

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
January 21, 2013

Call to Order

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

Members Present: George DeGovanni, Cosmo DiPerna, Bruce Aiello, Phil Henderson, Nancy Cerniglia, Dennis Vohs, Bob Bagdon, Marge Rooyakkers
Members Absent: Tom Sharpe, David Jacobs, Andy Furia
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 – November 19, 2012 Board of Administrators Meeting

ON MOTION BY Bruce Aiello, seconded by Bob Bagdon, with all in favor, the Board approved the minutes of the November 19, 2012 Board of Administrators Meeting, as written.

Mr. DeGovanni introduced Ms. Marge Rooyakkers to the Hammock Dunes Owners' Association Board as the new Villas Administrator.

Club Liaison Report

Mr. Finch's title has been changed to the Hammock Dunes Club Administrator and NOT Hammock Dunes Club Liaison based on the language in the Hammock Dunes Declaration. He reported on the Club's marketing initiatives to increase Club membership and retain current members and advised the Club is also considering local and national advertising campaigns. The Club has been attending trade shows in the northeast to increase interest in the community and has formed the Hammock Dunes Realty Company as of January 2013, to partner with realtors in order to receive a commission from sales developed from Club leads. Currently, the Club has partnered with Luxury Team of Florida and East Coast Premier Properties; however additional partnerships will develop as the campaign grows. The Club will soon be filling the vacant Vice President and Chairman of Marketing positions due to some tragic events. There was discussion regarding the process for realtors to gain access to the property and ways to streamline the process by granting them access passes. One recommendation was to go the local Flagler County real estate governing agency and inform them about the procedure and partnership. Mr. Finch indicated the Club attorneys have reviewed the language in the Master Declaration that prohibits a business from being operated inside the community and confirmed they have the ability to proceed since they are not listing the property. Mr. DeGovanni stated the Club should be sensitive to this issue. Mr. Bagdon stated a legal review of the Master Declaration should be done to understand the HDOA's authority and legal responsibility. Mr. DiPerna asked Mr. Finch to provide the Club's legal review information before the Board contacts their legal team. Mr. DeGovanni asked Mr. Finch to investigate with Jesse Thorpe, Club Manger, if name badges can be provided to Club employees for easier identification at the Main Gate. Mr. Finch confirmed he would address this with Mr. Thorpe.

Committee Reports:

Maintenance Committee Updates:

Mr. Bagdon reported on the following items:

- **Front Bridge Report**

The proposal for repair of the front bridge has been signed and the road repair will begin on or around April 2013. The final contract will be reviewed in the coming weeks.

- **Bridge Railing**
Repairs to the bridge railing will be addressed after the road repairs are completed.
- **Bridge Lighting**
All the globes for lights on the bridge have been replaced.
- **A1A Island**
Plans for the A1A island are not yet approved by the FDOT; however the plans have been drafted and submitted. Flagler County has approved the plans. FDOT and Flagler County has started the preparation for the road work with significant infrastructure already staged along A1A. Corey Enterprises is providing a proposal per the final design.
- **Lakeside Cleanup**
The lakeside cleanup near LaCosta has been completed; additional buffer plants have been installed in the area.
- **Grand Mer Walkover**
Several estimates have been received for repair of the Grand Mer walkover and Mr. Bagdon and Mr. Houk will continue to work on this issue.
- **Brazilian Pepper Plant**
Removal of Brazilian Pepper plants continues. Approximately 75% of the plants have been removed from the community. The challenge for the Committee is to tackle the pepper plants that are on private property and along the dunes. The Committee will continue notification and solicitation of bids for the dunes.

Communications Committee

- **Winter Sandscripts**
Ms. Cerniglia reported Mr. Houk will be compiling the *Sandscripts* newsletter articles. Mr. Houk asked for all proposed articles to be submitted to him soon for creation of a draft for Board approval. Ms. Cerniglia stated information about "2013" Hammock Dunes stickers and where to pick them up should be included in the newsletter.
- **Communications & Community Relations**
Mr. DeGovanni stated he would like to chair the Community Relations aspect of the Communications Committee to begin preparation for informing the residents about the negotiations with HD Associates at the March Annual Meeting. The Board agreed.

Social Committee

There was no report.

Long Range Planning Committee

- **Questionnaire Update**
Mr. Vohs reported on the data received thus far from the Community Questionnaires, and reviewed both immediate and long-term visions for the committee. The Board agreed the HDOA primary responsibility is to enhance the vibrancy and the value of the Community.
- **DCDD Update**
Mr. Vohs updated the Committee that the DCDD will finally have a resolution with Flagler County about request for funds and disbursement.
- **Committee Name Change**
The Long Range Planning Committee will hereafter be known as the Community Planning Committee.

Security & Emergency Response Committee

- **Realtor Access**

Mr. Aiello reported the Committee surveyed several communities for information on their realtor gate access procedures. After discussion with Securitas, the Committee proposed the following realtor access procedure (which is similar to the current post orders): 1.) Property owner must confirm in writing the listing agency and agent. 2.) All real estate agents affiliated with the confirmed listing agency will have access to the property. It's the responsibility of the listing agency to notify the property owner. 3.) Non-listing agents must be confirmed by the listing agency or property owner. Agents that are not confirmed will be denied access. Mr. Aiello stated the Committee will write up the policy and it will be available. Securitas has been advised of the procedure and they will be accountable for any mistakes.

