

Hammock Dunes Owners' Association, Inc.
Board of Administrators Meeting
September 21, 2009

Call to Order

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

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

Members Absent: David Jacobs

Others Present: 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 – August 17, 2009

ON MOTION BY Bruce Aiello, seconded by, Howard Broussard, with all in favor, the Board approved the minutes of the August 17, 2009 Board of Administrators Meeting with the following corrections:

On Page 3, under Maintenance Updates, the last sentence should be deleted.

On page 3 under Backlog Projects, in sentence 5, the word "owned" should be changed to "attached to".

On page 4, under Bicycle Racks, the following sentence should be added: "The Board approved installing bicycle racks at both Clicker Beach and Mariner Drive."

Bechtol Engineering Presentation

Mr. Alex Sorondo with Bechtol Engineering presented a proposal for a geotechnical study on the east lake bank of Lake San Gabriel. Included in the proposal is a recommendation(s) to address the problem; however it does not include the physical repair. Mr. Sorondo presented past solutions that communities have used including vegetative earth reinforcement matting, GeoTube, staggered Keystone walls, and concrete bulkheads. There was extensive discussion regarding lake bank stabilization options.

Committee Reports:

Communication Committee

Ms. Jebbia reported the September issue of the *Sandscripts* newsletter will be delayed until October. Mr. Bill Connor is sending out an email communication to owners from George Bagnall regarding the recent burglaries in the Community. The Association's web site continues to receive a number of "hits" from owners. The Florida Communication Association Journal will feature the Hammock Dunes Owners Association in its October 2009 issue. Mrs. Jebbia asked that the letter regarding lease requirements be sent to Janet Krolicki as President of the Casa Bella I Condominium Association.

Social Committee

There was no report.

DRC Committee

Mr. DiPerna reported the lion medallions installed without DRC approval will be removed from 110 Island Estates Parkway within the next 45 days. Mr. Eckert recommended requesting members of the

community to recommend a retired architect or engineer to fill the vacant position on the DRC. Mr. Colee said the DRC is not specifically seeking a retired professional.

Finance Committee—Collections

Bruce Aiello reported on Association finances and collection of delinquent assessments. WCI has paid all past due assessments. Mr. Aiello met with Travis Houk, Southern States Management Group, to review the preliminary FY 2010 Operating Budget. Mr. Bagnall noted the numbers in the August 2009 Financial Report and numbers in the proposed budget do not agree and need to be reconciled. Management will research why some forecasts were higher than anticipated. Mr. Colee advised H.D. Associates is working with attorney Robert Cuff to determine the correct number of units in the community. Mr. Colee recommended basing the preliminary budget on 1220 units until a response is received from the attorney. The cost for lake bank stabilization will be funded from the budget of the neighborhood or sub-neighborhood in which the property is located, or by the HDOA if the property is a part of HDOA common area. The Board tentatively scheduled October 26, 2009 for the Budget Workshop Meeting, based on availability of a meeting room.

Security and Emergency Response Committee

Mr. Aiello reported the committee wrote an article for the *Sandscripts* newsletter regarding recent break-ins in the community, and developed recommendations for homeowner vigilance. The Flagler County Sheriff will be invited to attend the October Board of Administrators meeting to address owner concerns and personal safety. The committee also discussed revising community Design Review Manuals to allow appropriate fencing, installing gates with push button entry codes on the community dune walkovers, and adding a second Rover to patrol the community. Mr. Furbay noted other beachfront communities have installed cameras and light beams to deter trespassing and encouraged the Board to consider this alternative. There was discussion regarding the efficiency of new post orders requiring the vehicle access staff to scan the drivers' licenses of visitors seeking access to the community and alternatives for speeding up the process. The Sheriff's office has advised that the Association has a legal right to require visitors to produce photo-identification. Ms. Jebbia stated if a visitor is not listed on an owner's approved access list, or if the owner cannot be contacted to verify their entry, the visitor should not be admitted to the community. There was discussion regarding the duration of visitor passes and whether there is a need to require visitors to know the address of the owner they are visiting. Mr. Bagnall asked the Security Committee to examine these issues and make recommendations to the Board at the next meeting. The closing time of the Mariner's Drive gate has been adjusted to deter vehicles from "tailgating" another vehicle entering the community. The committee will look into reducing the closing time of the South gate. Owners need to be reminded to update their owner GateSure visitor management profiles.

Long Range Planning Committee

Howard Broussard reported the Committee recently had a meeting. The committee is considering adding two new members Jim Jacobs and possibly Greg Franks from WCI, if he replaces James Schumaker on the HDOA Board of Directors.

