

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
October 15, 2012

Call to Order

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

Members Present: George DeGovanni, Cosmo DiPerna, Bruce Aiello, Phil Henderson, Andy Furia, Bob Bagdon, Nancy Cerniglia, Dennis Vohs

Members Absent: Tom Sharpe, David Jacobs, Kelli Jebbia

Others Present: Travis Houk, Southern States Management Group, Inc.

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

Approval of the Minutes – September 17, 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 September 17, 2012 Board of Administrators Meeting as written.

Committee Reports:

Maintenance Committee Updates:

- **Bridge Re-Surfacing Update**

Mr. Bagdon reported the Maintenance Committee has exhausted the external resources thru Volusia/ Flagler County, the DCDD, the Association's structural engineer John Simko, the Florida Bridge Association, etc. The Committee has even gone as far as the yellow pages for contacts. Mr. Bagdon indicated many government projects have allowed bridge contractors to explore other opportunities and for some smaller projects the work is not worth their mobilization. The Committee has scaled back their original scope and reviewed the pricing on just the concrete/bridge surface. An estimate was provided by Mr. Simko, by way of Allan Green Construction/Truant Construction for \$135,000. The scope of the estimate is to scrape off the existing stamped concrete and replace it. A meeting with the general contractor and Mr. Simko is scheduled for October 22, 2012 at 2 p.m. Mr. Dave Eckert was asked to participate in the meeting along with any Board Members who are interested. There was discussion regarding commencing the project in the spring of the next fiscal year which commences on January 1, 2013. Mr. DeGovanni asked the Committee to have Mr. Simko clarify the 7-10 year maintenance life.

- **Bridge Lamps**

Mr. Bagdon reported three street lamps have been replaced. The remaining lamps have been cleaned up. The Committee is still reviewing the synthetic lighting options.

- **A1A Island**

Mr. Bagdon reported on the meeting with Flagler County to discuss the repairs to the A1A median island. The County advised \$100,000 has been budgeted for repairs to the island. Any funds remaining after the concrete work is completed can be applied towards the landscaping improvements. The Committee does not see the impact of adding additional curbing per the earlier meeting with Faith, County Engineer. The Committee will proceed with the original (County & DOT) design and will meet with Bob Dickinson to discuss his landscape plan.

- **Lakeside Cleanup**

Mr. Bagdon reported several homeowners on Rue Renoir requested completion of the lakeside cleanup project on their lake bank. Bob with Corey Enterprises submitted two estimates, one for \$2,000 to complete the work as time permits throughout the winter and one for \$4,500 to complete the work immediately. By consensus, the Board agreed to accept the bid for \$2,000. Expense for the work will be paid from the Granada Estates Neighborhood budget.

- **Jungle Hut Road Cleanup**

Mr. Bagdon reported after having walked down Jungle Hut Road it was determined the area on the HD Club side is in need of cleaning. Mr. Bagdon spoke to Jesse Thorpe at the Club who will initiate a cleanup project.

- **Lower Entrance**

Mr. Bagdon reported work on the lower entrance to the Club Entrance on HDOA property is 99% complete. The Club is responsible for the installation of direct spots on the columns.

- **Clock Tower**

Mr. Bagdon reported work on the clock tower is complete.

- **Brazilian Pepper Plant Initiative**

Mr. Bagdon reported the Brazilian Pepper removal crew started this past weekend and has gathered two large piles of debris for disposal by the Corey landscapers. The crew walked the community and found significant pepper growth along the dunes, the vacant lots, and common property. The volunteer A1A crew does not have the equipment to handle removal of such significant growth; Corey Enterprises staff will be walking the area in the next few weeks to determine what they can do to remove the larger plants.

- **Granada Drive Bridges**

Mr. Bagdon reported the power washing has started on the bridges.

- **Gate House Renovations**

Mr. Bagdon reported the Gate House renovations have been completed. Mr. Houk clarified that the thresholds will also be replaced in the Gate Houses.

- **Ad Hoc Committee**

Mr. Bagdon reported the Ad Hoc Committee met to discuss measures for tracking non-resident vehicle access to Club and Association property. Mr. Houk received an estimate of \$3,600 to install six counters at \$3,060 for one week, which would confirm the usage. The Board discussed the Club use and the impact on the hard assets. Mr. Bagdon stated the Committee will continue to meet and evaluate their options.

Communications Committee

Mr. Houk reported he, Mrs. Jebbia, and Mr. Connor will work to get the IContact database project completed by November 1, 2012. Mr. Furia indicated residents are not receiving emails from the Association. Mr. Houk asked to have residents come directly to him to ensure they are programmed into the database.

Social Committee

Mr. Furia reported the plans for the Volunteer Recognition Dinner are coming together.

Long Range Planning Committee

Mr. Vohs reported the first letter regarding the community data gathering initiative has been mailed to owners. A second letter and the questionnaire will be mailed to owners later this week.

Security & Emergency Response Committee

Mr. Aiello gave Mr. Houk a list of Smartpass gate transponders to verify that the passes have been deactivated.

