

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

Call to Order

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

Members Present: George Bagnall, Dave Eckert, Kelli Jebbia, Cosmo DiPerna, Bruce Aiello, Phil Henderson, George DeGovanni

Members Absent: Jay Furbay, Andy Furia, 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 – January 16, 2012 Board of Administrators Meeting

ON MOTION BY Phil Henderson, seconded by Bruce Aiello, with all in favor, the Board approved the minutes of the January 16, 2012 Board of Administrators Meeting as written.

Communications Consulting Group, Inc.

Mr. Bagnall introduced John Rex with Communications Consulting Group, Inc. (CCG). CCG represents homeowner and condominium associations by negotiating up-front payments along with revenue sharing with cable companies for using utility easements. Mr. Rex distributed documents outlining his company's service and conducted a brief presentation with the Board.

The Board agreed to have legal counsel review the CCG documents and render an opinion to the legitimacy of the concept and the company's experience.

ON MOTION by Dave Eckert, seconded by Phil Henderson, with all in favor, the Board voted on whether to authorize an expenditure of up to \$500 to obtain a legal opinion on validity of CCG's proposal. Motion carries.

Committee Reports:

Communications Committee

Mrs. Jebbia reported the notice of the upcoming Annual Member's Meeting will be broadcasted through the community email system. Don Finch, on behalf of The Hammock Dunes Club, thanked Ms. Jebbia and the Board for sending owners a broadcast e-mail about the change in membership policy for non-equity members.

Design Review Committee

Mr. DiPerna reported the Committee approved another new home at their last meeting. The new home was approved for Island Estates. Mr. DiPerna stated Mr. DeGovanni resigned from the Design Review Committee, and H.D. Associates approved Mrs. Ada Abernathy as his replacement. Mrs. Abernathy previously served on the committee until her husband became ill. Mr. Bagnall asked if the Design Review Committee could look into the various pending construction projects.

Social Committee

There was no report.

Security & Emergency Response Committee

Mr. Aiello reported the first non-equity club member, non-resident Smartpasses have been issued. The Hammock Dunes Club office has a supply of forms required to issue the Smartpasses and club staff has been reminded that notification to the HDOA is required if a member discontinues their membership, so the Smartpass can be disabled. Smartpasses are specially coded for the gates the non-equity members are allowed to enter. Mr. Aiello will generate a form for use in requesting approval to view the mobile "stealth" camera. Mobile camera requests will be submitted to Mr. Houk for approval by the Board. When not in use, the mobile camera will be stored in the gate house. When in use, the mobile camera will be secured to prevent theft of the equipment.

Financial Committee

Mr. Aiello reported a couple adjustments need to be made to the end-year 2011 financials before they are sent to the auditor. Mr. Aiello will meet with Mr. Houk to make the final adjustments. Mr. Eckert stated the financials indicate "good news" among the three associations.

March 27, 28, or 29th, 2012 are the dates proposed for the foreclosure hearing for 13 San Marco Court. Legal counsel is going to explore an out-of-court settlement option with Bank of America. Mr. Bagnall stated the Board should take caution before foreclosing on another house. Mr. Aiello said two homes under Association control at one time is challenging. Mr. Eckert reminded the Board the ownership is just temporary.

Long Range Planning Committee

Mr. Eckert indicated the Committee will wait for the Board change-over after March before opening dialogue with the Club. Mr. Eckert confirmed he will outline a list of long range planning activities for Board review by the next monthly meeting. Specifically future planning for Carino la Mer and Grande Mer. He indicated the Board should consider if these Ocean Estates neighborhoods will be built-out and whether the concept/vision of those neighborhoods will come to fruition.

Maintenance Committee and Updates:

Active projects:

Mr. DeGovanni reported sidewalks and curbing within the community have been pressure washed. The Committee developed additional signage for the beach walkover advising about the Flagler County leash law and no fires on the private beach. The Maintenance Committee is meeting with the DCDD next week to review an alternative plan to avoid destroying existing landscaping for the bridge to the A1A sidewalk. The trashcans on the 4 common beach walk over are rusted. The committee proposes replacing all four with composite plastic trashcans that look exactly like the existing cans.

ON MOTION by George DeGovanni, seconded by Kelli Jebbia, with all in favor, the Board voted on whether to authorize spending up to \$2,400 for beach walk over trashcan replacement. Motion carries.

Granada Gate Replacement

The Granada Estates gate has been welded and repaired a few times over the past few years. The gate's current status is satisfactory at best; however the Committee is proposing to replace both gates since it has lived its useful life. The Committee received a bid of \$6,000 to replace the gate with a marine grade aluminum fabrication. Mr. Bagnall asked if a better bid can be obtained from a gate manufacturer directly instead of having one fabricated. The Board expressed little appetite for the project. The Committee will investigate some other bids.

Memorial Walk/Comfort Walk

Mrs. Jebbia reported on creating a memorial/footprint paver area for residents that have lived in Hammock Dunes. The HDOA would fund the initial expense, and then residents can purchase a paver in memoriam to the resident of their choice. Mrs. Jebbia recommended the area behind the comfort station and she indicated this area is not specifically for people that died but for anyone who would like to express a memory. Mr. Eckert stated the grassy area on the other side of Camino del Rey might be a better place to establish the area. Mr. Henderson said perhaps the money would be put to better use by establishing an Association fund for hospice or another civic group.

It was agreed to table this item until more interest is expressed.

