

Hammock Dunes Owners' Association, Inc.
Board of Administrators Meeting
May 18, 2009

Call to Order

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

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

Members Absent: James Schumaker, Cosmo DiPerna, David Jacobs

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

Members' sign-in sheet located in Association Meeting File

A quorum was established.

Approval of Minutes – April 20, 2009

ON MOTION BY Bruce Aiello, seconded by, Howard Broussard, with all in favor, the Board approved the minutes of the April 20, 2009 Board of Administrators Meeting with the following corrections:

On page 1, David Jacobs name should be added to the list of "Members Absent:"

On page 1, sentence 1, under "Social Committee", the word "August" should be changed to "summer".

On page 1, sentence 1, under "DRC Committee", the words "in violation of the setback and" should be added after the word "installed". Sentence two should begin a new paragraph.

On page 2, paragraph 5, the title "SoreSox" should be changed to "ShoreSox".

Committee Reports:

Communication Committee

Bill Connor reviewed a list of information needed to complete the June issue of the *Sandscripts* newsletter. Kelli Jebbia suggested including an article advising that the Board of Directors is considering combining the annual Volunteer Recognition Dinner with a Beach Party. There was discussion regarding expanding the criteria used to nominate volunteers for recognition. Mr. Connor stated he will do the newsletter for the next 2 issues or 3 if necessary.

Social Committee

Beach party dates are June 10, July 8, and August 12 at the Club. Ms. Krolicki asked if funds are available for party entertainment – possibly a band. Money is available at Ms. Krolicki's discretion or approved by the Board.

DRC Committee

Sterling Colee reported the DRC is adamant in their request to have coquina rock placed in front of the newly constructed seawall at 1 Vilano Court. Mr. Bagnall stated if the HDOA went to court requiring coquina rock in front of the seawall, the Association may have a hard time winning. Also, if the wooden wall of the adjacent neighbor at 3 Vilano Court is addressed by the DRC, then the wood wall at Casa Bella also has to be addressed. Mr. Eckert mentioned installing plants in front of the wall that cascade down and conceal the wall from view. There was discussion regarding sea wall installation criteria.

Mr. Colee reported the DRC will review possible landscape enhancements pursuant to the Hunt walkover in an effort to come to terms with the Hunts and HDOA.

Finance Committee

Bruce Aiello reported on the audit of the FY 2008 financial records for the Hammock Dunes Owners' Association, Granada Estates Neighborhood Association, and Ocean Estates Neighborhood Associations. As of April 30, 2009, Hammock Dunes Owners' Associations and Granada Estates Neighborhood Association are operating within budget. There is a deficit of \$700 in the Ocean Estates Neighborhood (Playa del Sur) budget due to an unexpected increase in maintenance and repairs. There was discussion regarding whether the Association should file liens on the properties of delinquent owners on behalf of Granada Estates and Ocean Estates Neighborhood Associations, as well as the Hammock Dunes Owners' Associations. Since both Associations fall under the purview and incorporation of the Hammock Dunes Owners' Association, the lien filed by the Master Association will represent all Associations.

Long Range Planning

Howard Broussard reported the Committee is in the process of getting organized.

Security and Emergency Response Committee

Mr. Bagnall asked Mr. Furbay to chair the Security and Emergency Response Committee. Bruce Aiello and Janet Krolicki volunteered to serve on the Committee.

Maintenance Updates

Securitas/Camera Update

Mr. Eckert reported all security cameras have been installed with the exception of Mariner Drive. The video recorder at the Mariner Drive gate will be placed in a weatherproof box. Internet connectivity via wireless air cards will be used to connect all camera systems. If the air cards fail then a contract with BrightHouse Cable will be signed. An estimate to install structured cable from Mariner Drive to the main Island Estates Gate was \$20,000. The Committee will research less expensive alternatives for the connection between Mariner Drive and Island Estates if the BrightHouse cable installation is required. The fiber optic cable from Granada Estates Gate to the Main Gate is not functioning. The Association will be responsible for installing new cable. The Committee is reviewing the possibility of ShoreSox along the common lake banks.

A1A Proposal

Bob Dickinson submitted a proposal to design a landscape plan and coordinate with Flagler County a landscape buffer in the conservation area along S. R. A1A. The intent of the landscape is to buffer the Community from vehicular traffic and the Hammock-Sotheby's billboard. A previous proposal was estimated at \$19,500. Mr. Eckert said this would be only one phase of a long range plan to beautify the area from Carino la Mer to the South Gate. This item was tabled.

Coquina Rock Wall Installation

There was discussion regarding coquina rock wall installation. The Maintenance Committee will obtain three additional bids for work on common property along Lake Cordoba and a separate bid for wall installation on Via Verona.

ON MOTION BY Dave Eckert, seconded by Howard Broussard, with all in favor, the Board authorized the Maintenance Committee to expend up to \$12,500 from the Granada Estates Neighborhood budget and to obtain three additional bids to install a coquina rock wall south of the 6th fairway on common property along Lake Cordoba.

Bridges

Tomoka Construction submitted a proposal to conduct an engineering study of the bridges within Hammock Dunes. One estimate is for \$5,800 which includes 4 bridges. If the two bridges at Island Estates and the bridge at Viscaya Condominiums are included in the assessment, the cost will be \$7,080. Mr. Annon said he believes the Declarant moved responsibility for all of the bridges, along with funds that had been set aside for bridge maintenance, to the Master Association.

ON MOTION BY Dave Eckert, seconded by Bruce Aiello, with all in favor, the Board approved expenditure of up to \$7,080 for an engineering inspection of all seven bridges.

Dune Fertilization

Kevin Partel will begin fertilizing the dunes when the rainy season begins.

Flowers

Mr. Bagnall stated flower selection is important. Every year comments are made about the flower rotation, some favorable and some not. Multicolor flower arrangements appear to be the most accepted.

Association Updates/Discussion Incorporation

Mr. Bagnall reported on the work of the Fact Finding Committee investigating incorporation. Next Wednesday there will be a presentation which can be accessed from the internet. The estimated cost for running the municipality is approximately \$1,000,000. The proposed rate of 0.25 mils will produce revenue of about \$450,000. Additional funds for management of the municipality would come from the DCDD and revenue sharing. There should be synergies coming out of the DCDD and town together. The DRI deal which adds 1,100 people to the Community is going to affect the water resources thereby increasing them and more money might be needed by the DCDD. A group with an opposing view, headed by Clark Maxwell, believes there is no possibility of annexation. There was discussion regarding advantages and disadvantages of incorporation.

New Business

Casa Bella/Avenue de la Mer Roadway

Phil Henderson reported Avenue de la Mer has turned into an arterial roadway which was never the original intent of the development. Mr. Henderson reviewed the history of Casa Bella (originally developed to be Viscaya 2) and where the original road was supposed to be installed (in front of Tuscany and connecting to Calle del Sur). Since WCI has now turned over the Casa Bella Neighborhood to the membership, the Neighborhood Board is reviewing what should be done about the road – possibly transferring it to the HDOA. The Board advised Mr. Henderson to review traffic control options such as speed bumps or rumble strips and traffic signage. One option presented is to block off the Camino del Sol entrance to Casa Bella and construct a cul-de-sac which will eliminate outside traffic. Mr. Henderson will review the options and report back to the Board as necessary.

Audience Comments

There were no audience comments.

Adjournment

ON MOTION BY Jay Furbay, seconded by Howard Broussard, with all in favor, the meeting was adjourned at 12:05 p.m.