

Hammock Dunes Owners' Association, Inc.
Board of Administrators Meeting
June 15, 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, Cosmo DiPerna

Members Absent: James Schumaker, David Jacobs, Sterling Colee, Jay Furbay

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

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

Approval of Minutes – May 18, 2009

ON MOTION BY Bruce Aiello, seconded by, Dave Eckert, with all in favor, the Board approved the minutes of the May 18, 2009 Board of Administrators Meeting.

Committee Reports:

Communication Committee

The *Sandscripts* newsletter has been mailed to owners. Owners will be given instructions, user identification codes and passwords required to log on to the new Gate Security Software. Owners will be able to use the new software to update vehicle access information and authorize access for visitors and vendors.

Social Committee

Ms. Krolicki reported the first HDOA sponsored community party was held last Wednesday. About 70 people, all Hammock Dunes Club members, attended. Ms. Jebbia said she was surprised at the number of Island Estates owners who are not Club members. There was discussion regarding strategies to encourage attendance at HDOA gatherings by owners who are not club members. Bruce Aiello stated that a portable sign indicating "all residents are invited" may be installed on the gates before a party. David Eckert stated there may be an intimidation factor for non-club residents and encouraged adding the sentence "if you have not been here before, we will have residents introduce you," to the Social party notice.

DRC Committee

Huesman Retaining Wall

Mr. DiPerna reviewed a summary of DRC actions relative to installation of the retaining wall at 1 Vilano Court. The DRC approved the retaining wall with a coquina rock covering and the DRC is standing by its decision to require the owner to comply with the approved specifications. Mr. Bagnall expressed concerns with inconsistencies in DRC decisions regarding retaining walls, and encouraged the DRC to try to arrive at a resolution to the problem at 1 Vilano Court. There was discussion regarding retaining wall specifications and the process for amending DRC specifications in Association Documents. Mr. DiPerna said the Committee will investigate the use of vines as an alternative to coquina rock. The DCDD advised shrubbery south of the Montilla entrance along the common wall bordering the Montilla Villas must be removed, as a storm sewer grate in the area is buried and not draining properly. The DCDD has been verbally notified they must receive DRC and HDOA approval prior to proceeding with the work. The Maintenance Committee will review if a design should be developed for re-landscaping the area. Mr. Aiello advised portions of Island Estates

Parkway flooded during the recent week-long rains because owners have filled in some of the retention areas. He asked who is responsible for correcting the situation. Mr. Annon advised the DRC rules prohibit landscaping in retention areas and owners are responsible for retention area maintenance. Enforcement is the responsibility of the Island Estates Neighborhood Association.

Finance Committee

Bruce Aiello reported on Association finances. There was discussion regarding collection of delinquent accounts. Mr. Aiello asked the Association to file a lien on 79 Calle del Sur and 6 Rue Grande Mer for non-payment of assessments. There was discussion regarding the status of delinquent assessments owed by WCI. Liens have been filed against individual units owned by WCI, but not the parcels. The Association has filed an unsecured claim for assessments owed by WCI prior to the developer having filed for bankruptcy. The Board agreed to engage counsel to file an administrative letter for collection of delinquent assessments owed on the parcels in the time period after WCI filed bankruptcy. WCI has turned over some of the beach front property to the Porto Mar Neighborhood instead of HDOA. All beach front property to the mean high tide line should be HDOA property. The Association will continue to pursue WCI regarding this situation. Mr. Bagnall advised the road in front of La Grande Provence II Condominium still belongs to ITT Community Development Corporation.

Long Range Planning

Howard Broussard reported the Committee held its first meeting. Roy Thornton was appointed to serve on the Committee. Given the current financial climate, it is difficult to prioritize planning efforts. Mr. Aiello suggested forgetting about the economic climate and focusing on long range plans that would best benefit the community. Board Members offered suggestions for the direction of the Long Range Planning Committee.

