

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
July 16, 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, Nancy Cerniglia
Members Absent: Dennis Vohs, Tom Sharpe, David Jacobs
Others Present: Travis Houk, Southern States Management Group, Inc.
Jake Sullivan, Hammock Dunes Club

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

Approval of the Minutes – June 18, 2012 Board of Administrators Meeting

ON MOTION BY Phil Henderson, seconded by Bob Bagdon, with all in favor, the Board approved the minutes of the June 18, 2012 Board of Administrators Meeting as written.

Maintenance Committee Updates:

Mr. Bob Bagdon reported on the active and completed maintenance project list included with the agenda package. The overgrown shilling shrubs along the 4th hole of the links course were replanted with Ligustrum shrubbery. Mr. Bagdon noted the majority of the shrubs were on Hammock Dunes Owners' Association property with a small "finger" portion encroaching within the Club; however it was negligible. Work on the Mariner's Drive Gate loop has been completed. The Brazilian Pepper shrubs near the A1A billboard have been removed. The Brazilian Pepper imitative is complete for the summer and will restart in the winter.

- **Bridge Re-Surfacing Update**

Mr. Bagdon reported the Committee has contacted additional contractors for the bridge resurface project. One contractor from Deland, FL, referred by the DCDD, has repaired many bridges in Volusia & Flagler Counties and currently handles the majority of the DOT bridge work. The Committee met privately with this contractor and they will be submitting a proposal within the next 2 weeks. Mr. Jake Sullivan advised if the bridge project lasts through November; it will interfere with the Pro Am golf tournament. The Board discussed beginning the project in the Spring of 2013. Mr. Bagdon stated if necessary, a new coat of paint will be applied to the bridge decking to enhance the appearance before the Pro Am.

- **Gate House Renovations**

Mr. Travis Houk advised the exterior & interior of the gatehouses need some updates. Specifically, the updates include painting the exterior and interior walls, updating the electrical outlets, and retiling the floor. Mr. Houk reported the tile on the floor could be removed and painted thus eliminating the tile cost but creating additional maintenance. Mr. Bagdon reported if a trailer is furnished by the Association, Securitas can work without interruption. The Board asked for a cost breakdown before allocating the money.

- **Paver Quotes – Ocean Estates**

Mr. Houk reported on proposals for areas requiring paver replacement and repair. Paver repair at three locations at the Granada Drive cul-de-sac in Grande Mer will cost \$1,500. Repairs at four locations on Rivera Place in Grande Mer will cost \$2,000, and repair of pavers at the Main Gate entrance turning right off the toll bridge will be \$1,800. Mr. Houk reported the \$1,800 will be a Hammock Dunes Owners' Association expense. Repairs in the other two areas would be funded by

Ocean Estates Neighborhood. There are sufficient reserves in the Grande Mer budget to proceed with the paver project.

ON MOTION BY Kelli Jebbia, seconded by Phli Henderson, with all in favor, the Board voted on whether to approve proceeding with paver repair and replacement for the two identified areas in Grande Mer and the one location at the front entry. Motion carries.

- **Ocean Estates Dune Walkovers**

Mr. Bagdon reported several beach dune walkovers along Playa del Cur and Carino la Mer are in need of repair and replacement. The Committee has obtained several proposals. He indicated the Committee is investigating the removal of the original Association walkover/overlook adjacent to the comfort station since it provides direct access into the community and poses an insurance liability. The Board discussed the responsibility of the walkovers and the policy for repair. Audience member Dave Eckert stated the dune walkover adjacent to the comfort station cannot be removed since it's deeded/committed to lot 70. If the walkover is removed, the DEP will likely not allow a new dune walkover to be constructed thus when a home is eventually constructed it will not have a walkover. Mr. DeGovanni asked the Committee to coordinate with Mr. Eckert and Mr. Dennis Vohs to ensure the walkover is dedicated to the lot before any decisions are approved.

- **Clicker Beach Hurricane Straps**

Mr. Bagdon stated a few residents have indicated the stainless steel roof straps at Clicker Beach appear to be rusting and corroding. The straps secure the roof to the sub structure below. With potential strong storms approaching this summer, Mr. Bagdon stated the Maintenance Committee recommends the proposal of \$990.00 to replace straps as needed. The proposal also includes rust removal and painting each strap with a protective sealant, total 48 straps.

ON MOTION BY Kelli Jebbia, seconded by Phil Henderson, with all in favor, the Board voted on whether to approve repairing the hurricane straps at Clicker Beach per the \$990 proposal. Motion carries.

Committee Reports:

Design Review Committee

Gate House/Clock Tower Color Change

Mr. Cosmo DiPerna reported the Design Review Committee reviewed the colors for the gate houses and selected a tile to replace the original blue accent tile on the exterior walls. Mr. DiPerna stated the Committee recommended painting the gate houses and clock tower the same color as the HD Club and the exterior wall tile is a travertine color that ties in with the roof. Mrs. Jebbia stated it's important to have the blue tile since it serves as a marketing strategy representing the oceanfront. Mr. DeGovanni indicated the HD Associates building will be a different color from the gate house and clock tower if the color is changed. It does not make sense to the change the paint color at this time if all buildings are not the same. Mrs. Jebbia also noted many residents did not like the "pink" Club color when it was selected and that she likes the sandy, ocean colors of the front entry. The Board agreed the exterior paint color should not be changed until all entry buildings can be addressed. Since the blue accent tile is deteriorating, the Board asked the DRC to review blue tile options and select one sample for the Board to approve.

