

**Hammock Dunes Owners Association, Inc**  
**Board of Administrators Meeting**  
**July 15, 2013**

**Call to Order**

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

**Members Present:** George DeGovanni, Cosmo DiPerna, Bruce Aiello, Bob Bagdon, Andy Furia, Marge Rooyakkers, Dennis Vohs

**Members Absent:** Nancy Cerniglia, 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 – June 17, 2013 Board of Administrators Meeting**

**ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers, with all in favor, the Board approved the minutes of the June 17, 2013 Board of Administrators Meeting with the following amendments:**

- On page 2, paragraph 1, sentence 5, the word “building” should be amended to “sales center parcel”, and the words “Declarant rights” should be amended to “DCDD Connection Fee Agreement”.
- On page 2, paragraph 1, sentence 11, the word “connection” should be amended to “Collection”, the word “fees” should be amended to “Fee”, the word “were” should be amended to “was” and the word “Agreement” should be added after the word “Fee.
- On page 2, paragraph 1, sentence 13, the phrase “the bank will require” should be amended to “if the bank acquires”.
- On page 6, paragraph 1, sentence 3, the words “the through” should be reversed in order to “through the”.
- On page 6, paragraph 6, sentence 2, the phrase “4 Granada Estates” should be amended to “1 San Marco Court”.

**FY 2013 Budget Amendment – Hammock Dunes Owners' Association**

Mr. Aiello advised owners have been mailed a copy of preliminary changes to the Fiscal Year 2013 Hammock Dunes Owners' Association Operating Budget with an increase of \$4.00 per unit per month. Budget line item 6 includes the income from the lease of the building, the Ocean Estates Neighborhood sea wall loan repayment and the income from the billboard. Budget line item 30 reflects the Asset Purchase loan repayment of \$10,565 per month. Incremental expenses for building repairs and liability insurance and depreciation of the building over a 50 year period have also been added.

**ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers, with all in favor, the Board voted on whether to approve the amended Fiscal Year 2013 Operating Budget with a \$4.00 per unit per month increase in dues effective August 1, 2013. Motion carries.**

**Declarant & Development Committee**

Last month Mr. Aiello asked the Board to consider forming a Declarant Committee as a working group to manage all of the Declarant activities and bring recommendations to the HDOA Board for approval. An Ad Hoc Committee comprised of members of the Board and the community met to brainstorm about a forming a separate Declarant Committee that would work in concert with the HDOA Board. The committee would focus on gathering and storing existing Declarant documents and work with the Community Planning Committee to encourage build out of the community. Increasing home construction would assure a young and vibrant community and the HDOA would receive a \$3,500 DCDD Connection fee for each home built. The Ad Hoc group felt the two vacant seats on the HDOA Board should be left vacant at present rather than having the seats filled by neighborhood representatives. At some point the seats might be used to appoint individuals with specific skill sets

needed by the Association. Members of the Declarant Committee would be the HDOA President and Treasurer, and three owners who are not Board Members. The Ad Hoc Committee recommends appointing George Bagnall and Dave Eckert to fill two of the Declarant Committee seats. The HDOA President would chair the committee. Declarant Committee changes would have to be approved by the HDOA Board, and the committee would appoint members to the DRC. Mr. DeGovanni said over the next month the Ad Hoc group will develop a charter for the committee, along with a proposed roles and responsibilities, recommendations to fill the seats, and draft an amendment to HDOA By-Laws establishing the committee. The Ad Hoc Committee is seeking an attorney to fill the third, non-HDOA Board Member Declarant Committee seat.