Maintenance Updates

Securitas/Camera Update

Mr. Eckert reported all security cameras have been installed at all gates and are working, with the exception of the one at the Granada Estates gate. There is a question as to whether the fiber optic cable can be repaired or if a new installation is required. The wireless air card is working; the quality of video streaming is not yet known. The next step will be updating owner information in the computer system. August 14th is the target date to eliminate the pre-existing resident access cards. Owners will be notified that it is necessary to update their vehicle access information cards if they do not have computer access to the new Gate Security Software program. If their access cards are not updated, their preauthorized visitors/vendors will not have access unless confirmed.

Community Safety

Recently, a break in occurred in the Grande Mer community. The police indicated access may have been through the beach or over the fence along Jungle Hut Road. The Security and Emergency Response Committee is discussing safety measures such as installing higher fencing along Jungle Hut Road. Barbed wire is not an option.

Maintenance Project Update

Three proposals were received for coquina rock installation on common property along Lake Cordoba south of the 6th hole. The committee will negotiate with Viera Outdoor, the contractor who installed the original coquina rock for adjacent neighbors, in an effort to obtain a better price.

The Committee is still soliciting bids for an engineering study of the 7 bridges in the community. Kevin Partel has completed fertilization of the dune area. A meeting has been scheduled with the contractor to discuss installing 200-300 feet of the ShoreSox lake bank stabilization product along Lake San Gabriel. Vine clearing and removal of Brazilian Pepper plants along the bank of Lake Renoir will begin shortly.

Association Updates/Discussion

Incorporation

Mr. Bagnall reported on the work of the Fact Finding Committee investigating incorporation. The sound system for the presentation was not working well and there were complaints that the presentation was slanted too much in favor of incorporation. The primary concern is the cost and the potential growth of government should incorporation be enacted. There is concern that owners could lose the legal protection of homestead exemption. A weekly "Breakfast Club" of individuals opposed to incorporation has started to meet. If a list of questions was prepared by the Breakfast Club, the Fact Finding Committee would not have a problem answering the questions. The Committee is concerned the information is not being conveyed. A frequently asked questions section will be posted on the DCDD website. There was continued discussion regarding incorporation, specifically how it will affect rental properties.

Utility Easement Agreement

There was discussion regarding a Utility Easement agreement between the Hammock Dunes Club and the Dunes Community Development District. The agreement was signed last year.

New Business

Mr. Aiello requested approval to have four abandoned lots in the Island Estates Neighborhood Association mowed. The total estimated cost for the four lots is \$280.

ON MOTION BY Dave Eckert, seconded by Cosmo DiPerna, with all in favor, the Board approved expenditure of \$280 to contract for mowing of lot numbers 162, 31, 27, and 9 in the Island Estates Neighborhood and billing the owners for the cost of the work.

Island Estates Median Landscape Changes

Mr. Aiello asked if landscape changes to the medians in Island Estates should be submitted to the DRC. Mr. DiPerna said plans for changes to median landscaping should be submitted to the DRC for approval. A letter will be sent to the Island Estates Board advising they must receive DRC approval for any common area landscape changes.

Casa Bella Neighborhood Lake Ownership Transfer and Roadway Issue

Phil Henderson, President of Casa Bella Neighborhood Association, advised at turnover of the Neighborhood Association, WCI deeded ownership of the lake near the Casa Bella I and II Condominiums to the Association. The Neighborhood Association is now in the process of transferring ownership of the lake to DCDD, who owns all of the flood control lakes within Hammock Dunes. Since questions remain about ownership and traffic control with Avenue de la Mer, Mr. Henderson reviewed options being considered by the Casa Bella Neighborhood Association. There was discussion regarding roadway options; turn the road over to the HDOA, block off an exit point, install traffic control devices such as speed bumps or landscape. A questionnaire with information on roadway alternatives will be mailed to Casa Bella Neighborhood Association members. The HDOA would have to approve any changes in the roadway.

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 12:10 p.m.