

Hammock Dunes Owners Association, Inc.
Board of Directors Meeting
July 18, 2011

Call to Order

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

Members Present: George Bagnall, Bruce Aiello, Kelli Jebbia, Dave Eckert, George DeGovanni, Andy Furia, Jay Furbay, Cosmo DiPerna, Tom Sharpe (via telephone)

Members Absent: Phil Henderson, David Jacobs

Others Present: Travis Houk, Southern States Management Group, Inc.
Don Finch, Hammock Dunes Club

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

Approval of the Minutes – June 20, 2011 Board of Directors Meeting

ON MOTION BY Bruce Aiello seconded by Jay Furbay, with all in favor, the Board approved the minutes of the June 20, 2011 Board of Directors Meeting with the following amendments:

- **On page 3, the fourth sentence should read "... the bank must be FDIC insured."**
- **On page 1 in sentence 2 under Long Range Planning Committee Presentation, the word "sniff" should be changed to "validity".**
- **On page 3 in sentence 3 under LRP Committee – Lake Bank Survey, the third sentence should be amended to read "The survey contractor confirmed the top of the sea wall is at 7ft. 4in. NGVD."**
- **On page 3 under Maintenance Committee, "this is a Casa Bella Neighborhood road" should be added to the end of the second sentence.**
- **On page 5 under new business, the sentence should read "...Holland & Knight (the law firm representing the club in the negotiations with Hammock Dunes Associates) to review their documents for the purpose of determining HDOA's position on a possible transaction with Hammock Dunes Associates."**

Committee Reports:

Communication Committee

Mrs. Jebbia reported she will be contacting all committee chairs to contribute information for the upcoming Fall/Winter issue of the *Sandscripts newsletter*. Mrs. Jebbia asked for a male volunteer to serve on the Sidewalk Committee and the Board's assistance with notifying owners who may be interested in serving on the committee. Additional information will be added to the background of the communications board to make it look more aesthetically pleasing. Mrs. Jebbia reported she received many positive comments about the new bulletin board.

Social Committee

Mr. Andy Furia reported the next beach party, featuring live entertainment, is scheduled for July 20, 2011. Mr. Furia suggested skipping the Volunteer Recognition Dinner this year since candidates have not been identified and also because last year was a smashing success. Mr. Cosmo DiPerna agreed and commented the dinner was almost canceled last year until the "Care Bears" were suggested. Mr. Eckert recommended keeping the subject an open issue. Mr. Bagnall stated he does not want to advertise the dinner unless it's clear the dinner will happen. Mrs. Jebbia stated the Board should continue to think about candidates and to remember the "silent servers" who don't necessarily contribute financially but offer their personal volunteer service every week. Mr. DiPerna stated the Volunteer Recognition Dinner should be cancelled this year since it's already late in the year and

coordination efforts may be too late. He recommended starting the planning earlier next year with Board assistance on candidates. The Board agreed.

Design Review Committee

Mr. DiPerna reported the Design Review Committee did not meet in July and has very little to report. The situation between Ms. Rasmussen and the Tarvers continues to be negotiated by DRC and Villas members.

Security and Emergency Response Committee

Mr. Bruce Aiello reported the committee met with John McNally, Securitas Area Supervisor, to address multi axel vehicles entering the Community via the Main Gate. Large trucks with multi axels are entering the Community thru the main gate when they should be sent to the South Gate for access. Mr. Aiello reported the Committee conducted a week long survey that showed the gatehouse staff is sending 3 multi-axel vehicles to the south gate every day. To assist with gate officer training, a diagram will be created showing which vehicles are allowed to use which gates. Securitas gate officers will be trained using the diagram and updated post orders. Mr. Furbay suggested sending all service vehicles to the South Gate. Mr. Aiello stated the lack of staffing at the South Gate and contractor access to the Granada Estates Gate presents significant complications to that suggestion. All Waste Management trucks are now using the south gate. Mr. Aiello reported a meeting with Securitas, Rapid Security Solutions (Camera Contractor), Security Committee, and Maintenance Committee will be held in the next few days.

Financial Committee

Mr. Aiello reported on the collection status between the HDOA, first mortgagee Regions Bank, and the attorney representing Tuscany resident #502. Mr. DiPerna stated the Finance Committee or the Board should not hold up the deal since Tuscany will be out thousands of the dollars if the deal collapses. Mr. DiPerna further stated his displeasure with the Committee's position in dealing with sub associations. Mr. Bagnall stated the Bank was given a deadline twice and they did not meet it. He also asked who owns the property and if that is undetermined, how can the Association agree to payment terms. Mr. Bagnall stated the Bank may be trying to cut a deal without taking possession. Mrs. Jebbia stated the HDOA and respective sub association should work together and if they don't the sub association is being penalized. Mr. Bagnall stated they are two different corporations. Mr. DiPerna asked in the future, the Master Association and the Sub Associations need to work together to arrive at a coordinated approach for legal action to collect past due member assessments. The Board debated the legal responsibility of the Master Association coordinating with sub associations.

ON MOTION BY Kelli Jebbia, seconded by George DeGovanni, with Kelli Jebbia in favor and George Bagnall, Bruce Aiello, Dave Eckert, George DeGovanni, Andy Furia, and Jay Furbay, opposed, the Board voted to be responsible for communicating cooperatively with community sub associations to coordinate and streamline the legal process and collection efforts of delinquent member assessments. The motion failed.