#### **Hammock Dunes Club Administrator Report:**

Mr. Finch reported the Club's 2013 Marking Plan includes a Member and Realtor Referral Program. A new National Membership classification has been established. The membership is designed for past members who no longer live in the area or others who live outside a 50 mile radius who would like to use the course occasionally. National Members will be encouraged to look at real estate in the area. The Club currently has 688 members. Three new couples are being interviewed for membership. A Pro-Am Golf tournament is scheduled in December 2013; 11 teams have signed up. The Distinguished Clubs of America has awarded the Hammock Dunes Club the Emerald Club Designation given to the top 5% of Clubs in the country. A USGA rater has examined the Links Course and will review the Creek Course in an effort to have the courses ranked nationally. The Club's Chef is now in the second round of Culinary Olympics and recently received Master Chef Certification of which there are only 67 in the country. In 2014 annual dues will be split into Operating dues and Capital dues to reduce taxes paid by members. Two Coldwell Banker Realty offices and a Prudential Realty office will feature displays advertising both Hammock Dunes real estate and the Club. The policy regarding guests has been changed to limit use of the facilities by non-club members and former Club members to only four times per year. The gate staff has been advised not to admit several individuals who are repeat offenders of the policy. Members who violate the policy will be cautioned and if the behavior continues the Club Board will consider termination of their membership. Mr. DeGovanni asked whether guests and workers who come in to set up for events will also be required to adhere to the 19<sup>th</sup> Hole dress code policy. Mr. Finch confirmed the policy does apply in that case. The Club has established a Master Ambassador Program to inform new members regarding rules and facilities. Ms. Rooyakkers suggested mailing a copy of the Covenants to all new owners. Mr. DeGovanni asked Ms. Rooyakkers and Ms. Cerniglia to come up with ideas for new owner orientation.

#### **Committee Reports:**

##### **Maintenance**

##### **Prioritized Items per the Monthly Report**

Mr. Bagdon reported final inspection of the bridge was supposed to occur at 8:00 a.m. this morning. Workers spent several days resurfacing the inbound lane. Mr. Bagdon has received many compliments on the work. The Association has received a set of the bridge stamp molds for future use. Repair and repainting of the balustrades is scheduled for next year. Plans for SR A1A island landscaping are on hold until work on SR A1A is done, probably in the fall. The bridge sidewalk to A1A has been assigned to a committee including Gerry Viviano, Marge Rooyakkers and Bob Dickinson. Brazilian Pepper plant removal is on hold during the summer. Ms. Rooyakkers suggested consideration of making a small donation to the Scenic A1A Committee in return for the work they have done on Brazilian Pepper removal. The Maintenance Committee is gathering bids for repair of the balustrades of one Granada Estates bridge and Island Estates main bridge in anticipation of doing the work sometime this year. Repairs to the balusters and railings for the Viscaya Neighborhood bridge and second Island Estates Neighborhood bridge are scheduled for next year. Mr. Furia noted at one time the Viscaya Neighborhood had reserves for their bridge. Mr. Houk advised they no longer fund reserves for the bridge and balustrade because the bridge is the responsibility of the HDOA. Extra screening and sand fencing installed on the dunes is working well. Mr. Bagdon asked whether the Board wants to continue the expense for fertilizing the dunes again this year in August. The cost is about \$5,600 paid from Operating funds. The Board asked Mr. Houk to ask the contractor whether fertilization is needed this year. Shrubs on the corner of Camino del Rey and Camino del Mar have been trimmed. If plastic lights

work well in Island Estates Neighborhood, the committee will be considering using them in other parts of the community. The light design and color must be approved by the DRC. Walkways and curbing are being power washed. The committee feels signage attempting to route truck traffic away from the main gate bridge exit will not work and cannot be enforced. Mr. Aiello reviewed the current large vehicle entrance/exit policy. By consensus the Board agreed not to install additional signage..

### **Communications & Community Relations**

Mr. DeGiovanni met with Ms. Cerniglia to discuss her ideas about building more of a sense of community for non-Club members and recommended that she consult with Mr. Furia, Chairman of the Social Committee. Ms. Cerniglia will work on linking the recently purchased Hammock Dunes URL with other Club and community websites. Ms. Cerniglia is aware the community bulletin board at the Comfort Station needs to be updated. Mr. Aiello the Care Bears group is assisting quite a few members of the community with health care issues and shopping. Several owners have asked to thank members of the group. Mr. Aiello asked whether owner expressions of thanks should be published in the *Sandscripts* newsletter, on the new website or the proposed electronic community bulletin board. Mr. DiPerna said the Association also needs volunteers to form a Welcome Committee. There was discussion regarding a separate telephone directory for non-members or working with the Club to build on their telephone directory.

### **Social**

Mr. Furia reported the Summer Beach Party is scheduled for this Wednesday evening. The Volunteer Recognition dinner is scheduled for October 16, 2013. Mr. Furia is working with the Club to enhance the dinner for the event. Three candidates for recognition have already been recommended.