He reported the Club is going to begin hosting events that are open to the public and he will draft a letter to the Club asking that a list of event attendees be provided to the vehicle access staff in advance to allow the staff time to pre-print access passes.

- **Pro Am**

Mr. Aiello reported he met with Andy Cunningham and there will be another meeting to discuss the details of the upcoming Pro Am golf tournament. Mr. Aiello reported the Committee is making an exception and authorizing a multi-day pass for the event. The pass will be printed with a large "PA" and directions to the clubhouse only. Mr. Aiello will ask Mr. Cunningham about the design of signage for the event and whether the Board can preview the signs before they are made.

Design Review Committee

- **Easement Request**

Mr. Houk reported the DRC cannot perform the final inspection on a new house that is completely built until a Certificate of Occupancy (CO) is issued. The county is holding the CO due to the fact that the retaining wall on the property encroaches into the HDOA easement by a couple feet. Encroachment on the easement is necessary to maintain the integrity of the retaining wall. The county has advised the HDOA must grant approval for the owner's use of the easement prior to issuance of the CO or the retaining wall encroachment must be removed.

ON MOTION BY Cosmo DiPerna, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve granting the easement encroachment approval. Motion carries.

Finance Committee

Mr. Aiello reported last month that Ocean Estates Neighborhood received \$10,000 and HDOA received \$3,000 from one of the Ocean Estates Neighborhood properties. This month HDOA received \$10,000 from the owners of 42 and 44 Island Estates Parkway, paying their past due balance in full. As a result the owner's Smartpasses will be reactivated. Mr. Aiello reported the Association continues to pursue specific identified delinquent accounts.

- **HDOA, Granada Estates, Ocean Estates FY 2013 Preliminary Budget**

Mr. Aiello reported the Association's bad debt expense has been reduced in 2013 since it is almost equal to the delinquent expenses. Granada Estates Neighborhood has eliminated the bad debt expense because the previous years accumulations are equal to the delinquent expenses. Ocean Estates Neighborhood will continue to collect for bad debt. The Ocean Estates budget has netted out the same; however the sea wall repayment has been increased. The projected increase for the HDOA is \$1 per month. The projected increase for Granada Estates is \$1 per month. The Board will review the budgets at the upcoming budget workshop meeting.

San Marco Court Property

Mr. Aiello met with the county code enforcement officer last week who advised he is willing take the information from the HDOA demand letter to Bank of America and use it in the Flagler County's code violations letter to Bank of America. The code enforcement officer suggested legal action will be required to fight Bank of America.

Association Updates/Discussion:

DCDD Well Easement

Mr. DeGovanni reported the DCDD has a very large easement for two water wells on Jungle Hut Road that is buffered by landscape on the main road and the tennis court area. The easement has been in existence since ITT initiated development in the community and the DCDD pays \$10,000 per year plus an annual inflation index for the easement. Currently the area is overgrown and DCDD requested to install permanent gravel in the area that will not damage or interfere with the surrounding landscape. The wells are going to require maintenance in the coming months and the gravel is necessary for the maintenance. Mr. DeGovanni asked the Board to require a concrete driveway entrance be placed from the sidewalk past the entry gate for the easement prior to the gravel being installed. The Board members present agreed to the stipulation.

Mr. DeGovanni indicated the DCDD has agreed to defer the sidewalk proposal until a later date.

Asset Purchase Committee Update

Mr. DeGovanni reported the letter to E2M that will be copied to Tom Sharpe will be drafted this month and brought to the Board for review. Tom Sharpe inquired as to whether the developer should renew the billboard leases with Clear Channel and was advised to proceed with lease renewals. Mr. DeGovanni stated the Committee will proceed with obtaining a survey for the Sales Center property.

Self Help – 3 Marbella Court

Mr. Houk reported that the Villas Neighborhood Association needs formal approval from the HDOA, with the same waiver as that given for other Villas properties, in order to clean the roof at 3 Marbella Court.

ON MOTION BY Bruce Aiello, seconded by Andy Furia, with all in favor, the Board voted on whether to delegate self-help to the Villas Neighborhood Association to clean the roof at 3 Marbella Court under the same conditions as those previously approved for other properties. Motion carries.

New Business:

Replacing Kelli Jebbia

As of November 1, 2012, Kelli Jebbia is resigning her position on the Board of Administrators because she and her husband are selling their property in Hammock Dunes and relocating. Mr. Houk will confirm the length of her remaining term of office. The Board is considering asking Marge Rooyackers to fill Mrs. Jebbia's remaining term. Mrs. Rooyackers will be asked to submit her resume for review by the Board. The official vote to appoint a replacement for Mrs. Jebbia will occur at the beginning of the next Board of Administrators Meeting.

Audience Comments:

Mr. Furia thanked Mr. Aiello for attending the last Beach Party and encouraged the Board Members to attend the parties next year when they are able. The Club will be asked to post their Volunteer Recognition Dinner sign.

Adjournment

ON MOTION BY Bruce Aiello, seconded by Phil Henderson, with all in favor, the meeting was adjourned at 12:00 pm.