

Hammock Dunes Owners' Association, Inc.
Board of Administrators Meeting
March 16, 2009

Call to Order

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

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

Members Absent: James Schumaker

Others Present: Fred Annon, Jr., Travis Houk, Southern States Management Group, Inc.
Harry Gudenberg – Hammock Dunes Club
Kevin Partel – DEP Consultant

Members' sign-in sheet located in Association Meeting File

A quorum was established.

Approval of Minutes – February 16, 2009

ON MOTION BY Bruce Aiello, seconded by, Howard Broussard, with all in favor, the Board approved the minutes of the February 16, 2009 Board of Administrators Meeting with the following correction:

On page 2, under "Design Review Committee" the following sentence should be added: "There was discussion regarding the Association purchasing mailboxes in bulk and making them available for purchase to the Community."

Dune Preservation/Protection Presentation – Kevin Partel

Dave Eckert introduced Kevin Partel, DEP consultant and independent contractor. Mr. Partel reviewed options for dune preservation and protection including the addition of sand fencing east of the dune. The fencing would extend from Jungle Hut Road to the end of Carino la Mer and would be constructed at an angle perpendicular to the dune about the 10-12' apart. Mr. Partel presented pictures and aerial photographs of other dune locations using this method with success. Mr. Partel also recommended, at a minimum, fertilizing the dune in the rainy season which would help stimulate growth. Dune protection measures, specifically sand fencing, must be undertaken prior to the May 1, 2009 start of sea turtle nesting season, or postponed until November 2009. There was discussion regarding preservation and protection measures.

ON MOTION BY Dave Eckert, seconded by Cosmo DiPerna, with all in favor, the Board approved expenditure of up to \$6,000 to fertilize the length of dune area at a time when weather conditions are favorable.

Committee Reports:

Communication Committee

Kelli Jebbia reported there was a spike in the number of owners who logged onto the Association website after the newsletter was mailed in February 2009. Travis Houk will update the website with information on approved mailbox options. The Association made application and won the Becker and Poliakoff Communities of Excellence Award for civic involvement. Mrs. Jebbia, Allen Messer, Marc Ray and Melissa Holland will attend the ceremony to receive the award. A video of community accomplishments will be viewed at the awards ceremony. Ms. Jebbia will ask the *News Tribune* to publish an article on the award. An email also will be sent to the membership recognizing their great accomplishments.

Social Committee

Janet Krolicki reported about working with the Club to schedule a party to celebrate the Communities of Excellence award.

DRC Committee

Cosmo DiPerna reported the DRC supports the HDOA agreement with the owner of 3765 North Oceanshore Boulevard regarding a sundeck installed without DRC approval. The agreement temporarily waives the 20" setback for the property but requires a recorded agreement signed by the owner to provide for removal of the sundeck when construction begins on the adjacent lot to the south or if the property is sold. Payment of any legal fees incurred relative to the agreement will be the owner's responsibility.

Mr. DiPerna recommended that the Board support the DRC decision to uphold their decision regarding the walkover at 47 Calle del Sur.

ON MOTION BY Jay Furbay, seconded by Bruce Aiello, with all in favor, the Board approved the agreement with the owner of 3765 North Oceanshore Boulevard with the modified corrections including the sale of the home.

ON MOTION BY Cosmo DiPerna, seconded by Howard Broussard, the Board authorized the attorney to send a demand letter to the owner of 47 Calle del Sur advising the Board intends to uphold their decision to require the walkover at 47 Calle del Sur to be changed per the final inspection and the owners prior submittal.

Finance Committee

Mr. Aiello reported past due assessments total \$166,000. The audited FY 2008 Financial Report should be available at the Annual Meeting on March 30, 2009 or in April. The draft audit reflects a negative balance of about \$5,000. There was discussion regarding collection of delinquent assessments and legal fees from the owner of 5 Roma Court. In the agenda package, the Board received a sample collection schedule of invoices sent to residents who are past due.

ON MOTION BY Bruce Aiello, seconded by Kelli Jebbia, with all in favor, the Board approved pursuing collection of delinquent assessments for 5 Roma Court by means of small claims court action if necessary.

Maintenance Updates

Mr. Eckert reported the Maintenance Committee will be reviewing owners' requests for installation of an emergency telephone at the Comfort Station and a speed limit sign on Calle del Sur. The committee will consider blocking walkovers leading from the beach over the dune to a vacant lot to prevent unauthorized access and installing "Private Property" signs. Broken areas of hazardous sidewalk in the community have been repaired. Some readings have been taken on lake depths. There does not seem to be a significant shelf in Lake Gabriel which is good news for engineering design of lake stabilization plans. Camera installation at the 5 gates should occur in April.

Long Range Planning

There was no report.

Association Updates/Discussion

Leases and Rentals

There was discussion regarding lease information and requirements for the various neighborhoods and condominiums within the Community. Questions were raised about leases on the Hammock Sotheby's website and if they meet requirements. In the agenda package, lease information was included for the all the Hammock Dunes neighborhoods except La Grande. Management will confirm with the Sales Center regarding their current lease contracts.

New Business

Mr. Bagnall reported the Fact Finding Committee working on incorporation is making progress. A meeting with property owners will likely be scheduled in April 2009 to present the pros and cons of the matter. The Fact Finding Committee is trying to stay neutral; however they are probably leaning towards incorporation as being the best solution. Mr. Eckert raised concern with the DCDD and the poor relationship with the Community. Mr. Bagnall stated the DCDD structure is already in place and is the cheapest. The Board of the DCDD would become the new council members. There was discussion regarding issues related to incorporation.

Audience Comments

There were no audience comments.

Adjournment

ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor, the meeting was adjourned at 12:24 p.m.