### **Community Planning**

Mr. Vohs asked Board Members to think about a description for the neighborhoods they represent to provide information to realtors on the assets of the various communities. Florida has a high percentage of people who move here from another area of Florida or have a second address in Florida and are a potential market for Hammock Dunes. Mr. Aiello suggested sending an e-mail to the Presidents of the various neighborhoods to get their input. The DCDD committed funds to Flagler County for the SR A1A island enhancements and cleaning up the Malacompra Road drainage canal, but the relationship is not going well. The county has proposed installing piping northward toward Marineland, which will not solve the drainage problem and which will cost \$1 million instead of \$300,000 for the original plan. The excess funds from Hammock Dunes bridge reserves may only be used for projects that drive traffic across the bridge. Mr. Vohs advised the funds might qualify to for beach maintenance expenses, which would reduce the HDOA's beach maintenance costs. He recommended developing a proposal for use of the funds. Ms. Rooyakkers said matching grant funds are available for beach clean up.

### **Security & Emergency Response**

Mr. Aiello reported the paving contractor destroyed the exit gate activation loop on Mariner's Drive in Island Estates which necessitates staffing the Mariner's drive exit gate to allow ingress and egress for paving trucks. The expense for gate repair is the responsibility of the paving company and the Island Estates Neighborhood Association. The gate staff has been advised of the designated construction hours for each neighborhood. Mr. Furia said the information is not being stamped on the gate passes and in some cases the designated times are not being adhered to. Mr. Furia asked that the rumple sticks be installed now that the work on the bridge is completed.

Mr. Aiello advised he has resigned as Security and Emergency Response Committee Chairman to pursue other activities. Mr. DiPerna and other members of the Board commended Mr. Aiello for his service to the committee.

**ON MOTION BY Cosmo DiPerna, seconded by Bob Bagdon, with all in favor, the Board appointed Marge Rooyakkers to replace Bruce Aiello as Chairperson of the Security and Emergency Response Committee.**

## **Design Review Committee**

Mr. DiPerna reported the Committee approved another new house on Via Bellano.

## **Financial**

Mr. Aiello reported on draft Association finances. Due to making the first Asset Purchase mortgage payment, the Association was \$77,000 over budget for the past month, but year to date the HDOA is ahead by \$4,812.26. The budget will be in good shape when the funds from the \$4.00 increase in monthly dues begin coming in August 2013. There are no bridge reserves in the Granada Estates budget. Granada Estates is favorable to budget by \$5,205. The Ocean Estates Neighborhood is favorable to budget by \$14,000. All three of the individual Ocean Estates Neighborhood budgets are favorable to budget.

## **Association Updates/Discussion**

### **Habitat for Humanity Sponsor**

Mr. Aiello advised Jack Leckie has requested a donation for construction of a Habitat for Humanity home for a Securitas employee. An e-mail request was sent to Island Estates owners to volunteer to assist the effort. It has been asked that a request for volunteers and contributions be sent to all Hammock Dunes owners via the HDOA's community e-mail system. Mr. Leckie will be asked to draft the e-mail for distribution by Ms. Cerniglia.

## **New Business**

Mr. DeGiovanni advised that one magazine publisher has launched a complaint that another magazine publisher is soliciting adds asserting the publication is sponsored by the HDOA. When contacted, the publisher denied the allegation. Mr. DeGiovanni will ask Association legal counsel to send a letter to the second publisher advising them not to make false claims about HDOA representation. The Association does not sponsor any particular realtor or magazine and Mr. DeGiovanni advised both publishers of this fact.

The Grand Haven developer bought all the billboards the HDOA did not purchase and has agreed to sell 11 of them to the county. The billboard at the A1A Connector Road and A1A will only be operative for 36 months after which time the billboard must be torn down.

Turnover of the Hammock Dunes Parkway to the DCDD has not yet occurred. The DCDD did not agree to provide water connections to the 11 acre parcel near the Chevron station on A1A. The monument signs directing people to the former sales center need to be changed at some point. The Declarant Committee will be asked to make recommendations for a new name for the former Sales Center building.

Mr. Aiello reported the Association has received past due funds from the sale of 182 Island Estates Parkway. In the judicial hearing regarding 13 San Marco Court community standard violations, the judge awarded Bank of America additional time to remedy the violations.

## **Audience Comments:**

The Board addressed member comments and concerns throughout the meeting.

## **Adjournment**

**ON MOTION BY Bruce Aiello, seconded by Bob Bagdon, with all in favor, the meeting was adjourned at 12:25 p.m.**