

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
February 18, 2013

Call to Order

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

Members Present: George DeGovanni, Cosmo DiPerna, Bruce Aiello, Nancy Cerniglia, Bob Bagdon, Marge Rooyackers, Andy Furia

Members Absent: Tom Sharpe, David Jacobs, Dennis Vohs, Phil Henderson

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 – January 21, 2013 Board of Administrators Meeting

ON MOTION BY Bruce Aiello, seconded by Bob Bagdon, with all in favor, the Board approved the minutes of the January 21, 2013 Board of Administrators Meeting, with the following amendments:

- **On page 1, sentence 3, under Club Liaison Report, the word “commission” should be changed to “referral fee”.**
- **On page 1, sentence 4, under Club Liaison Report, the word “Prudential” should be added before the word “East Coast” and the words “Premier Properties” should be deleted.**

Hammock Dunes Club Administrator Report:

Mr. Finch reported the Club had two meetings in January 2013, one of which was to elect officers: Bill Martin - President, Don Finch - Vice President, Frank Ferguson - Secretary, and Jack Dunleavy – Treasurer and to name new Committee Chairs. The elected officials and chair information will be published in the next *DunesCAPES*. The Club had 680 members at the end of 2012 and Brian Gaines was hired as the new Vice President for Marketing and Membership. The Club is working to provide tableside service as well as creating signature dishes and beverages and creating a program to deliver takeout meals to shut-ins who live in Hammock Dunes. The carpet and chairs in the Seaside Dining Room are going to be replaced. Mr. Finch noted the new realtor access policy is approved from the Club perspective.

Committee Reports:

Maintenance Committee Updates

Mr. Bagdon reported on the following items:

- **Front Bridge Report**
Work on the front bridge will start at the beginning of April 2013.
- **Bridge Lighting**
All the globes for lights on the bridge have been replaced. Island Estates installed a plastic street pole and a plastic bollard light that appear identical to the aluminum street poles and bollard lights elsewhere in the Community. The Committee will monitor their success and consider using them in the future once the aluminum stock is gone.
- **A1A Island**
Landscape plans designed by Bob Dickinson have been submitted to FDOT for approval.
- **Bridge to A1A Sidewalk**

Mr. DeGiovanni reported he attended the February DCDD Board meeting and asked the DCDD to defer the installation of the sidewalk. The DCDD Board agreed to delay the sidewalk installation by 90 days. Mr. Bagdon stated the Committee unanimously believes the sidewalk issue should be announced to the residents. A message will be included on the front page of the President's letter in the Sandscripts.

- **Grand Mer Walkover**

Two estimates have been received and the Committee will obtain a third. This item was tabled for discussion at a future meeting.

- **Brazilian Pepper Plant**

Mr. Bagdon reported a massive amount of Brazilian Pepper plants have been removed from the Community. The Committee met with DEP Consultant Kevin Partel and will engage his services to remove the pepper plants from the dunes. The Committee will begin to target private lot owners with letters advising them to remove the pepper plants.

- **Secondary Bridge Painting & Caulking**

The Committee is evaluating its plan on which bridges to recondition this year. Additional bids will be solicited. Currently, the plan is to recondition the first Granada Estates Bridge & the main entry Island Estates Bridge. The Committee will discuss if Granada Estates should be delayed and both Island Bridges addressed this year.

- **Dunes Enhancement**

Committee members met with DEP Consultant Kevin Partel and a proposal for additional sand fencing will be presented at the March 2013 Board meeting.

- **Jungle Hut Well Area**

The offer for this property was turned down, and this item should be removed from the agenda list.

- **San Gabriel Walkover**

The ocean has washed out the bottom area of the steps at the San Gabriel walkover creating a potential hazard. DEP Consultant Kevin Partel will install a sand fence around the area and fill in with sand.

- **Shrubs**

Mr. Bagdon reported HDOA is removing large bushes for safety concerns that are hindering views, especially at intersections, and replacing them with smaller bushes that will require less maintenance and better visibility.

Communications and Community Relations

- **Winter/Fall Sandscripts**

Board Members suggested changes to the draft of the upcoming *Sandscripts* newsletter. A final draft will be circulated to Ms. Cerniglia and Mr. DeGiovanni.

