

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
August 19, 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, Nancy Cerniglia, Phil Henderson

Members Absent: Dennis Vohs

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 – July 15, 2013 Board of Administrators Meeting

ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor, the Board approved the minutes of the July 15, 2013 Board of Administrators Meeting with the following amendment:

- **On page 1, under Declarant Development Committee the “a” after “about” in the second sentence should be deleted. It’s a repetitive word.**

Hammock Dunes Club Administrator Report:

Mr. Finch reported members should have received a letter regarding the upcoming election for three members for the Club Board of Governors. Members also received a letter regarding Article 10 of the By-Laws regarding reinstatement of equity members who forfeited their membership and then wanted to resell their membership. Portions of the Club By-Laws are being rewritten this fall and sent to the members for approval.

Committee Reports:

Declarant & Development Committee

Taylor & Carls Opinion

HD Bylaws Change

Mr. DeGovanni reported the Declarant & Development Committee had its first informal meeting. Members of committee are George DeGovanni, Bruce Aiello, George Bagnall, Dave Eckert and Charlie Swinburn. The number of committee members will likely stay at 5 members. Mr. Bagnall has a great deal of historical perspective. Mr. Swinburn has been a President of the Club Board and has legal expertise. Mr. Eckert has served on the HDOA Board, is very detail-oriented and has a lot of good ideas. The committee drafted a charter and a list of rules and responsibilities which was sent to the HDOA's legal counsel for review and advice as to which of the Association governing documents can be changed by a vote of the Board and which amendments will require a vote of the members. The Articles of Incorporation cannot be amended without an affirmative vote of 2/3 of the available members. The Bylaws, which define the committees and the role of the committees, may be amended by a vote of the HDOA Board. Mr. DeGovanni reviewed a proposed resolution for changes in the Bylaws establishing the Declarant & Development Committee and outlining its responsibilities. Taylor and Carls recommended changing the Bylaws only to establish and define the role of the Declarant & Development Committee. The Declarant Committee would work with other committees rather than usurping their responsibilities. After review by the attorney, the Board will vote on the Bylaws amendment at the next Board Meeting. Mr. DeGovanni noted two Declarant Board positions are available for appointment to the Board, serving at the pleasure of the Declarant. Declarant representatives may only be removed by the Declarant. At present, the two vacant positions will not be filled.

ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers, with all in favor, the Board voted on whether to approve sending the proposed changes to the HDOA Bylaws to attorney Taylor & Carls for review with the changes discussed in the meeting. Motion carries.

Maintenance Committee

Prioritized Items per the Monthly Report

Mr. Bagdon reported the color of the exit side of the bridge is starting to blend with other parts of the bridge. The Committee met with the Club at their request to assist in cleaning up around the golf course. The Club asked that consideration be given to cleaning up the front entrance landscaping on the right side coming into the community between the gate and the bridge. The Committee authorized the landscape contractor to go ahead with the work as long as the cost is under \$1,000. The Committee decided not to participate in the Club's request for assistance at the fourth and fifth fairways because it is unclear as to whether the areas are within HDOA boundaries. The request by the Club for work along the fifth fairway was rejected by the Committee because the area is Club property. Along the fourth fairway the HDOA is only responsible for maintaining the area between the road and bridge to the cart path. The Committee has worked with the engineer on a plan over a three year rotation schedule for maintenance & repair on two bridges each year. The Granada Estates and Island Estates Main gate bridges are scheduled for refurbishing this year. The Committee has preliminary cost estimates. Work on the A1A island is on hold pending completion of the A1A roadwork in the area. Two estimates have been received for the irrigation and landscaping work. Corey Enterprises bid is \$44,000. The Austin Outdoor bid was \$11,000 cheaper, but includes a lot of extra charges for some work. The Committee is investigating why there is such a cost difference in the bids. The repair of the South gate exit side will now commence now that A1A roadway paving is completed. Kevin Partel has advised the dunes need to be fertilized again at a cost of \$6,000. Funds for the work will come from the Operating Budget and Beach Cleanup reserves. Ms. Rooyackers noted the project should be included in the budget if it will be done annually. The fertilization was delayed because of the Purchase Acquisition. By consensus, the Board agreed to fertilize the dunes this year at a cost not to exceed \$6,000. To improve safety and visibility, at the intersection of Camino del Sol and Camino del Mar, vine growth has been cut back and replaced with flowers and plants. Ms. Rooyackers reported the South gate entrance is looking shabby due to the proliferation of vines on the trees, which may have killed trees underneath and may need to be replaced. Funds are budgeted for the work.

Communications & Community Relations Committee

Fall Sandscripts

Ms. Cerniglia reported she is working on ideas for a directory of all residents, not just Club members. She recommended sending new residents a letter from the HDOA president welcoming them to the community and telling them who the Board Members are. Mr. Houk advised new owners do receive information on Smartpasses, use of the computerized gate access system and the names of Board Members. Ms. Cerniglia proposed using the *Sandscripts* newsletter and community e-mails to promote community events for non-club members such as card groups and walking groups. Mr. Aiello noted attendance by the Board at community Summer Beach parties has not been good. Ms. Cerniglia said some owners looking to move to Flagler County and who do not want to join the Club end up purchasing elsewhere because there is little to do here. Mr. DeGiovanni agreed events or groups such as biking, canoeing and card playing that do not compete with the Club are needed. Ms. Cerniglia asked Board Members to submit topics and announcements for the next *Sandscripts* newsletter. She recommended upgrading the format of the newsletter, adding photographs and possibly going to a color format.