Mr. Aiello confirmed with Mr. DiPerna the Committee will agree to move forward with the attorneys and not impede the deal with Tuscany. Mr. Bagnall said he still does not understand what deal the bank is trying to confirm. Mr. Bagnall stated if the Bank is taking title to the property than it's a simple payout. Mr. Aiello stated before the agreement is finalized, the attorneys need to be contacted to understand the ownership of the unit.

A letter from the Master Association was sent to the Island Estates Neighborhood Association's attorney in response to the Association's settlement offer regarding foreclose of 184 Island Estates Parkway. A copy of the letter is included in the agenda package. Based on Florida Statues, the Island Estates Neighborhood Association does not owe the Master Association money if they foreclose on this property.

Mr. Aiello reported on the 2010 draft audit.

Mr. Eckert referenced a statement in the audit that states the Association has no written policy regarding investments.

ON MOTION BY Dave Eckert, seconded by Kelli Jebbia, with all in favor, the Board voted to establish a written policy for the investment of all cash accounts.

Long Range Planning Committee

Mr. Eckert updated the Board on development of the community data base. Mr. Jeff Annon obtained electronic information on current ownership, sales information, values on building land and extra features, and dwelling size and features. During the next few months all of the information will be added to the data base. Mr. Eckert distributed a draft document titled "The Hammock Dunes Owners Association Database and Scenario Modeling System." Included with the document is language outlining the procedures and limitations for reviewing the database. Mr. Furia stated it should be a "minimum" of \$80 to review the database to prevent billing confusion.

Mr. Eckert reported on a meeting with DCDD regarding the lake bank erosion survey. He confirmed Mr. Bagnall attended the meeting as well. He made the same presentation to the DCDD the Board reviewed at the June 2011 Board meeting. He said Mr. Dick Ryan, with the DCDD, quoted language in the HD Master Declaration that confirms the DCDD is not liable for any damages caused by "natural changes." Mr. Eckert stated the Association's attorney Robyn Braun confirmed the language Mr. Ryan identified is contrary to the deeds and does not relieve them from performing their duties under the Master Declaration. Mr. Eckert stated he will develop a further legal study or schedule another meeting with DCDD to discuss the DCDD's legal position. Mr. Tom Sharpe confirmed he is willing to assist with attending a meeting with DCDD to discuss.

Maintenance Updates/Maintenance Committee

Mr. DeGiovanni reviewed the Maintenance Report. The Bright House cable television service box located at the scene of a vehicle accident has not been repaired. The fence adjacent to the Comfort Station is falling down. Mr. Bagnall said he believes the Association should notify WCI. Mr. Houk will contact WCI to request the fence be repaired. Mr. DeGiovanni asked Mr. Sharpe about changing the white signage that announces Luxury Real Estate and Southern States Management Group. Mr. Sharpe said they are willing to listen to proposals; however that property is HD Associates property. Mr. Bagnall said the fact that the signage is near the front entrance creates an issue. Mr. Sharpe asked for a picture to better understand the issue. Mr. DeGiovanni stated the Maintenance Committee will send him a picture and then come up with a proposal. Mr. DeGiovanni reported on lake bank clearing options along Rue Renoir and will present bids at the August meeting. The Committee reengaged the coquina wall contractor since the recent bids submitted are over budget. The Committee met with two bridge contractors regarding the concrete decking and is hopeful to present a proposal by the August meeting. Mr. DeGiovanni said one of the medjool palms at the front entrance is in bad shape. The Maintenance Committee will review the situation with the DRC and determine the best course of action.

Association Updates/Discussion:

6 Via Bellano – Property Conditions

Mr. Houk reported significant improvements have been made to the front yard of the property at 6 Via Bellano during the past month. Mr. Houk advised he has not inspected the back of the property, but The Association will monitor the property to make sure all necessary maintenance work is completed.

6 Valencia Court – Vehicle Violation

A response from the attorney for the owner of 6 Valencia Court regarding the owner's violation is included in the agenda package. The owner agreed to comply with the Master Association rules.

Le Jardin

Mr. Howard Broussard, Le Jardin President, addressed the Board about a slice of land in the rear of the Le Jardin property that is deeded to HDOA but should be deeded to Le Jardin. Mr. Bagnall stated from the middle of the dune to the high water mark should belong to the HDOA; however he has not been able to find anything in writing stating this. Mr. Broussard distributed a map of the area. The Board noted the map of the area does not appear to be accurate. The Board discussed the boundary lines and the Master Association deeds for the entire beachfront property. Mr. Eckert recommended getting the deeds as they exist for all the parcels in question. The deeds will be discussed at the Board meeting in August and then the Board can determine if additional surveys are necessary.

New Business:

The Master Association received a complaint about the condition of empty lots in the Granada Estates Neighborhood, specifically Anastasia Court. The lot is completely overgrown and the front section of the lot is not being maintained regularly by Corey. Mr. Finch noted the main complaint is the dead wood/shrubbery in the back of the lot that could be a fire hazard. Mr. Eckert stated a 4ft path should be cut around the perimeter of the lot including the removal of any dead debris. A letter to the owner advising of the cost should be sent as well. Mr. Bagnall said a simple letter to the residents asking them to clean up their lot might be the first step. If nothing is done then the Board can review the next action. Mr. Bagnall said all the lots should be reviewed. Language should be included in the letter that states the Association will obtain a price if the owner is unavailable or out of town to review their lot personally.

Mrs. Jebbia reported a committee was formed and would like to be in charge of the wreaths displayed in the community during the holidays. They have asked for approval to use their own money to upgrade the wreaths and make them uniform and more attractive. By consensus, the Board agreed to the committee's request.

Audience Comments

The Board addressed member comments and concerns throughout the meeting.

Adjournment

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