

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
March 19, 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, Andy Furia, Jay Furbay

Members Absent: 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 – February 20, 2012 Board of Administrators Meeting

ON MOTION BY Dave Eckert, seconded by Bruce Aiello, with all in favor, the Board approved the minutes of the February 20, 2012 Board of Administrators Meeting, with the following amendments:

- **On page 1, under Communications Consulting Group, Inc., Mr. Travis Houk will revise and simplify the detailed discussion and confirm with the Board for approval.**
- **On page 2, under Financial Committee, paragraph 1, sentence 1, the word “of” should be inserted after the word “couple” and paragraph 1, sentence 3 after the word “associations” the phrase “and more money was put into reserves” should be added.**
- **On page 3, sentence 3, under Long Range Planning Committee, the words “Playa Del Sur” should be inserted after the words “Carino la Mer”.**
- **On page 5, sentence 3, under Bridge Repair Proposal, the word “set in” should be replaced with the word “with” and the phrase “mortar, or other equipment necessary” should be inserted after the word “epoxy”.**
- **On page 6, sentence 3, under HD Associates Negotiation Team Update, the words “by HDOA” should be inserted after the word “market” and in sentence 6, the “d” in the word “declarant” should be capitalized**

Committee Reports:

Communications Committee

Mrs. Jebbia reported there will be a broadcast email sent out this week regarding the Annual Members' Meeting March 26th. Mrs. Jebbia will email the Board requesting suggestions for articles for the upcoming *Sandscripts* newsletter.

Design Review Committee

Mr. DiPerna reported no new business. Mr. Aiello asked if the DRC is required to approve road signs and street poles. The Board confirmed individual signs must be approved by the Master Association. Mr. Bagnall said the sign should only be reviewed from an architectural perspective and not whether the sign should be installed. Mr.

Eckert expressed concern for the DRC granting approval inside lanais. Mr. DiPerna stated the Committee does not police inside the lanais. Architectural submittals for lanais are noted and usually approved.

Social Committee

Mr. Furia suggested holding the Summer Beach Parties the third Wednesday of each month at the Hammock Dunes Clubs' dune walkover, which was the previous venue. Mr. Furia reported the Beach Parties will begin in May and continue through September. It was recommended Mr. Furia cross check these dates with the Hammock Dunes Club calendar. Mrs. Jebbia advised she would like to schedule a walk on the new Audubon fitness trail before or after the Beach Parties. Mr. Furia reported the date for the Volunteer Recognition Dinner is October 2012 and the date will be listed in the *Sandscripts*.

Security & Emergency Response Committee

Mr. Aiello reported he met with Securitas, Inc. regional manager Carlos Valentin regarding the error in the access control camera equipment contract, which stipulated the Association would be charged a "pro-rated" monthly fee and own the equipment at the end of the contract. The revised contract will be corrected to reflect Securitas, Inc. owns the surveillance camera equipment. The monthly price will be adjusted per the change in ownership. Securitas has offered to work with the Master Association to replace the gas-powered rover vehicle with a street legal vehicle with a top speed of 40 mph. Rising gas prices prompted the investigation into an alternative, fuel efficient, vehicle. Securitas will send brochures to Mr. Aiello for the Board's consideration. A lock on a Dunes Community Development District pump station gate at Clicker Beach is opened by means of a latch, which allows unauthorized access to Clicker Beach. The DCDD will be asked to put a lock on the gate. Mrs. Jebbia asked if the community has an evacuation plan in place and noted community members might not be aware that the Hammock Dunes Bridge will be closed in the event of a hurricane, high winds, or other disaster. It was suggested residents be advised in the next *Sandscripts* newsletter that they can sign up for the County's emergency telephone alert system. In response to a question regarding HDOA rules regarding motorcycles, it was stated property owners are allowed to have motorcycles. They must be registered with Southern States Management Group. Visitor motorcycles are not permitted in the community and may be stored at the South Gate. Mr. Aiello will provide the request form for use of the remote camera to Mr. Houk and suggested delegating authority to authorize use of the remote camera to the President of the Board and the Chairman of the Security Committee.

ON MOTION BY Kelli Jebbia, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve delegating authority to the President and the Chair of the Security Committee to approve use of the remote camera. Motion carries.

Financial Committee

Mr. Aiello reported on changes to be made to the Financial Report, and will provide his amended copy to Mr. Houk for the revisions. All the account numbers need to reflect the nomenclature that's in the budget. In the future, a summary of the Check Register will not be included in each Board Members' agenda packet. The itemized Check Register will only be included in the agenda packages for the President and the Treasurer. Mr. Aiello will report at the Annual Members' Meeting the FY 2011 year-end financial report for the Master Association showed a net operating profit of \$5,000. The profit allowed

the Board to adopt the FY 2012 Operating Budget with the same monthly member assessment as the FY 2011 assessment, while still contributing funds to the reserves Mr. Aiello will also advise owners at the Annual Members' Meeting the Association has engaged two law firms to collect delinquent assessments and the Board is working diligently to reduce the amount of bad debt and collect on delinquent member assessments.

13 San Marco Court

Robyn Braun, the Association's legal counsel has not yet confirmed the court date for 13 San Marco Court. The worst case situation will be the original court date in April. Mr. Houk will follow-up with Ms. Braun.