- **Securitas**

Mr. Aiello reported he and Mr. DeGiovanni met with Securitas management and asked for them to evaluate the appearance of the gate officers. All officers must look neat, clean, presentable, and be identifiable.

- **Private Party Fee**

Mr. Aiello reported Securitas has proposed charging a private party fee due to the cost of printing a large number of vehicle access passes and wasting the money when the passes for guests that do not attend or who carpool are thrown out. Securitas suggested charging no fee for a resident event with less than 51 guests, and charging \$10 to \$15 for 50-100 guests, and successively higher fees for events with 101-200 guests, and those with more than 200 guests. There was discussion about also charging for vehicle passes for Club events. By consensus, the Board determined to not charge the Club or residents and will be responsible for any overage.

Design Review Committee

Mr. DiPerna reported 7 new homes have been approved for construction since Spring of 2012.

Finance Committee

Mr. Aiello reported on the year-end financials. Year-end financials were not included in the agenda package since the Finance Committee has yet to meet to finalize the financials. The Master Association was under budget for the year. The Finance Committee will meet this week to review the year-end financials that will then be presented to the auditor. Mr. Aiello congratulated the Committees for both saving and raising money.

Association Updates/Discussion:

- **DCDD Sidewalk**

Mr. DeGiovanni strongly encouraged the Chairman of the Board of Supervisors to continue delaying the sidewalk installation for at least 6 months and he will provide the Chairman will monthly progress reports.

- **DCDD Road Connector Maintenance**

Mr. DeGiovanni reported there was a tri-party agreement between Ginn Associates, IT&T (which is now Hammock Dunes Associates), and the DCDD that the Hammock Beach development would maintain the connector road and landscaping. Hammock Beach is now asking the DCDD if they would consider taking over maintenance of the area.

ON MOTION BY Bruce Aiello, seconded by Marge Rooyackers, with all in favor, the Board voted on whether to approve joining with Hammock Beach by relinquishing maintenance and resurfacing responsibility to the DCDD for the connector road, curbing, and sidewalks from the beginning of Hammock Dunes Parkway to the end of the road where the Parkway intersects with 16th Street. Motion carries.

- **Asset Purchase Committee Update**

Mr. DeGovanni reported David Jacobs with E2M, (the holding company which maintains the H. D. Associate's subsidiary) asked if HDOA could hold off for 2 months on the agreement to purchase community and declarant assets pending the outcome of the other asset sales. Mr. DeGovanni reported that HDOA would like E2M to respond to the offer prior to the March 2013 Board of Directors elections.

- **CCG Update**

Mr. DeGovanni reported CCG has advised the negotiations with the cable companies are progressing, although it will be several months before a contract will be presented to the Board for review.

- **Casa Bella 2 Painting Update**

Mr. Houk reported the Board of Directors of the Condominium Association of Casa Bella II approved a contract with Lamphier & Associates to have the exterior of the 11 condominium buildings painted.

- **78 Island Estates Parkway**

Mr. Aiello asked the Board to approve mow, edge, and blow of this property similar to the landscape maintenance similar to the other abandoned properties.

ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor the Board voted on whether to approve landscape service at 78 Island Estates Parkway. The motion carries.

- **2013 Annual Meeting**

Mr. Houk advised Mr. DiPerna, Mr. Henderson, and Mrs. Rooyakker's seats are up for election.

Audience Comments:

The Board addressed member comments and concerns. An owner from Granada Estates asked for clarification on the Animal Control Legal Opinion for which there will be a closed meeting. Mr. DeGovanni stated its attorney/client privileged information and all parties will be dismissed including Mr. Vohs from the Board discussion. Once the decision has been made, a letter will be distributed to concerned parties from the attorney. This letter will be part of the public record. The owner also voiced concern that a high bush obstructs visibility and there is no stop sign on the bike trail as it crosses over Camino del Mar, adjacent to the main gate. Mr. Houk reported the Maintenance Committee will look into the matter and other areas of concern regarding vegetation which needs to be trimmed and possible installation of signage. Donna Trindle who is a neighbor with Dennis and Ann Vohs wanted to thank the Vohs for their new efforts for containing and securing their dogs. Mrs. Trindle also asked the Board to consider having provisions for allowing residents to have more than 2 pets for instances such as adopting a replacement pet with litter mates for a higher success rate. The Board will take this into consideration.

New Business:

- **Animal Control Legal Opinion**

The Board reviewed the legal opinion from Jeff Earnshaw, Taylor & Carls, about the dog bite situation with Mr. Dennis Vohs and Ms. Donna Trindle. The Board discussed the dog security and safety measures required for Mr. Vohs to agree and implement.

ON MOTION BY George DeGovanni, seconded by Marge Rooyakkers, with Nancy Cerniglia opposed, and Cosmo DiPerna, Bruce Aiello, Phil Henderson, Marge Rooyakkers and Bob

Bagdon in favor, the Board voted on whether to approve having legal counsel send a letter to the Vohs with a copy to the Trindles outlining the security conditions the Vohs must undertake in order to retain the dogs, advising if another incident occurs then the Vohs will be prohibited from owning dog(s) or having dog(s) on Hammock Dunes property, and notifying the Vohs they are in direct violation of the CC&Rs by owning more than 2 dogs and allowing a reasonable amount of time to rectify the violation. Motion Carries.

Adjournment

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