Concrete Sidewalk Repairs

Portions of sidewalks in Camino Del Ray, Camino Del Mar, and Casa Bella Neighborhood need to be repaired. The committee is requesting \$2,400 for repair of sidewalks in these three areas. The Board indicated this expense is in the budget and to proceed.

South gate parking lot

Mr. DeGiovanni reported the Committee received a second bid from Pete Grein. Grein's bid was \$3,500 less than P&S. Paving. The Committee will go ahead with Grein's bid per the Board's previous approval. Bob Dickinson will work with the contractor on a drainage system to plan to ensure runoff flows naturally as it currently does.

Granada Drive Bridges

The Association received an estimate from Arconics, the original bridge contractor, to replace cracked balusters, re-caulk, pressure wash entire bridge (including rental of a boat to pressure wash underneath the bridge), recast cracked balusters then re-install, and paint the entire bridge. Arconics estimate was \$11,800 to \$21,410, depending on number of balusters to be repaired. Currently, 75 balusters on the west bridge and 60 balusters on the east bridge are cracked. The Maintenance Committee recommended contracting for only pressure washing, re-caulking, baluster repair, and touch up painting, rather than undertaking the entire renovation project at this time. The Board agreed with this approach.

Bridge Repair Proposal

Mr. DeGiovanni reported the Committee and Mr. Eckert met with the Maintenance MS Engineering to discuss the concerns regarding use of stamped concrete versus pavers at the Main Gate Bridge. Mr. Eckert stated the important piece of information the engineers revealed is there no sand between the top layer and the structure. An alternative to using stamped concrete would be using DOT approved clay pavers with epoxy. The Maintenance Committee will continue to monitor the project to ensure that

there is a step-by-step procedure for demolishing the top layer. The engineering plan will include traffic considerations, closing one lane at a time, and allowing golf carts to pass under bridge safely while the work is being completed. When the architectural specifications are developed they will be submitted for approval to the Design Review Committee. The engineering plan will include plans for both clay pavers and stamped concrete. The Board will have to determine which direction to go per the future contractor bids.

ON MOTION by George DeGovanni, seconded by Bruce Aiello, with all in favor, the Board voted on whether to authorize spending up to \$19,250 to hire M&S Engineering to proceed with the main gate bridge engineering contract. Motion carries.

Dune Fertilizer

The dunes are due for annual fertilization. The cost will be the same as last year.

ON MOTION George DeGovanni, seconded by Kelli Jebbia, with all in favor, the Board voted on whether to authorize expenditure not to exceed what was paid the last fertilizer treatment. Motion carries.

Hammock Dunes Entry Sign

The Maintenance Committee obtained a bid to replace the lettering on the main entry Hammock Dunes monument sign. The cost is \$1,800. The bid was tabled until later in the year.

Brazilian Pepper Initiative & Communication

The Maintenance Committee met with the Brazilian Pepper Committee, associated with the Scenic A1A Committee and funded by the State of Florida. The committee assists in eradicating the Brazilian Pepper plant from Florida at no cost to the local community. The Board approved having the Maintenance Committee work with the Brazilian Pepper committee to remove all Brazilian Pepper plants from the community. Contact information for the committee will be distributed so anyone interested may volunteer to assist this group in plant removal.

Association Updates/Discussion:

Audubon Trails to Fitness Update

Mrs. Jebbia reported she was able to stay under the budget of \$6,300 for the Audubon Trails to Fitness project. Phase two is working with the Social Committee to promote use of the trails. A suggestion is to schedule parties all year, with a walk occurring prior to or after eating, rather than just having beach parties in the summer. Copies of maps of the North and South gate walking trail are ready to be picked up at Staples. The walking trail map is posted on the website under Social Events. The blue route will be completed once the DCDD has the access road with sidewalks so that it is safe for people to use.

HD Associates Negotiation Team Update

On December 22, 2011 the Negotiation Team had a conference call with Tom Sharpe of H.D. Associates, regarding the difference in values for the Declarant's property. Since then, Mr. Sharpe has requested letter or formal written offer from HDOA, without connection fees. Mr. Bagnall said the lots should be placed on the market to indicate

real market value. Mr. Eckert stated the Board should make a formal request in writing to H.D. Associates. Mr. DeGovanni will draft a letter, including legal language, for Board review prior to sending. The Negotiating Team met with Intracoastal Bank to obtain an initial (first pass) estimate for a loan to purchase the declarant rights and property.

New Business:

2 Via Capri – Villas Neighborhood Self Help Delegation

There are at least five units in disrepair affecting property values in the Villas Neighborhood Association which could be addressed by delegating authority for self-help to the neighborhood association. The Villas Neighborhood Association will be required to obtain approval from the HDOA Board for each unit to be maintained using the self-help delegation.

ON MOTION by Kelli Jebbia, seconded by Bruce Aiello, with all in favor, the Board voted on whether to proceed with delegating authority for self-help to the Villas Neighborhood Association for 2 Via Capri, according to the same terms of the resolution for the Board of Administrators of the Hammock Dunes Owners' Association for delegation authority to maintain residential property. Motion carries.

Audience Comments:

The Board addressed member comments and concerns. One audience member commended the Board and Mr. Houk for their service to the Community and stated she is impressed by how much is actually progressing. She expressed the need for better communication, specifically for the abandoned properties in the Community. Also, she indicated perhaps surveying the Community on some of the specific projects and what interest the residents might offer. Another audience member stated their interest in assisting with the beach clean-up. The Board will coordinate a meeting with the maintenance committee to engage her service.

Adjournment

ON MOTION BY Bruce Aiello, seconded by Phil Henderson, with all in favor, the meeting was adjourned at 1:00 pm.