Long Range Planning Committee

Mr. Eckert reported on the summary of long range planning activities and distributed documents outlining current and future macro objectives. The Committee is supporting a three-person committee charged with providing analysis on the Declarant rights. Mr. Eckert stated the Committee should continue to review proposed changes to the Master Declaration which will begin to affect the community in 2012 or 2013 and establishment of a potential joint Hammock Dunes Club/HDOA planning committee. ITT Community Development Corporation had a vision for the Barrier Island that was included in the original DRI. This included the build-out of the WCI parcels, Carino la Mer, and Playa del Sur. Given their current status and lack of activity, these three neighborhoods should continue to be a focus of the Committee. Mr. Eckert reported the Renaissance property could still be a viable opportunity and he reviewed the community modeling data base designed to help track the flow of money in and out of the community from sources such as member assessments and utility payments. The data base can also be set up to include non-property owner contributions and to help estimate the cost of building out the Ocean Estates and Island Estates Neighborhoods.

There was discussion regarding the pending expiration of the Hammock Dunes community DRI. According to Flagler County Administrator, Craig Coffee, the DRI closeout agreement was approved by the Florida Department of Community Affairs on January 19, 2012. Unless the Florida Legislature or the Governor intervenes between now and the end of April, the closeout agreement will remain in effect. All the agreements between Flagler County, Admiral Corporation and DCDD will go into effect in terms of money transfers. For example, DCDD had a reserve it was holding in the event the bridge had to be expanded from two to four lanes. Potentially there is about \$1,800,000 to be released to Flagler County for improvements to the bridge and adjacent property. The Long Range Planning Committee also poses the question as to whether the Association should take on the role of a developer to plan for some of the future challenges of the community. The Committee also should continue to address preservation of the dunes with possible government support. Mr. Eckert expressed his willingness to continue to serve on the Committee if the new Chairman offers.

Maintenance Committee and Updates:

Mr. DeGiovanni reported pressure washing of the sidewalks and curbing is almost complete. Mr. Houk is investigating the leaf problem on Via Salerno and Via Roma. The Committee and Corey are inspecting shillings planted around the 4th tee near the front gate. Mr. Houk is requesting bids to replace blue tiles falling off the clock tower and other improvements to the structure. It was suggested the tiles be glued back on until a plan to preserve appearance of the structure has been developed. A couple of the

coquina rocks are falling down the lake bank on Camino Del Rey. The area will be re-stabilized. Estimates will be obtained to repair sinking roadway pavers on the south circle of Rue Grand Mer and an estimate from P&S Paving for the cost to repair or repave the asphalt on Rue Grande Mer which is eroding in the area coming off the second bridge.

The Committee had a second meeting with the DCDD to modify the design of the sidewalk coming off the toll bridge to ensure it does not impact the Hammock Dunes Main Gate and gate office property, including the monuments and landscaping. The new sidewalk will extend from the bridge across the street and out to A1A. Spraying of the crosswalk will not be performed on the pavers. DCDD will negotiate with HD Associates to confirm the easement. The committee is obtaining an estimate to straighten a post on the right hand side of the Granada Estates gate. The committee signed the agreement with the A1A Committee volunteers to being removing the Brazilian Pepper plants from Hammock Dunes property. Mr. DeGovanni will contact the Club about having Brazilian Pepper plants removed from the golf course. Vine clearing on Lake Renoir is complete, and Cory has submitted an estimate of \$900 for additional vine clearing requested by residents on Rue Renoir. The contract has been signed with MS Engineering for the engineering specifications of the main bridge. MS is completing the specifications, which will be used to request proposals from contractors bidding on the work.

There was discussion regarding what committee chairs are expected to report at the Annual Meeting. Committee chairs were advised to summarize accomplishments from the previous year and major projects planned in the coming year.

Mr. Bagnall mentioned he was approached by Bob Roberts about the removal of the sculpture that's on loan to the Association from Paul Baliker. Mr. Roberts will get back with Board once he obtains a selling price.

Association Updates/Discussion:

HD Associates Negotiation Team Update

Mr. DeGovanni reported the Committee sent a letter listing the values being offered to H.D. Associates for purchase of the Declarant's assets. The main interest in the letter was obtaining the gate office area, the billboard property and Declarant rights. HD Associates vacant lot values were included in the letter as well. Mr. DeGovanni said he indicated to Mr. Sharpe the Association would only be interested in paying the DCDD connection fees if it's a pass-through. The letter included the status of the DRI, and the status of loans for purchase of the property and rights.

Communications Consulting Group

There was discussion regarding the proposal from CCG, the costs, requirements, and benefits of retaining the company to negotiate the cost of easement use with cable service providers. Mr. DeGovanni suggested that the Association contact some of CCG's competitors and get some additional proposals. Mr. Furbay agreed to send the Board some additional companies that he's encountered through his consulting work in South Florida. Once the names are received, the Board will solicit bids.

2012 Annual Meeting

The 2012 Annual Members' Meeting will be held on Monday, March 26, 2012 in the Seaside Dining Room. Mr. Houk will ask the Club to set up a table on the north wall, and have a working microphone available.

New Business:

Candidates

One candidate sheet has been received, unopposed, for election to fill one vacant position each for the Board of Administrators representing the Granada Estates community, the La Grande Provence community and the Ocean Estates community. If there are no additional nominations from the floor and the three candidates who have submitted their names for nomination are elected, there will be one open seat on the Board. It was recommended that potential candidates for the vacant seat be required to submit a resume to Mr. Houk.

Audience Comments:

The Board addressed member comments and concerns. Mr. Henderson asked if the Board was responsible for the safety of residents in regards to dogs not on a leash. The Board advised liability cannot be transferred from the owner of the dog to the Association. The Association has notified residents through various means of communication that Flagler County has a leash law in effect.

Adjournment

ON MOTION BY Phil Henderson, seconded by Jay Furbay, with all in favor, the meeting was adjourned at 12.42 pm.