

**Hammock Dunes Owners Association, Inc**  
**Board of Administrators Meeting**  
**June 18, 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, Dennis Vohs, Bob Bagdon  
**Members Absent:** Nancy Cerniglia, 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 – May 21, 2012 Board of Administrators Meeting**

**ON MOTION BY Dennis Vohs, seconded by Phil Henderson, with all in favor, the Board approved the minutes of the May 21, 2012 Board of Administrators Meeting as written.**

**Committee Reports:**

**Financial Committee**

Mr. Aiello noted in the financial report no figures are shown for several budgeted items and figures were missing from other line items. He will meet with Mr. Houk after the meeting to discuss the needed revisions. The Association is favorable to budget for the month and year-to-date. Granada Estates is favorable to budget for the month and year-to-date. Mr. Aiello asked Mr. Houk to schedule a Financial Committee Meeting next Thursday and to ask Mr. Vohs to attend. The Ocean Estates Neighborhood Association is favorable to budget by \$29 over all. Carino la Mer is favorable to budget \$649 for the month and \$2,700 year-to-date. Grande Mer is favorable to budget \$542 for the month and \$784 year-to-date. Playa del Sur is also favorable to budget, but is still repaying the Master Association for a loan for construction of the sea wall. At the end of the year, interest from Ocean Estates Neighborhood certificates of deposit will be refunded to the Master Association since interest on investments are not restricted reserves. No funding has been received from the lender who foreclosed on 13 San Marco Court. By consensus, the Board agreed to have Association legal counsel send a demand letter to the lender.

**Design Review Committee**

**DRC – Lake Bank Treatment Design Revision**

Mr. DiPerna reported on new home construction in the community. In response to Mr. Hayes concern about the excessive amount of coquina rock used along Lake Anastasia, the DRC modified the requirement for coquina rip rap designs to a 10 foot maximum slope width. The DRC has discussed repainting the clock tower at the community entrance using the same color paint as the paint used on the Hammock Dunes Club.

**Security and Emergency Response Committee**

Mr. Aiello noted the vehicle access staff and roving patrol are not law enforcement officers. Owners should call 911 to report illegal or suspicious activity, rather than the gate staff. If owners do report law enforcement matters to the gate, the staff has been instructed to call the Sheriff's Department and notify the roving patrol. Enforcement of neighborhood and condominium rules is the responsibility of the respective condominium or neighborhood associations, not the access control staff or roving patrol. Securitas is investigating options for verifying the identity of telephone callers to the gate houses. It may be possible to tie owner telephone numbers to the gate house computer system. It has been almost three years since owner contact information has been updated in the gate system. Mr. Aiello asked whether owners should be asked to update their information again. There was

discussion regarding tying the information request to owners with an update of information needed for the community database. Mrs. Jebbia said current e-mail addresses and telephone numbers are also needed for the IContact program. By consensus, the Board agreed to send a request for updated information to owners, including a request for current e-mail address, to owners next year.

### **Status of Communications Consulting Group Agreement**

Mr. Vohs reported the letter of authorized representation transferring the rights to negotiate with utility suppliers to Communication Consulting Group (CCG) has no term limit. The consulting agreement does specify termination limits but does not reference the letter of authorization. The negotiations will be focused on cable providers therefore there would be no agreement with the Master Association. Mr. Vohs recommended inserting a term clause in the letter of representation, stipulating there will be no rate increase with the utility for three years, and soliciting opinions on the matter from Ocean Estates and Granada Estates owners prior to proceeding. He will also follow up on obtaining information on the contractor's references. Mr. Aiello advised the Island Estates Neighborhood Association recommends scheduling a meeting with all of the neighborhoods and condominiums and CCG to discuss the matter. Mr. Vohs will schedule another meeting with CCG to discuss their proposal.