Social Committee

Mr. Furia reported the next Community Beach Party is this coming Wednesday, August 21, 2013. The final beach party is Wednesday, September 18, 2013. Mr. Furia encouraged the Board to attend and to bring friends. Mr. DeGiovanni commended Mr. Furia for his work on the beach parties. Mr. Furia advised the September edition of *Sandscripts* will be mailed too late to solicit candidates for the Volunteer Recognition Dinner in October 2013. He asked Ms. Cerniglia to send a community e-mail with a call for candidates. Three candidates have already been recommended.

Security & Emergency Response Committee

Low Speed Vehicles v. Golf Carts

Security & Emergency Response

Ms. Rooyakkers reported complaints about an upgraded golf cart being parked on Club property and driven around the community. The Sheriff's Department has advised the vehicle is considered a low speed vehicle, not a golf cart. Golf carts are prohibited on HDOA roadways. Low speed vehicles, per state law, cannot drive on a road with a speed limit over 35 miles per hour. HDOA speed limits are 37 miles per hour, but the roads are private roads and without a request from the HDOA, the Sheriff's Department cannot enforce the 35 mph limit. The Board decided to continue to permit use of the low speed vehicles. Mr. DeGiovanni asked Ms. Cerniglia to inform owners via the *Sandscripts* newsletter that licensed, fully compliant low speed vehicles operated by a licensed & insured driver are not considered a golf cart.

Ave. de la Mer Rumble Strips

Ms. Rooyakkers and Mr. Houk inspected the area of Avenue de la Mer and took photographs of the location where rumble strips will be installed near the Portofino Condominium and the La Grande Condominium. There was discussion regarding the exact location of the rumble strips.

Dune Walkover Removal

Ms. Rooyakkers asked for direction from the Board regarding several unsafe dune walkovers that have not been blocked off or had the first two steps removed to discourage use. Three of the walkovers have already been blocked off. Previously the Board approved removing the bottom two steps of one deteriorated dune walkover in the south portion of the community that is not being used. The Board advised Ms. Rooyakkers the Association is not liable if someone gets hurt on a private dune walkover.

Ms. Rooyakkers presented a sample of the vehicle new day pass which lists the hours and days vendors may work on the property. The gate access post orders are being updated. Ms. Rooyakkers asked to have cactus planted along Jungle Hut road to deter trespassers. Mr. DeGiovanni suggested that Ms. Rooyakkers consult Pete Boykin with the Club Greens Committee for recommendations.

Design Review Committee

Mr. DiPerna reported the DRC approved construction of a new home at 17 Rue Grand Mer. The home will have a view of 18th fairway & Club. The Committee is taking special care to assure the design and landscaping of the home is well enhanced.

Financial Committee

Mr. Aiello met with Fred Annon to request SSMG staff support with cataloging and securing DDC documents. Mr. Annon will provide the necessary staff at an hourly rate. Mr. Annon suggested the HDOA may want to consider negotiating with Corey Enterprises to have the current landscape maintenance contract for 2 Camino del Mar folded into the HDOA landscape services contract in an effort to reduce the cost. Mr. Aiello is meeting with Dick Ryan of the DCDD regarding the timing of connection fee payments. Mr. Aiello reported on Association finances. The revised financials reflecting changes due to the purchase acquisition were sent to the auditor who recommended minor changes. Mr. Aiello asked whether all Board Members need a copy of the balance sheet every month. By consensus, the Board agreed with the exception of Mr. Aiello and Mr. DeGiovanni, who will receive the complete financial report, that other members will receive the monthly Budget vs. Actual report, and Mr. Aiello will bring 2 copies of entire financial report to the meetings for BOD members who want a copy.

Mr. DiPerna reviewed plans for the enhanced Asset Purchase dinner menu which will be \$35 per person. Board Members will pay for their dinner and drinks. HDOA will pay for the honorees, and special guests Travis and Ashley Houk, George Bagnall, Robyn Severs, and Dave Eckert.

A maturing Certificate of Deposit for \$180,000 will be moved to a money market fund to allow more flexibility such as moving some unrestricted reserves into the Operating Budget. The consensus of the Finance Committee is that the HDOA will not pay off the asset purchase loan early. DCDD connection fees can be used to advance loan costs. Access Control was over budget in July due to the cost for increased security during bridge repairs. There was also an overrun for professional fees. Year-to-date

the HDOA is \$82,000 under budget. Granada Estates is under budget year-to-date. Ocean Estates as a whole is under budget by \$16,000, and the individual communities are under budget.

Association Updates/Discussion:

DCDD Sidewalk Update

Ms. Rooyakkers advised the new sidewalk at the community entrance is marked. Bob Dickinson is working with the DCDD to preserve trees and shrubs. The sidewalk is 8 feet wide. There will be pavers that will blend with those currently in the community entrance where the sidewalk connects to the flower beds.

New Business:

Committee Volunteers

Mr. DeGiovanni said the HDOA has trouble getting volunteers for some committees. He asked whether he should send owners an e-mail asking for volunteers. Board Members recommended putting the information in the newsletter. Mr. DeGiovanni asked whether the Club and DDC could form some joint committees instead of duplicating committees.

Billboard – Flagler Discussion

Mr. DeGiovanni contacted Flagler County Administrator regarding the possibility of buying the permit for the billboard for \$15,000 or \$20,000 in order to knock it down. Mr. Coffey is very interested. The deal does not include the land under the billboard.

Audience Comments:

The Board addressed member comments and concerns throughout the meeting.

Adjournment

ON MOTION BY Andy Furia, seconded by Bruce Aiello, with all in favor, the meeting was adjourned at 12:38 p.m.