.

#### **Lien Filings**

This item was discussed in the Financial Report.

#### **Holiday Decorations**

Mr. Bagnall stated in November 2009 the Association should go out for bids for Holiday Decorations.

#### **New Business**

##### **2009 Annual Meeting**

The Annual Meeting and Election will be held at 10:00 a.m. on Monday, March 30, 2009 if the Hammock Dunes Club has a meeting room available. Candidates will be solicited for vacancies on the Board of Directors for representatives of the Granada Estates, Ocean Estates and La Grande Provence communities.

#### **Incorporation of the Hammock Area**

Mr. Bagnall elaborated on the proposed article on "Incorporation of the Hammock" in the Sandscripts. When you incorporate you have to negotiate with the County the cost for services. The County will be out to get as much money out of the corporation as they can; however the consultants disagree based on services and criteria they might establish. The Fact Finding Committee continues to investigate incorporation of the Hammock area.

#### **Audience Comments**

There were no audience comments.

#### **Adjournment**

**ON MOTION BY Bruce Aiello, seconded by Kelli Jebbia, with all in favor, the meeting was adjourned at 12:13 p.m.**