- **Community Relations Committee Meeting**

Mr. DeGiovanni reported that Mike Barber, Mike Russo, Bob Strifler, and he will conduct their first Community Relations Committee Meeting in preparation for the Annual Meeting.

Social Committee

Mr. Furia reported the Summer Beach Party dates will be listed in the upcoming edition of the *Sandscripts* newsletter.

Community Planning

Mr. DeGiovanni commended the Ad Hoc Committee, established by Bob Bagdon, on their presentation to the Bill Martin, President of the Hammock Dunes Club.

Mr. DeGiovanni stated he had a meeting with Dick Quello who stated his group would like to reopen discussion on the Renaissance project and present their building proposals to the Design Review

Committee. Mr. DeGovanni recommended that once Mr. Vohs returns the Ad Hoc Committee and Community Planning Committee work directly with Mr. Quello to address the project.

Security & Emergency Response Committee

- **Realtor Access Policy and Distribution**

Mr. Aiello reported on the Realtor Access Policy and training the gate house staff will receive as to how to comply with the new policy. Mr. DeGovanni will deliver the new policy to the President of the Flagler County Association of Realtors. The policy will be effective March 1, 2013

- **Club Employee Identification**

Jess Thorpe is investigating ways to provide Club employees with identification.

Design Review Committee

Mr. DiPerna reported the DRC approved the selection of “new” colors for the Portofino Condominium building exterior paint job.

Finance Committee

Mr. Aiello reported on the financials presented to the auditor. All neighborhoods were operating favorable to budget at the end of 2012.

- **13 San Marco Payoff**

Mr. Aiello reported Bank of America sent a check to pay all delinquent money including assessments, administrative charges, and legal fees for 13 San Marco Court. The court action requiring the property to be brought up to community maintenance standards is still active and being pursued.

Mr. Aiello reported the Association’s next request for final summary judgment regarding foreclosure is for the Monroe property. Mr. Brooks Casey, with Wright, Casey, & Stowers, will be handling this case.

Association Updates/Discussion:

- **Traffic Strips – Ave. de la Mer**

Ms. Cerniglia asked the HDOA to consider placing additional traffic strips on Avenue de la Mer to attempt to slow vehicle traffic. Mr. Furia & Mr. DiPerna agreed that additional strips need to be placed on both sides. Mr. Houk stated the price per set of strips is about \$1,500 each.

ON MOTION BY George DeGovanni, seconded by Cosmo DiPerna, with Mr. DeGovanni, Mr. Aiello, Mr. DiPerna, Mr. Furia, Ms. Rooyakkers & Ms. Cerniglia in favor and Mr. Bagdon opposed, the Board voted on whether to approve installing two additional sets of rumble strips on Avenue de la Mer. Motion carries.

- **Community Signage – Pedestrians and Bicycles**

Ms. Cerniglia recommended placing signage throughout the community warning of children at play, bicyclers, and pedestrians. Mr. DeGovanni asked Ms. Cerniglia to collaborate with the Maintenance Committee to create a sign that coordinates with the speed limit signs and map-out the location for each sign.

- **DCDD Sidewalk**

This item was discussed under the Maintenance Committee Report.

- **Hammock Dunes Parkway Update**

Hammock Beach, who currently has responsibility for collecting assessments from their owners to fund maintenance and landscaping of Hammock Dunes Parkway asked the DCDD to relieve them of that responsibility if they turn over all existing reserve funds and ownership of the road to the DCDD. DCDD would be responsible for maintenance of the road, the

curbing and the landscaping. HDOA owns the property almost to the curb on the right hand side of the roadway and the Granada Estates sign on the left side of the roadway. There was discussion about whether the HDOA should approach the DCDD about the landscape maintenance and other front entry features.

- **Asset Purchase Committee Update**

H. D. Associates is asking \$2,000,000 for their holdings in the community. The HDOA countered with an offer of \$1.5 million. The Committee will continue discussion with H.D. Associates and provide an update at the Annual Meeting.

New Business:

There was no additional new business.

Audience Comments:

The Board addressed member comments and concerns.

Adjournment

ON MOTION BY Phil Henderson, seconded by Bruce Aiello, with all in favor, the meeting was adjourned at 12:10 p.m.