

**Hammock Dunes Owners Association, Inc**  
**Board of Administrators Meeting**  
**January 16, 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, Andy Furia, George DeGovanni,

**Members Absent:** Jay Furbay, David Jacobs, Tom Sharpe

**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 – December 19, 2011 Board of Administrators Meeting**

**ON MOTION BY Bruce Aiello, seconded by Phil Henderson, with all in favor, the Board approved the minutes of the December 19, 2011 Board of Administrators Meeting with the following amendments:**

- **On page 2, in sentence 4, under HD Associates Negotiation Team Update & Discussion, the word “Board” should be amended to “Mr. Eckert” and the last word of the sentence should be changed to “spoiled”.**

**Casa Bella Neighborhood, Ave. de la Mer Proposal**

Mr. Henderson reviewed the history and current status of Ave. de la Mer (Parcel D). In 2008 WCI issued a quit claim deed for Parcel C & Parcel D to the Casa Bella Neighborhood Association. The original plat addendum addressing Casa Bella Neighborhood and their “interior roads” occurred in 2004. Mr. Henderson reminded the Board about the traffic survey that was conducted March 2011 with an average of 130 cars per day. Speed humps have been installed which has addressed safety concerns but not the volume. Recently some property concerns between Casa Bella and Tuscany created the need for the ownership of Ave. de la Mer to be addressed again. Mr. Henderson said the HDOA Board determined in 2011, they would assume ownership of Ave. de la Mer if a super majority of the residents agreed to the transfer. In January 2012, the Casa Bella Neighborhood Board surveyed their membership with certified letters requesting residents NOT in favor of the transfer to contact their Community Manager. To date, no one has responded with a negative vote. Mr. Bagnall stated Ave. de la Mer is dedicated to the HDOA and all residents have a right to use the road. Mr. Bagnall further stated the road is need of repair. Mr. Eckert stated Casa Bella should address the future condo development and how that will impact the road. Mr. Aiello indicated if the road is transferred to the HDOA, there will be more traffic. Mr. DeGovanni and Mr. Bagnall said the HDOA may remove the speed humps and treat Ave. de la Mer the same as any other Master road. The Board agreed Casa Bella Circle should not be included with the transfer.

**ON MOTION BY Phil Henderson, seconded by Cosmo DiPerna, with Phil Henderson in favor, and George Bagnall, Andy Furia, Bruce Aiello, Kelli Jebbia, Cosmo DiPerna and George DeGovanni opposed, the Board voted on whether the Hammock Dunes Owners Association should accept a quit claim deed from the Casa Bella Neighborhood Association, Inc. for transfer of ownership of Parcel D and assumption of responsibility for the maintenance and repair of this section of the roadway. The motion failed.**

**ON MOTION BY Cosmo DiPerna, seconded by Kelli Jebbia, the Board voted on whether the Hammock Dunes Owners' Association should accept a quit claim deed from the Casa Bella Neighborhood Association, Inc. for ownership of Parcel D, minus the section of the roadway encompassing Casa Bella Circle, pursuant to the recent survey of the membership conducted by the Casa Bella Neighborhood Association Board which indicated no Casa Bella resident is opposed to the transfer. The survey and quit claim deed shall be paid by Casa Bella Neighborhood. Motion Amended.**

**ON MOTION AMENDMENT BY Dave Eckert, seconded by Andy Furia, with George Bagnall, Andy Furia, Kelli Jebbia, Dave Eckert, George DeGovanni, Cosmo DiPerna in favor and Bruce Aiello opposed, the previous motion was amended to include , if any members of Casa Bella Neighborhood pursue legal action against the HDOA for this transfer, the Board shall be held harmless. Motion carries.**

#### **Committee Reports:**

##### **Communications Committee**

Mrs. Jebbia reported the community website has been updated. Broadcast e-mails on topics of interest to the community are being sent to owners. Information is currently being compiled for the April/May edition of the *Sandscripts* newsletter.

##### **Design Review Committee**

Mr. DiPerna asked the Board to consider amending the current refundable construction bond deposit policy in the Design Review Manual. The new policy will require owners to deposit twenty percent of the documented construction cost, with the total deposit not to exceed \$100,000. Currently the required construction cash bond is \$100,000.

**ON MOTION BY Cosmo DiPerna, seconded by George DeGovanni, with all in favor, the Board voted on whether to amend the current Design Review Committee construction cash bond policy. The proposed new policy will require owners to submit a refundable construction cash bond in the amount of twenty percent of the documented construction cost, with the total deposit not to exceed \$100,000. Motion carries.**

##### **Social Committee**

There was no report.

##### **Security & Emergency Response Committee**

Mr. Aiello reported the Security Committee developed a policy for Board approval regarding the process for allowing non-resident, non-equity members of the Hammock Dunes Club, vehicular access to club facilities. The draft application has been included in the agenda package. The committee recommended issuing Smartpass gate openers

provided to non-resident, non-equity club members at a cost of \$60 each with access limited to the Main Gate, Granada Estates Gate, South Gate and the Creek Course Gate. The passes would be valid until the battery expires. To obtain a pass, representatives of the Hammock Dunes Club would have to approve the application, after which the club member may purchase the Smartpass from the HDOA at the Southern States Management Group business office. The Board recommended changes to the application including allowing personal checks. All parties accessing the community need to be included on the application too.

