

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
August 20, 2012

Call to Order

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

Members Present: George DeGovanni, Cosmo DiPerna, Kelli Jebbia, Bruce Aiello, Phil Henderson, Andy Furia, Bob Bagdon, Dennis Vohs

Members Absent: Nancy Cerniglia, Tom Sharpe, 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 – July 16, 2012 Board of Administrators Meeting

ON MOTION BY Phil Henderson, seconded by Dennis Vohs, with all in favor, the Board approved the minutes of the July 16, 2012 Board of Administrators Meeting with the following amendment:

- **On page 2, paragraph 3, sentence 3, after the word “community” the phrase “and poses an insurance liability” should be deleted.**

Maintenance Committee Updates:

Mr. Bob Bagdon reported Corey has completed improving the access to the pond behind Villas del Mar and looks great. The front entry pavers on Camino del Mar before the main gate are repaired and the pavers around the two Grande Mer cul-de-sacs have been repaired. The light fixture on the Camino del Mar Bridge that collapsed was refurbished and installed with new globes. Mr. Bagdon stated there are other light fixtures on the bridge that may fall over anytime. The dune walkovers are being audited and repaired as necessary.

- **Bridge Re-Surfacing Update**

Mr. Bagdon reported the Association received another quote, in the amount of \$534,000 for repair of the main bridge. The Maintenance Committee is meeting with Cline Construction on Wednesday, August 22nd to discuss further repair options. Mr. Bagdon stated the bridge concrete is rapidly eroding and may be worse than originally thought. Mr. DeGovanni asked Mr. Finch to address the HD Club on their thoughts and if they should assist the HDOA in the repair cost. Mr. Bagdon confirmed the engineer inspected the other Hammock Dunes bridges and the engineer's report was favorable. Maintenance Committee members Rory Burke and Gary Hoerle are working on a formal bridge maintenance plan for Hammock Dunes.

- **Mariners Drive Loop Quote**

Following installation of the Mariners Drive gate loop last month, it was determined the exit gate loop which was operating prior to installation of the new loop, is not working. Access Control Technologies will be asked to indicate where the lines for each loop are located in the ground, verify the two lines aren't crossed, and check the broken loop for proper connections. Mr. Bagdon reported ACT advised not to replace the loop because of the road condition. Mr. Aiello stated the loop should be replaced since vehicles have to almost touch the gate for it to open and the loop has always worked before.

- **A1A Island**

Mr. Bagdon stated Faith, with Flagler County, contacted the Maintenance Committee and indicated the A1A Island project has been moved up the priority list and the County needs to finalize the proposal/plan. Mr. DeGovanni updated the Committee on previous discussion he had with Faith and asked if Gary Hoerle could confirm these discussions since he was present at the meetings. Specifically, the Committee should confirm how much the County is paying since they originally agreed to pay for all irrigation, pipes, landscape, drainage, and curbing.

- **DCDD Sidewalk**

HD Associates denied the DCDD's request for an easement to install a sidewalk adjacent to Hammock Dunes Parkway. DCDD may opt to have architectural plans drawn to install the sidewalk on DCDD property which would negatively impact both HDOA monument signs. The DCDD tabled the sidewalk plan until further discussion. Mr. DeGovanni and Mr. DiPerna will have a lunch meeting with Dick Ryan and DCDD Chairman Jack Leckie on Wednesday, August 22nd, to discuss DCDD connection fees and the easement. They will report on the discussion at the next Board Meeting.

- **Gate House Renovations – Exterior Accent Tile**

The Board reviewed the accent tile sample proposed for installation on the Gate House exterior. The estimate for tile replacement at the Gate Houses and Clock Tower is \$2,170. Mr. Aiello asked Mr. Travis Houk to obtain Island Estates approval for their gate house.

ON MOTION BY Kelli Jebbia, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve \$5,500 for the improvement of the Gate Houses and the Clock Tower. Motion carries.

- **Adjacent Lower Club Entrance and Golf Landscaping Improvements**

Mr. Bagdon reported the Hammock Dunes Club has requested significant changes to the proposed landscape improvements at the Hammock Dunes Club entrance. The plan has been reviewed by Mr. DiPerna and the DRC. The proposed plan is to remove existing jasmine and replace it with turf, replace existing shrubs with flower beds around each column to better expose the columns, and remove the dense grass in the area. The proposal also includes installing a new floral island coming up the road to promote symmetry and beautification. The Porto Mar Neighborhood has also agreed to the enhancements on their property.

ON MOTION BY Kelli Jebbia, seconded by Dennis Vohs, with all in favor, the Board voted on whether to approve the Tri-Party Renovations at a cost of \$1,200, including \$700 for landscape renovations and \$500 for two flower rotations. Motion carries.

- **Ave. de le Mer Rumble Strips**

Mr. Bagdon reported he has received numerous complaints from condominium residents and owners about the addition of a set of rumble strips. Mr. Furia stated it's a safety issue and something that should be considered to slow the vehicles down. This item was referred to the Security Committee for a decision and implementation, if necessary.

- **Casa Bella Water Run-Off Erosion Damage**

When heavy rains occur, storm water from the Cambria and Tuscany Condominiums travel down Avenue de la Mer and create erosion damage in the Casa Bella neighborhood. The Maintenance Committee will meet with the contractor to review a proposal to repair the problem, and will authorize commencement of the work if the cost is under \$1,000.