### **Long Range Planning Committee**

Mr. Vohs recommends that the Association develop informational packets and questionnaires for distribution to owners using the data base/modeling system. The data could be shared with specific realtors focused on this market for use in marketing to different types of buyers. The Club has indicated it will help populate the data base. The questionnaire would encompass data including age, number of children in household, second home location, geographic region of previous residence, country of birth. A privacy policy would also have to be developed. The committee will draft a privacy statement to be reviewed by Association legal counsel. Mr. Eckert recommended distributing two or three shorter questionnaires and developing strategies to secure personal information.

### **Social Committee**

Mr. Furia reported the next summer beach party is scheduled this Wednesday, June 20, 2012. On the e-mail reminding owners about the party, owners will be advised they do not need to bring beach chairs. Mr. Furia and Mr. DiPerna will be working on the Volunteer Recognition Dinner. An e-mail will be sent to owners advising nominations are being accepted for individuals to be honored at the dinner.

### **Communications Committee**

Mr. DeGiovanni said he will ask Mrs. Jebbia to distribute a President's newsletter to owners periodically but not on a monthly basis. Mrs. Jebbia reported Southern States Management Group (SSMG) has an IContact data base and provides IContact data base management services for other communities. Mr. DeGiovanni recommended having SSMG administer updating of the HDOA IContact data base and continuing to have Mrs. Jebbia review, edit and coordinate information sent to owners. By consensus, the Board agreed to send a broadcast e-mail notifying owners Daytona State College will be honoring Jim Gardner for his many contributions to area educational institutions. Board Members commended Mrs. Jebbia for doing an excellent job on the Sandscripts newsletter.

### **Maintenance Updates**

Mr. Bagdon reported on the status of maintenance projects. A number of projects have been delayed due to the recent rains. The community hardscape is 20 to 30 years old and is being adversely affected by the salt air. One of the lights on the main bridge has collapsed. The Association received an estimate of \$700 to repair the light base. The committee recommends consideration of eventually replacing all of the lights on the main bridge after bridge repairs are completed. All of the bridges need to be inspected and pressure washed. An estimate of approximately \$2,600 was received to re-cut the loop that opens the Mariner's drive exit gate which has stopped working. Mr. Furia

recommended installing additional rumble strips along Ave. de la Mer. Mr. Bagdon noted Casa Bella will change their “private property” signs to a speed limit sign. Mr. Henderson agreed that Casa Bella Neighborhood would fund the sign replacement.

**ON MOTION BY Bruce Aiello, seconded by Kelli Jebbia, with all in favor, the Board voted on whether to authorize \$2,500 for pressure washing all of the bridges except the main bridge. Motion carries.**

**ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to authorize \$2,600 to repair the access exit ground loop for the Mariners Drive Bridge. Motion carries.**

### **Bridge Re-Surfacing Bid Discussion**

Mr. Bagdon reported only two contractors showed up for the bridge contract pre-bid meeting and only one bid (Alan Green Construction) was received for the work. The base bid for stamped concrete or clay pavers ranged between \$170,000 – \$200,000, not including hourly work for epoxy or concrete patching. Mr. Bagdon recommended re-issuing the bid to contractors outside of Flagler County. Mr. Vohs recommended contacting Tim Sheahan, Dunes Community Development District, and inquire about the contractors that submitted bids for the repair of the Hammock Dunes Parkway Toll Bridge. The Maintenance Committee will re-engage their engineer and reach out to additional contractors. Mr. Bagdon indicated the bridge project could take an additional two months before bids are formalized again.

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

#### **13 San Marco Court – Covenant Enforcement Committee**

Mr. Houk reported the 30 day grace period for the lender who foreclosed on the 13 San Marco Court has passed. The lender has not paid assessments due to the Association nor maintained the property to community standards. The landscaping is not being maintained and a screen enclosure on the rear of the property needs to be repaired. The Board directed Mr. Houk to have the Association attorney write a letter to the lender regarding the maintenance violations and to pursue collection of the past due assessments.

