

**Hammock Dunes Owners Association
Board of Directors Meeting
May 17, 2010**

Call to Order

The meeting was called to order at 10:00 a.m.

Members Present: George Bagnall, Cosmo DiPerna, Howard Broussard, Dave Eckert, Bruce Aiello, Phil Henderson, Tom Sharpe, Jay Furbay, Kelli Jebbia

Members Absent: Greg Franks, David Jacobs

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

A quorum was established.

Members' sign-in sheet located in Association Meeting File

Approval of Minutes – April 19, 2010

ON MOTION BY Bruce Aiello, seconded by Howard Broussard, with all in favor, the Board approved the minutes of the April 19, 2010 Board of Directors Meeting with the following corrections:

- In the first paragraph on Page 3, the second sentence should read “The final lake bank design...”
- On Page 3 under “Abandoned Properties Landscape Maintenance”, the motion should read “...approved having a landscape contractor periodically trim the bushes...”
- On Page 3, under “WCI Assessments – Arrezo/Murano” the motion should read “... the Board voted to accept payment of the \$21,000...”
- On Page 4, yea and nay votes were tied on the motion to approve collecting money from WCI through the end of the year. Therefore the motion failed.

Mr. Bagnall introduced Tom Sharpe, HD Associates, to the Board of Administrators.

Committee Reports:

Communications Committee

Mrs. Jebbia reported it may be more efficient to use the community e-mail system to communicate with residents and move to a bi-annual *Sandscripts Newsletter*. Mr. Aiello stated he wished there was a way to encourage residents to visit the website for information/communication. Mrs. Jebbia stated that residents are more likely to read an e-mail message as opposed to taking the extra step of logging on to a website. Mrs. Jebbia stated surveying residents on important community topics may be another means of communication.

Social Committee

Mr. Furbay proposed the third Wednesday of June to schedule the next community beach party at the Playa del Sur comfort station. He also stated, if the Hammock Dunes Club agrees, the next summer party will held at the Club. Each summer party will be the third Wednesday of the month (June, July, August) alternating between the Club, pool, and beach.

DRC Committee

Mr. DiPerna reported the Committee continues to pursue the installation of the palm trees at the Hunt residence. Allora confirmed the trees will be installed in May; however they have not been installed yet.

Financial Committee

Mr. Aiello reported two properties are in the litigation for collection of delinquent assessments, Ecker and Rudolph. The Dennis property will be ready for litigation in the next few weeks. The intent is to proceed to foreclosure and force the bank to take possession on the courthouse steps. Mr. Annon stated if the Association takes possession, the first mortgage remains and the bank can still foreclose. Mr. Aiello and Mr. Houk will meet with Robyn Braun, Taylor & Carls, and review the collection accounts.

Mr. Bagnall reported the financial statement shows income for smartpasses and there needs to be an offset. The financials will be corrected.

Security and Emergency Response Committee

A "Yield" sign has been ordered for the rotary circle. A "Hammock Dunes Club" sign, with directions to the Hammock Dunes Club, has also been ordered. Letters were received from the coordinators of two events held last month commenting on the efficiency of the visitor access process. There was discussion regarding installing a keypad with code access at the Granada Estates Gate. Day passes could be imprinted with the code, which would be changed each day. This process would save time for the vehicle access staff by allowing vendors or visitors to enter thru the Granada Estates Gate without guard assistance. The Committee recommended using an automatic call forwarding system to relay calls to the south gate during the high traffic periods. Since the south gate receives minimal traffic, this would allow the officer to enter the information into the access database more efficiently. From 10PM to 6AM, the officers are recording license plate numbers for all visitors. A trespass citation was issued by the Flagler County Sheriff's Office to the son an Island Estates resident after an incident at the Casa Bella pool.

Long Range Planning Committee

Mr. Eckert distributed a revised data collection worksheet. A significant amount of the left side of the sheet (billed units, un-built lots/units, houses/condos, built out) is complete. The projected columns "build out per year" and "years to complete" are intended for future modeling and not exact numbers. The right side columns such as "number delinquent" and "amount delinquent" may need to be split to identify delinquency between the Master Association and their Neighborhood Association. Mr. Eckert advised he will continue to collect the raw data and will expand the Committee once he determines the work load. He asked Mr. Sharpe to provide any documents HD Associates has in their files that may assist with the modeling.

Maintenance Updates

Mr. Eckert advised Maintenance Committee members went on a field trip with Cline Construction to review coquina installations and the coquina walls presented were structurally compromised and aesthetically in bad shape. There is no better performance demonstrated by Cline outside the Community. The Committee will pursue identifying the 1,000 ft. of sea wall which will receive a sheet piling wall.

VerdeGo is providing a bid to install thick DOT pavers for the Camino del Mar Bridge. The Committee received one bid from Cline already.

The fountain project will commence immediately. The Committee was able to successfully negotiate the fountain project to the Board approved amount of \$18,500.

Mr. Eckert distributed a sketch of the Granada Estates Gate. If pylons were placed every 5 feet with base plates and lights, the Committee estimated between \$13,000-\$18,000. Mr. Eckert advised piggybacking will not be resolved by the installation of the pylons. Mr. Bagnall stated the Committee

should consider installing 5 pipes at 5 ft. apart, with reflective tape and keep it simple which will reduce the cost. The Maintenance Committee will develop an option for reflective tape pylons.

Paving

Signs will be installed informing the residents when the roadway paving will begin. Detour signs will be stationed along the roadways. The concrete work and milling will begin by Wednesday, May 19th and Friday, May 21st. A schedule was presented to the Board detailing paving dates and road lane closures. Maintenance Committee members will be on-site supervising the project. Email communication will be sent to the residents as a reminder of the paving.

The Committee is soliciting proposals to install rumble strips along Avenue de la Mer.

Association Updates/Discussion

Mr. DiPerna reported the Tuscany Condominium Association completed their leasing amendment. The amendment has not been approved by the required number of owners yet. The Association needs 43 votes and is hopeful it will be passed. Mr. DiPerna confirmed the Amendment will allow additional condominium associations to use the same format.

Tom Sharpe – HD Associates

Mr. Sharpe updated the Board on HD Associates activity pursuant to the Sales Center and Hammock Dunes. He confirmed they are winding down their relationship with Sotheby's effective October 1st and will no longer be involved in the brokerage business. The plan is to keep the property (Sales Center) and have tenants. One possible plan is to lease space to the future developer of the 2 pads currently for sale by WCI. Mr. Sharpe advised he will be meeting with Greg Franks to help resolve the number of units, pursuant to the 2 pads, that continues to be an issue. Mr. Sharpe confirmed HD Associates is not withdrawing from Hammock Dunes just reducing their role in financing the brokerage.

New Business

An owner who painted her residence with a paint color not approved provided written confirmation that the house would be repainted. To date, the house has not been repainted. The Association will direct legal counsel to request a copy of the painting contract, advising that if it is not received the Association will continue their lawsuit.

Mrs. Jebbia thanked Mr. Bagnall for the letter to WastePro.

Audience Comments

The Board responded to member comments and concerns.

Adjournment

ON MOTION BY Bruce Aiello, seconded by Kelli Jebbia, with all in favor, the meeting was adjourned at 12:05 p.m.