Maintenance Updates

Mr. Eckert reported there is some question as to whether the original bridge designs were ever inspected to confirm the design was correct and the bridges were constructed in accordance with the actual design. Bids from engineering companies for structural review of the bridges range from \$8,000 to \$30,000 based on different scopes of work proposed for the inspection. The committee will contact additional contractors for proposals and recommendations regarding the inspection.

The committee is soliciting bids for fiber optic cable to improve the visibility of camera monitoring between the Main Island Estates gate and the Mariner Drive gate.

Lake Bank Stabilization Options

The committee is discussing the scope of initial design work on lake bank stabilization. At its last meeting, the Board of Directors approved expenditure of \$6,000 for this work. The committee will consider the proposal from Bechtol Engineering.

Association Updates/Discussion

Leases

There was discussion regarding the situation at Tuscany where 3 separate parties were allowed to sign one lease agreement. Mr. DiPerna reported the agreement went through multiple attorneys before it was approved by the Tuscany Board. There was extensive discussion regarding controlling leases throughout the community condominiums and neighborhoods. The master association does not have language restricting lease requirements. Each sub-association has their own criteria written into their documents. Legal advice will be sought on how to make each sub-association uniform with language written into the master documents.

Lake Fountains

Mr. Bagnall reported the DCDD has advised the Master Association the DCDD will no longer maintain the five fountains in the lakes and asked whether the HDOA would like to assume responsibility for fountain maintenance. The DCDD has not yet responded to Mr. Bagnall's request for information on the cost of fountain maintenance. Mr. Bagnall estimated cost could be approximately \$2,000 per fountain. The Board could consider assuming maintenance costs for selected fountains as opposed to all of them. There was discussion regarding assumption of costs for fountain maintenance. The Board agreed to ask the DCDD to reconsider maintaining the fountains and, if they decline, requesting that they provide information on maintenance costs.

Motorcycle Rule Modification

Mr. Eckert reported the rule the Board adopted 3 years ago regarding visitor motorcycles should be modified to allow tenants to operate motorcycles in the community. Mr. Bagnall recommended also adding language specifying tenants who have leased property, in accordance with neighborhood lease requirements, may operate motorcycles in the community.

ON MOTION BY Dave Eckert, seconded by Bruce Aiello, with all in favor, the Board approved modifying paragraph 2A of the recorded instrument 2006-04-9809 to add the phrase "or a tenant through a property leased document in accordance with neighborhood Covenants and Restrictions" after the word "Association".

New Business

Schumaker Resignation

There was discussion regarding whether to replace WCI representative James Schumaker, who resigned his position on the Board of Administrators, with WCI representative Greg Franks or some other candidate. Mr. Franks has been asked to have WCI address a number of unresolved issues within 30 days. Mr. Bagnall advised WCI the Board would not make a decision on the matter until the October Board of Directors Meeting.

Budget Workshop Date

This item was discussed in the Financial Committee report.

Overnight RV Parking Rules

Mr. Aiello requested consideration of amending Association documents to allow overnight parking of recreational vehicles not more than two times per month. He also asked whether the Island Estates Neighborhood Association could adopt a rule allowing overnight RV parking. Mr. Bagnall noted Master Association rules take precedence over neighborhood rules and the Master Association should be responsible for enforcement of the existing rule. There was discussion regarding Mr. Aiello's request. Ms. Jebbia recommended polling owners before making a decision on the matter, and stated several owners have objected to allowing overnight RV parking. No action was taken on the matter.

Vacant Lot Mowing

ON MOTION BY Bruce Aiello, seconded by Dave Eckert, with all in favor, the Board approved expenditure of \$265 to mow four vacant lots in the Island Estates Neighborhood.

Fence Painting

Ms. Jebbia inquired as to whether the fence located at the WCI construction site could be painted to match the existing. Greg Franks with WCI will be asked to look into the matter.

Response to Owner Letter

The Association will send a response letter to a request from an owner in Grande Mer on how to address an overgrown lot adjacent to his house.

Casa Bella Neighborhood Roadway Alternatives

Phil Henderson reported on the status of efforts to develop a design for changing a portion of the Avenue de la Mer roadway deeded to the Neighborhood Association by WCI. The Casa Bella Neighborhood Board is still waiting on plans from WCI.

Audience Comments

The Board addressed audience comments and concerns throughout the meeting.

Adjournment

ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor, the meeting was adjourned at 12:45 p.m.