**ON MOTION BY Bruce Aiello, seconded by Kelli Jebbia, with all in favor, the Board voted on whether to approve the Security Committee proposal included in the agenda package and Board changes read by Mr. Aiello, regarding the purchase of Smartpass gate openers for non-resident, non-equity members of the Hammock Dunes Club.**

Mr. Furia stated he observed many contractors using smartpasses and indicated this is a real problem in the Community. Mr. Aiello confirmed all smartpasses are being sold to residents only and there is no way to control what happens after they are sold. If something happens to the Smartpass, the resident is responsible.

#### **Financial Committee**

Mr. Aiello reported Bank of America has sent several letters to the HDOA Board requesting access to examine some of the foreclosure properties. The Board advised the bank they will be granted access to foreclosed properties for which the bank is financially responsible once they assume title to the property and can provide a warranty deed. Mr. Aiello advised he would like to schedule a Financial Committee meeting before the end of the week to obtain a consensus on where to allocate money for the purchase of properties or assets from H.D. Associates, if the Board decides to proceed with purchase of the property.

#### **Long Range Planning Committee**

Mr. Eckert presented a diagram addressing options for a joint planning committee between the Club and HDOA. Before the committee is established, the members need to understand the relationships between both parties and the options for possible community membership. Mr. Eckert indicated the Committee needs to review the asset evaluation to justify the dues similar to the budgeting process the HDOA follows. The joint committee could propose a parallel membership in addition to full community membership. Mr. Bagnall stated the community membership initiative is a long process requiring a 75% approval vote from the membership. Mr. Eckert said 1/3 of the residents are not members of the Club and the Board has a fiduciary responsibility to give them a future for them to participate. The committee should work through any shortfalls and try to be on a path that 15 years from now the Community has enough people to maintain the Club. Mr. Furia stated he does not understand why someone would move to Hammock Dunes and not be a member of the Club. Mr. DeGovanni indicated a joint marketing effort should be an item of review for the committee as well. Mr. Aiello stated the Club Board should be addressed regarding this joint committee. The Board determined the establishment of the joint committee should be deferred until after the Annual Meeting in March 2012 once the new Board members are elected.

### **Maintenance Committee**

Mr. DeGiovanni reviewed the list of active maintenance projects and advised new fiber glass doors have been installed on the San Gabriel Comfort Station. All the oak trees along the main roads in the Community have been trimmed extensively. The fire pit shack near clicker beach has been removed. The list of the completed and on-going projects is included in the agenda package.

### **Maintenance Updates:**

#### **Bridge Engineering Proposals**

There was discussion regarding two bids received from two engineering firms, Bechtol Engineering and MS Structural Engineers. Bechtol's bid is \$26,300 and MS's bid is \$19,250. Mr. DeGiovanni reviewed both bids with the Board. He summarized Bechtol's bid provides an engineering solution for pavers. MS's bid expresses concern with a paver installation and provides an engineering quote for stamped concrete only. Mr. DeGiovanni stated he is impressed by the MS bid and their recommendation. Mr. Eckert stated he's willing to meet with the Maintenance Committee and MS to review the specs and understand their reasoning behind stamped concrete. The Maintenance Committee will schedule the meeting and make a recommendation to the Board in February.

### **Association Updates/Discussion:**

#### **Audubon Trails to Fitness Update**

Mrs. Jebbia reported all the plaques are in place along the trails. The Design Review Committee will be reviewing an updated stencil that says "Audubon Trail" instead of the animal character. The map on the comfort station has been done. The juniper on the ground near the map will be removed and rock will be installed. Dedication of the new trail system is scheduled for January 23, 2012 at 11:00 a.m.

#### **HD Associates Negotiation Team Update**

The HD Negotiation Team arrived at a proposed value of for H.D. Associates' property which includes the declarant's rights, the front gate, the San Gabriel lot, the Monterrey lot, and the A1A billboard property. The proposal was submitted to Tom Sharpe, H.D. Associates' representative. The committee has scheduled a meeting with representatives of Intracoastal Bank to determine the amount of money the bank would be willing to loan HDOA for purchase of the property. The Committee will request the counter proposal from HD Associates.

#### **13 San Marco Court Update**

The bank contacted the court and asked that the hearing regarding the bank foreclosure to be cancelled and rescheduled for April. Mr. Aiello stated this is not acceptable, and the HDOA's attorney will request to have an earlier court date.

### **New Business**

Andy Furia along with audience member Jake Sullivan suggested that the HD Club have access to the HDOA's blast email server to send out updates about the recent Club activities concerning the memberships. Mr. Bagnall said the Board should review the email before it's sent.

### **Audience Comments**

Mr. Sullivan asked the Board to address the speeding within the community. He suggested adding additional signage in the Community or another broadcast email.

**Adjournment**

**ON MOTION BY Kelli Jebbia, seconded by Bruce Aiello, with all in favor, the meeting was adjourned at 12:45pm.**