

**Hammock Dunes Owners Association, Inc**  
**Board of Administrators Meeting**  
**September 16, 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, Phil Henderson, Dennis Vohs

**Members Absent:** Nancy Cerniglia

**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 – August 19, 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 August 19, 2013 Board of Administrators Meeting with the following amendments:**

- **On page 3, paragraph 1, sentence 3, under Low Speed Vehicles v. Golf Carts, the phrase “at golf cart crosswalks” should be added to the end of the sentence. In sentence 4, the word “some” should be added at the beginning of the sentence.**

**Hammock Dunes Club Administrator Report:**

Mr. Finch reported the Club's market plan with a referral program for both members and realtors has been approved. He asked whether the HDOA has chosen a representative to join the Club Marketing effort. Mr. DeGovanni advised the HDOA is considering turning the Declarant & Development Committee Marketing Sub-Committee into a joint committee with the Club. As of November 1, 2013, the Club has hired Brad Myers as the new Head Golf Professional. Mr. Myers is currently the Head Pro at the Congressional Golf Course in Washington, D.C. and has a large base of contacts in that area that will benefit the Hammock Dunes Club. Ron Sharpe, will be retiring next August. Currently the Club has a Director of Golf and a Head Pro. When Mr. Sharpe retires the two positions will be combined. The Club will host the U.S. Open Senior Qualifier on June 16, 2014 at the Creek Course. Club Members have received information on the revised Bylaws. The revisions include having three Club Board Member candidates chosen by the Nominating Committee and also opening up the election to anyone else who would like to run for the Club Board. If there are only three candidates they will be elected. A new Admissions Committee will be screening non-property owner applications and non-equity fees are being increased to \$37,500 per year. The Club will begin collecting a 20% hold back for equity memberships. Dress code revisions have been approved including prohibition of blue jeans for men, although ladies may wear denim and hats. The Club Chef has advanced to second place out of a team of six candidates for the Culinary Olympics which will be held in Germany.

**Committee Reports:**

**Declarant & Development Committee**

**Bylaws Amendment and Resolution Review/Approval**

Mr. DeGovanni advised Taylor and Carls, the Association's legal counsel, reviewed the amendment to the Bylaws and a Resolution, to be adopted today, defining the roles and responsibilities and activating the Declarant & Development Committee. The attorney's recommended approving appointment of the initial members. Mr. DeGovanni and Mr. Vohs will sign the Resolution after corrections are made by the attorney. The committee has held two informal meetings. Mr. Eckert drafted guidelines for the architecture and content of the new website and over the next month the committee will interview software engineers to develop the site. Mr. DeGovanni asked Board Members to view the Greenbriar.com website, which will be used as a model for the HDOA website. In another initiative, members of the DDC including Mr. DeGovanni, Charlie Swinburn and Bill Martin, will meet with representatives of WCI. Mr. DeGovanni noted it is encouraging that the CEO of WCI wants to come to the community to have the discussion. The purpose of the meeting is to determine what WCI's future

plans are for Hammock Dunes and how soon they plan to begin building. The DDC will meet on the second Thursday of each month.

**ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers, the Board voted to approve the amendment to the Bylaws and the Resolution.**

The motion was amended to the following:

**ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers, the Board voted on whether to approve the Bylaws Amendment & Resolution establishing the Declarant & Development Committee, adding the Security and Emergency Response and Social Committees and amending the reference to the Architectural Committee to the Design Review Committee and amending the reference to the Community Relations Committee to the Community Relations and Communications Committee. The motion carried.**

## **Maintenance Committee**

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

- Mr. Bagdon reported joint clean up with the Club is in process, but research is still underway on property ownership. Old Schillings have been removed from the main gatehouse and up the right side of the roadway at a minimal cost of \$1,000.
- Mr. Bagdon and Mr. Rory Burke have spent considerable time inspecting the community roadways and highlighting areas that are in jeopardy. Roadway repairs have been prioritized and will be included in the five year plan, and will be coordinated with other neighborhoods that have responsibility.
- The committee has met with Corey Enterprises and Austin Outdoor to get a response regarding an \$11,000 difference in their bids for the work regarding the A1A landscape project. The largest cost discrepancy is Corey included \$11,000 for method of A1A traffic control, while Austin's cost for traffic control was \$1,000. The committee is awaiting Austin's final bid and will meet with representatives of the county next week to review the bids and have the work approved. Mr. Aiello noted the county has not yet reimbursed the HDOA for the cost for landscape architectural services in the area and asked that the reimbursement be included in the discussion.
- A certified tree arborist has confirmed that Ligustrum disease is likely due to chemicals used by the landscapers, but the only place where the problem is occurring is along the main roadways. Mr. Bagdon noted the arborist letter states the findings are inconclusive. Mr. DeGiovanni recommended consideration of cleaning the soil and planting sod and re-evaluating the area in a year, and asked that Corey Enterprises be held responsible for removing all the dead trees at their expense along with the sod installation. Mr. Bagdon expressed displeasure with the number of weeds in the shrubbery along the north side of Camino del Sol and grapevines that are taking over shrubbery at the corner of Camino del Mar and Camino del Rey which will kill underlying vegetation. Mr. Houk was asked to discuss the issues with Corey Enterprises and advise if quality control does not improve, their contract could be in jeopardy. Mr. Bagdon will lead the meeting and Mr. Elias Corey will be asked to attend as well.
- The committee has estimates for repair & painting of the west Granada Drive bridge and north (main) Island Estates bridge. Bids were obtained from Lamphier and J&B which are large commercial painting companies. J&B's bid using Sherwin Williams paint was \$19,100. Lamphier's bid using Porter Paint was \$25,136. The primary cost differential is because Lamphier is using a higher grade of paint. Mr. Bagdon will ask Lamphier to absorb painting the light fixtures on the Island Estates bridge and to ensure all the expansion joints are caulked/sealed.
- The Maintenance Committee has been given authority to approve expenses up to \$1,000 without approval by the Board. Mr. Houk has been unable to locate any written reference that would limit that amount to \$500. By consensus, the Board agreed to leave the limit at \$1,000. There was discussion about how often the \$1,000 limit can be used for one project. Mr. Houk

noted the \$1,000 dollar approval limit was granted for emergency projects that have to be done before the next Board Meeting.