Long Range Planning Committee

Mr. DeGovanni reported that he and Mr. Houk met with the John Rex & Greg Zaniello with the Communications Consulting Group. If the Association signs a contract with CCG, it does not commit the Association to any agreements but allows CCG to proceed with their due diligence on what contracts currently exist within Hammock Dunes and the respective condominiums. After CCG does their research and their negotiation with the cable companies, they will respond to the Association

with a package deal. Mr. DeGovanni reiterated this does not commit the Association to the agreement negotiated by CCG. The agreement includes two pieces of revenue. The first is an open door revenue agreement which is an up-front fee the cable companies agree to pay to use the easements. The second is revenue sharing agreement that continues within a 10 year period with a continuous revenue stream. Mr. DeGovanni confirmed the individual cable pricing is regulated by the State of Florida and cable rates will not be impacted unless the state changes the regulation. CCG recommends strength in numbers thus the Master Association should include all Neighborhood Associations during the negotiation. CCG indicated over 10 years there is significant gains to achieve, specifically hundreds of thousands of dollars.

Mr. Furia questioned if CCG will be successful to get additional monies from Brighthouse after they have used these easements over the past 18 years. Mr. Aiello confirmed the HDOA attorney was skeptical about this company. Mr. DeGovanni stated he and Dennis Vohs have done their due diligence on CCG and all signs point to credibility. The Board discussed if each neighborhood should negotiate on their own or join the Master Association. Mr. Aiello stated each neighborhood should confirm they want the Master Association to negotiate for them. The Board discussed if the Board should enter into an agreement with CCG.

ON MOTION BY George DeGovanni, seconded by Bruce Aiello, with Mr. DeGovanni, Mr. Aiello, Mr. DiPerna, Mr. Henderson, Mr. Bagdon, Ms. Jebbia, Ms. Cerniglia in favor and Mr. Furia opposed, the Board voted on whether to enter into an agreement with CCG to negotiate a package deal for the cable easements on behalf of all HD Associations and for the HDOA to notify each neighborhood association of the agreement and their opportunity to opt out if necessary. Motion carries.

Security & Emergency Response Committee

Mr. Aiello reported the Security Committee will draft a resolution for a neighborhood Association or Hammock Dunes resident to request the use of the mobile stealth camera. The Board discussed the purpose of the roving camera and where it can be placed and how it's approved to be used.

ON MOTION BY Bruce Aiello, seconded by Kelli Jebbia, with all in favor, the Board voted on whether to draft a resolution for the operation of the mobile stealth camera. Motion Carries.

Social Committee

Mr. Andy Furia reported the June beach party was well attended. Mr. Furia asked if a sign can be made identifying where the party is located and the time. Mr. Aiello agreed that it's an excellent idea. Mr. Furia stated the sign will be removable and only posted the day of the party. The Volunteer Recognition Dinner is on the calendar for October 24th. Mr. Furia and Mr. DiPerna have received multiple names and are narrowing down the candidates.

Communications Committee

Mrs. Jebbia reported she met with Bill Connor, Travis Houk, and Kari Craig (SSMG) to discuss the IContact procedure. Kari and Travis are working on merging the email addresses thru the Securitas database, SSMG database, and IContact database for a complete community updated email address database. Mrs. Jebbia stated new residents will now be automatically updated to the email database to receive welcome packages and community emails. Mrs. Jebbia confirmed all email communication should still go thru her and she will then contact Kari and Travis for distribution.

Financial Committee

Mr. Aiello reported on Association financial reports for the Master Association and the Granada Estates and Ocean Estates Neighborhoods. Financials were not included in the package since the HDOA meeting is early this month and the bank statements have not been reconciled. Mr. Aiello reported the 2011 audit is complete and the finance committee has copies. The public sale court date for the Dennis property is September 18th and the Association has to make the decision to bid on the

property. Mr. DeGiovanni asked this to be an agenda item for the August meeting. Mr. Aiello reported the property at 13 San Marco Court is in collection with Taylor and Carls. The Island Estates Neighborhood Association is debating to foreclose on the O'Shea property, 114 Island Estates Parkway. The Board agreed if they foreclose, Island Estates should satisfy the Master Association's debt.

ON MOTION BY George DeGiovanni, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to pursue their lien at 114 Island Estates Parkway. Motion carries.

Association Updates/Discussion:

Communications Consulting Group Update

This was addressed under Long Range Planning.

Political Sign Discussion

Mrs. Jebbia reported a few years ago more and more residents began displaying political signs in their yards. There have been several articles in the *Sandscripts* newsletter advising residents political signs are not permitted in yards or on community common areas. Notification will be sent to membership again especially given the upcoming elections.

Asset Purchase Committee Update

Mr. DeGiovanni reported a Hammock Dunes friendly company expressed interest in leasing the HD Associates building and purchasing all billboards. Another Hammock Dunes friendly entity indicated interest to purchase 51% share of the HD Associates building with a partnership with the HDOA. Mr. DeGiovanni further reported that discussion was held with Mr. Vohs to address and understand the revenue flow and potential value for the DCDD connection fees.

The Board discussed the 51% partnership option, the DCDD connection fees, and realty companies occupying the HD Associates building. Mr. DeGiovanni asked the Board to table discussion until the next month but to think about the options discussed as well as the possibility of depleting reserves to pay for the package purchase.

Mr. DeGiovanni confirmed the presidents of each neighborhood association will attempt to have a meeting in August to discuss the Association's plan to purchase the Declarant rights and property. Eventually, there will be a town hall type meeting for the Board to address the community. A quorum of one-third of the membership would be required to vote on acquisition of Declarant rights and property and a ye a vote form a majority of the quorum will be required to proceed with purchase.

New Business:

No additional new business.

Audience Comments:

No additional audience comments.

Adjournment

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