**Committee Reports:
Communication Committee**

Mrs. Jebbia reported a Microsoft Excel spreadsheet was created with all owner contact information from the Securitas and Southern States Management Group data bases. The information will be reviewed for accuracy and then entered into the IContact Database. The data base will eventually include Sub Association contact information. Additionally, when the Securitas Vehicle Information Card is reprinted, it will include a request for owner e-mail addresses for receipt of Broadcast Emails and emergency notification. Mrs. Jebbia and Mr. DeGovanni are the two Board members authorized to review and send Broadcast Emails.

Social Committee

Mr. Furia reported the upcoming Beach Party is still scheduled to occur. The plans are being finalized for the Volunteer Appreciation Dinner scheduled for October 24, 2012 at 6:00 p.m.

Long Range Planning Committee

Mr. Vohs reported that he is working on a draft questionnaire that can be reviewed by the Board and sent to the membership for additional information pertinent to the long range planning model.

Mr. DeGovanni asked Travis Houk to schedule a tour with Hammock Dunes Club members to review the HD Associates building.

- **Communications Consulting Group Update**

Mr. Vohs reported on August 13, 2012 there was a meeting with representatives (Association presidents) of the neighborhood Associations to review the CCG agreement. The consensus was to authorize CCG to begin due diligence and the appropriate negotiations with cable service providers. Another meeting will occur to obtain approval of the neighborhood Associations once the final CCG negotiation is reached. Mr. DeGovanni is scheduled to meet with Association legal counsel the week of August 20, 2012 to review the agreements and ensure he has the authority to sign the agreement on behalf of the neighborhood Associations.

- **Playground Update (Tot Lot)**

The Committee met to discuss potential locations for a community playground and will prepare an estimate of playground maintenance costs for review by the Board. Mr. Vohs offered the idea of a joint Club & HDOA children's monthly event similar to Looney Dunes. Mr. Vohs also indicated the DCDD may have available funds, per the DRI closeout, to contribute to a playground in the greater Hammock area.

Security & Emergency Response Committee

Mr. Aiello reported the News Journal ran an article regarding access control patrol officers. The article reinforced the HDOA's position that residents and owners are responsible for the security of their residences. Mrs. Jebbia will send the article to owners in a Broadcast Email.

- **Stealth Camera Resolution**

Mr. Aiello reported on a resolution regarding use of the remote security camera.

ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve the Security Camera Resolution, as written. Motion carries.

- **Non-Resident Access**

Mr. Aiello reported under the new Club By-Laws, a current equity member who sells the property in the community and moves outside the community is allowed to retain their equity Club membership if they chose to do so. Under the current HDOA operating practices, the SmartPasses of owners who sell their property are deactivated and it will be necessary for owners who retain their Club membership to purchase a non-resident SmartPass.

Design Review Committee

Mr. DiPerna reported the DRC has approved construction of a new residence in LaCosta.

Finance Committee

Mr. Aiello reported on the monthly and YTD financial reports for HDOA and Ocean Estates and Granada Estates Neighborhoods. Mr. Aiello stated he is trying to guide money where it can be legally pulled from to retain as much liquid cash as possible.

- **10 Roma Court Public Sale**

Mr. Aiello recommended the HDOA submit a bid of \$28,800 to buy the property at 10 Roma Court, based on the amount of delinquent assessments currently owed to HDOA. If another party outbids the Association, then the other bidder will owe past due assessments to the HDOA. If the HDOA wins the bid, the HDOA will pay themselves.

ON MOTION BY Bruce Aiello, seconded by Kelli Jebbia, with all in favor, the Board voted on whether to approve submitting a bid of \$28,800 to purchase 10 Roma Court at the Public Sale occurring on September 18, 2012. Motion carries.

- **Charles Mathis/La Grande Update**

Mr. Aiello reported the president of the La Grande Provence Condominium Association has advised the HDOA there is a potential investment company looking to purchase 11 Avenue De La Mer, unit #1405 and he asked HDOA to consider a reduction in delinquent assessments owed on the property. HDOA will require the owners to pay the legal fees for collection of the debt and the outstanding assessments due and late fees.

- **Budget Workshop Date**

Mr. Aiello asked all the Committee Chairs to review their current budgets and forecast the amount of funds needed for next year. The Finance Committee will be meeting to develop a preliminary budget after which the Committee Chairs will meet to establish a draft budget. The Budget Workshop Meeting will be held on October 22, 2012 at 10 a.m.

Association Updates/Discussion:

Asset Purchase Committee Update

Mr. DeGiovanni reported he updated the neighborhood presidents about the HD Associates Asset purchase during the same meeting that CCG was discussed. The consensus among the presidents was to purchase the assets and continue the negotiations. The Board discussed the urgency of moving forward.

Casa Bella/DCDD Fountain

There are seven fountains in the Hammock Dunes community. Four of the fountains are owned by DCDD, one is privately owned by Mr. Quello, and two are owned and maintained by neighborhood Associations. The HDOA would eventually like to shift the responsibility for repair and maintenance of the remaining fountains to the DCDD. Mr. DeGiovanni will consult with Dick Ryan during their lunch on the 22nd.

New Business:

There was no new business.

Audience Comments:

There were no member comments.

Adjournment

ON MOTION BY Phil Henderson, seconded by Bruce Aiello, with all in favor, the meeting was adjourned at 12:10 pm.