#### **Parking, Driveway v. Garage**

Mr. Houk reviewed Association governing document rules for vehicle parking in various neighborhoods. The language in the Master Declaration appears to be more restrictive than the language in the neighborhood covenants. The Declaration indicates pick-up trucks, commercial trucks, etc. must be parked in an enclosed garage; however personal passenger vehicles such as trucks can be parked on the paved portion of the lot. The Board discussed the ambiguity of the language. Mr. DeGiovanni asked if this was an issue the Board needed to address immediately. The Board agreed to table discussion until it becomes a problem.

#### **37 & 67 Island Estates Parkway Landscape Delegation**

Mr. Aiello requested approval to add the residences located at 114, 37, and 67 Island Estates Parkway to the list of properties for which Cru Cuts is contracted to maintain the front lawns. Adding the properties to the contract will be contingent upon verification from the Island Estates Neighborhood Association that the owners have received a notice regarding violation of landscape covenants and restrictions. Two properties being maintained by Cru Cuts were recently sold and the owners/banks will now be responsible for lawn maintenance.

**ON MOTION BY Cosmo Diperna, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve funding to add the properties located at 114, 37, and 67 Island Estates Parkway to the Cru Cut lawn maintenance contract. Motion carries.**

### **Villas Self Help, 24 La Costa Place**

Ms. Jebbia requested approval for self help delegation from the Hammock Dunes Master Association to the Villas Neighborhood Association to power wash the property at 24 La Costa Place.

**ON MOTION BY Bob Bagdon, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve “self help” delegation to the Villas Neighborhood Association, Inc. for power washing of the residence at 24 La Costa Place. Motion carries.**

### **Asset Purchase Committee Update**

Mr. DeGiovanni stated the Committee has been in communication with Tom Sharpe to clarify the location, size, titled, leased, etc. of the billboards. The Committee also requested his assumptions of the DCDD connection fees.

### **New Business:**

#### **3 Marbella Court**

Mr. Aiello recommended not spending any more money for legal fees to pursue collection of past due assessments from the owner of 3 Marbella Court. The court has issued a default judgment against the owner who currently owes \$7,484 in past due assessments and \$2,000 in legal fees.

Four properties have been given to Brooks & Casey for collection. The next property on the list for referral to the attorney for collection is 6 Via Roma. There was discussion regarding which properties on the delinquent list should be referred for legal action.

Mr. DiPerna recommended limiting the amount of time for committee reports and the amount of information presented to reduce the length of the Board Meeting.

### **Audience Comments:**

Mrs. Sharon Dietz, asked whether the vacant lot next to the Tuscany Condominium could be purchased, or some other location identified, to establish a children’s playground. Mr. DeGiovanni stated Mrs. Jebbia has advised the Board of the need for a playground and the Board acknowledges the need. The lot next to Tuscany is owned by WCI. The Master Association does not own the Declarant rights, and therefore cannot change the current vision of the community without approval by H.D. Associates for the WCI properties. Mrs. Jebbia advised she has playground plans developed in 2006 and the Board has discussed using the area near the tennis courts for a playground. The Long Range Planning Committee is working with the Hammock Dunes Club Strategic Planning Committee to develop a shared vision for the community and could be asked to review the request for a playground and make recommendations to the HDOA Board within 60 days. Mrs. Jebbia advocated immediately approving funds and moving forward with establishing a playground.

**ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, the Board voted on whether to authorize the Long Range Planning Committee to meet with the Club’s Strategic Planning Committee to assess the feasibility of working with the Club to establish a playground and report to the Board within 60 days.**

The motion above was amended to:

**ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with George DeGiovanni, Cosmo Diperna, Bruce Aiello, Phil Henderson, Andy Furia, Dennis Vohs, and Bob Bagdon, in favor and Kelli Jebbia opposed, the Board voted on whether to authorize the Long Range Planning Committee to meet with the Club’s Strategic Planning Committee to assess the feasibility of working with the Club to establish a playground, develop a detailed playground plan, including recommendations for financing and location and reporting to the Board within 60 days. The motion carried.**

Mr. Eckert expressed concerns about sharing information between managers of different community data bases.

**Adjournment**

**ON MOTION BY George DeGiovanni, seconded by Bruce Aiello, with all in favor, the meeting was adjourned at 2:10 pm.**