

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

Call to Order

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

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

Members Absent: David Jacobs

Others Present: Travis Houk, Southern States Management Group, Inc.

Members' sign-in sheet located in Association Meeting File

A quorum was established.

Approval of Minutes – October 19, 2009

ON MOTION BY Cosmo DiPerna, seconded by, Howard Broussard, with all in favor, the Board approved the minutes of the October 19, 2009 Board of Administrators Meeting with the following amendments:

On Page 1, under Social Committee, the date should be changed to January 13, 2010.

On Page 2, under Finance Committee – Collections, the word “unit” shall be added after 1220. “The 2010 budget will be prepared under a 1220 unit assumption.”

Mr. George Bagnall welcomed Greg Franks to the Board.

FY 2010 Operating Budget Adoption:

Hammock Dunes Owners' Association

Bruce Aiello summarized changes to the operating budget from the Budget Workshop. George Bagnall suggested removing the \$8,000.00 surplus from the Securitas contract and placing it in the gate maintenance fund. Mr. Bagnall stated he will be meeting with Mr. Colee and Mr. Franks after the Board meeting to discuss the 3 WCI units.

ON MOTION BY Bruce Aiello, seconded by, Cosmo DiPerna, with all in favor the Board adopted the FY 2010 operating budget for the Hammock Dunes Owners Association.

Granada Estates Neighborhood Association

ON MOTION BY Bruce Aiello, seconded by, Cosmo DiPerna, with all in favor the Board adopted the FY 2010 operating budget for the Granada Estates Neighborhood Association.

Ocean Estates Neighborhood Association

Mr. Eckert made recommended changes, specifically adding \$3,600.00 to the Lake Bank Erosion reserve and removing \$3,600.00 from the walkover reserve. Adding the note under walkover reserve, “Disaster damage will result in insurance claim with deductible payment.” Also adding note 2, “The reserve is for maintenance per year to keep walkovers in acceptable shape and therefore replacement cost/useful life logic does not apply.”

ON MOTION BY Dave Eckert, seconded by, Bruce Aiello, with all in favor the Board adopted the FY 2010 operating budget for the Ocean Estates Neighborhood Association – Playa del Sur.

ON MOTION BY Dave Eckert, seconded by, Bruce Aiello, with all in favor the Board adopted the FY 2010 operating budget for the Ocean Estates Neighborhood Association – Grande Mer.

The same notes for Playa del Sur will be added to Carino la Mer.

ON MOTION BY Dave Eckert – seconded by, Bruce Aiello, with all in favor the Board adopted the FY 2010 operating budget for the Ocean Estates Neighborhood Association – Carino la Mer.

Committee Reports:

Financial Committee - Collections:

Mr. Aiello reported on the current status of the 4 test cases the Association is pursuing through Taylor & Carls. Intent to foreclose letters has been sent to the 4 properties. Banks are starting to finalize/complete the foreclosure process and the Association should start to see the banks take title to the property thus owing 12 months in assessments.

Communication Committee

Kelli Jebbia reported the HDOA website is still active with multiple hits. The fall newsletter has been sent. Ms. Jebbia reported on a news article in the Tribune regarding Palm Coast providing water to Beverly Beach. She also requested feedback about sending a welcome letter to residents who just purchased into the Community.

Social Committee

Janet Krolicki reported the Volunteer Recognition Dinner was well attended and successful. The next social event is scheduled for January 13, 2010.

DRC Committee

Cosmo DiPerna and Sterling Colee reported a new member, Mike Machin, has been added to the Design Review Committee replacing Ada Abernathy's vacated seat. Mr. Bagnall and Mr. Eckert stated they are concerned about the conflict of interest since Mr. Machin is an active builder in the Community and would have to abstain 50% of the time. Mr. Aiello stated Mr. Machin should abstain if a Machin Co. project is submitted. Mr. DiPerna said this is already in place with architects Dave Mancino and Bob Dickinson. Mr. Eckert stated the Board may want to consider modifying the Master Declaration to have control over the DRC.

Security and Emergency Response Committee

Mr. Aiello reported the Committee had a recent meeting and obtained quotes to install gates on the dune walkovers. Total price including the stainless steel gate lock is \$2,000.00 per walkover. The Committee will continue to investigate and research if this project is worth spending the money. Mr. Bagnall and Mr. DiPerna stated since gates will not be installed on all the walkovers, it's a waste of money. Mr. DiPerna and Mr. Eckert agreed a camera system may be the best alternative. Mr. Eckert commended the Committee for continuing to challenge the Board with creative ideas. Board members also discussed the addition of dummy cameras as a visual deterrence before live cameras are installed. Mr. Bagnall stated quality weather resistant cameras may be expensive. Mrs. Jebbia expressed concern regarding the Association taking on increased liability since it's the responsibility of the home owner to secure their home. The Committee will continue to bring more alternatives to the Board for evaluation.

Mr. Aiello reported the guards are continuing to receive performance exams from Securitas. Two guards have been removed from Hammock Dunes for failure to pass the exam. As of January 2010, all green cards will be removed from the gates.

Mr. Aiello also reported on a proposal to add a second rover patrol. The consensus of the Board was not to add a second rover.

Mr. Bagnall asked the Board if SmartPass transponders should be deactivated for properties that have liens filed.

ON MOTION BY Dave Eckert, seconded by Howard Broussard, with all in favor, the Board approved the deactivation of SmartPass transponders for residents that have liens filed against their property.

Notification will be sent to the residents before the transponders are deactivated.

Long Range Planning Committee

Howard Broussard met with Marc Ray to go over some ideas the Club is pursuing. Mr. Broussard also met with WCI and HD Associates. A future meeting to review the next step will be planned. Greg Franks will be added to the Committee.

Maintenance Updates

Dave Eckert reported Bechtol Engineering has completed their first phase of taking soil samples. Later in the week, Maintenance Committee members will meet with Bechtol to provide guidance for their designs. The Cline Construction contract has been signed and they will be inspecting the bridges. A report will be available at the next Board meeting. The Maintenance Committee is working on a proposal for a wireless backbone that can communicate with multiple antennas throughout the Community. Bike racks for Clicker Beach have been ordered and will be installed.

Mr. Bagnall asked if the clearing along Rue Renoir was complete. Travis Houk reported a small section remains and will be addressed as soon as possible. Mr. Bagnall also stated the Club is planning on paving Avenue Royale. Since the Association owns a small section, the Board agreed to pave their section in connection with the Club. When the paving begins, a small patch on Vilano Court needs to be patched.

ON MOTION BY Dave Eckert, seconded by Bruce Aiello, with all in favor, the Board delegated up to \$12,000 to the Maintenance Committee to spend on paving the common property entrance portion to Avenue Royale and the patch on Vilano Court for the next two months should the Club project move forward.

Association Updates/Discussion

WCI Update

Greg Franks thanked the Board for the opportunity to serve on the Board and continue the WCI relationship with the Community. WCI merged from Bankruptcy on September 4th and renegotiated the lines with the creditors. The goal is to continue to construct in Hammock Dunes and the project continues to be part of the 3-5 year business plan; however there will be no construction in 2010. Mr. Franks stated the attorneys will clean up the transfer of title issues before the end of the year.

Incorporation

Everyone received an email of the results on the recent survey. Mr. Bagnall pointed out that 94% of the people wanted the opportunity to vote. Mr. Aiello said the way they asked the questions on the survey, there was no choice but to say yes. Mr. Bagnall stated they called 291 households and only spoke with one person. There was continued discussion on incorporation and the percentage of respondents. Mr. Bagnall stated it still has a long ways to go.

Neighborhood Leases

Mr. DiPerna stated the attorneys just provided the first draft of the lease agreement. This will be circulated among the towers for their review.

New Business

No additional new business.

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 12:05 p.m.