**ON MOTION BY Marge Rooyackers, seconded by Phil Henderson, with all in favor, the Board voted on whether to approve the bid from Lamphier & Company for painting the Island Estates main and north bridges and the first Granada Estates bridge at a cost not to exceed \$25,136. Motion carries.**

**ON MOTION BY Bruce Aiello, seconded by Bob Bagdon, with all in favor, the Board voted on whether to approve expenditure of \$1,401.60 for Mariner's Drive expansion joints. Motion carries.**

### **Communications & Community Relations Committee**

#### **Fall Sandscripts**

Mr. Houk reported work has begun on the September 2013 *Sandscripts* newsletter and asked Board Members to submit articles for the issue as soon as possible. The committee has decided, in the interest of timely distribution of the September 2013 edition, to wait to enhance newsletter design until the first of the year.

#### **Social Committee**

Mr. Furia reported the final Community Beach Party of the season is this coming Wednesday, September 18, 2013 and hopes are for a better turn out than at the last two gatherings, primarily due to improvements in the weather. When the notice regarding the Volunteer Recognition Dinner and call for candidates went out to owners, three people nominated the same individuals that had been nominated earlier. The nominees are Sharon Gutenberg, Dr. Eric Lutker and Robin Sullivan. The committee would also like to give special recognition to Dave Eckert at the Volunteer Recognition Dinner. The date of the Volunteer Recognition Dinner has been changed to October 30, 2013 as two of the candidates were not available on October 14, 2013, the original date for the event.

#### **Community Planning**

Mr. Vohs reported the DCDD was awarded a \$902,000 grant from SJRWMD for expanding the water maintenance management facility, which is required when water use gets to a certain level. There has been good response to the fifth realtor e-mail blast which described the characteristics of the various neighborhoods. No realtors have asked to be removed from the list and some have requested permission to reprint the information. Mr. Vohs asked the Board to send him ideas for future e-mails. Single family home sales are expected to increase. Some responses were received regarding a questionnaire asking lot owners whether they plan to build on their lots and if they would like to have a community builder to contact them. A second lot owner questionnaire has been sent to try to determine whether lot owners have any interest in having builders build spec homes on their lots. The mailing included a stamped, self-addressed envelope to encourage responses and requested additional owner contact information.

#### **Security & Emergency Response Committee**

Securitas has scheduled a re-training session for its staff on September 28, 2013 and Ms. Rooyackers will attend. The first Security Committee meeting was on September 13, 2013. Four neighborhood representatives attended, and the committee is seeking additional members. Ms. Rooyackers has broken down Granada Estates into sections. Ms. Rooyackers spent time in one of the gate houses and found a large number of vendors have been given transponders. The committee examined options for limiting the number of vendors in the gate system to speed up the system. Security Committee neighborhood representatives are Wanda Furia for the condominiums, Barbara Tobias for Granada Estates-San Remo, Ms. Rooyackers for the Villas and Janet Krolicki for Casa Bella. Ms. Rooyackers plans to ask Nancy Corkrum to join the committee when she returns to town.

#### **Design Review Committee**

Mr. DiPerna reported the DRC has had an interesting concept for construction of a home on lot 90 located on the west side of Camino del Rey closest to the South Gate. Conceptual approval was given for a second home, 92 Island Estates Parkway. The DRC has approved 8 new homes through September of 2013, as opposed to 4 new homes last year.

### **Financial Committee**

Mr. Aiello reported the committee is working on the Fiscal Year 2014 Operating Budget. He asked Board Members to look for offsets for expenses instead of increasing the budget each year. The Association's wind insurance increased from \$3,000 to \$27,000 per year. Mr. Aiello is going to investigate self-insuring for wind coverage for the gatehouses and dune walkovers and other facilities. Every time a home is connected to the DCDD water and sewer system the HDOA gets \$3,500 dollars in connection fees. To date, the Master Association is approximately \$82,900 under budget which indicates there may be funds available to offset additional expenses next year. Granada Estates is \$3,606 under budget, and all of the Ocean Estates sub-neighborhoods are under budget--Carino la Mer by \$4,259, Grande Mer by \$7,009 and Playa del Sur by \$8,700. Bank of America sold 13 San Marco to a different lender, Alti Source, who has agreed to pay the HDOA past due assessments, late fees and interest. The lender did not pay the legal fees because the HDOA will continue to pursue legal action against Bank of America for not keeping the residence up to community standards and will pursue payment of legal fees when the matter goes to court.

### **Association Updates/Discussion:**

Ms. Rooyackers reported on Audubon Society's assessment of common area lake bank maintenance. Audubon advises not mowing within 18 inches of the lake although they would prefer not mowing within three feet. Audubon does not have a problem with planting the lake banks. Ms. Rooyackers will address doing some vegetation trimming with the Audubon Society. Mr. DiPerna recommended that Ms. Rooyackers work with Bob Dickinson on ideas for replacing lake bank weeds with low growing native vegetation. Ms. Rooyackers will work with Corey to assure the lake banks do not become overgrown.

### **Welcome Center Sidewalk**

Mr. DeGiovanni noted the HDOA has asked that brick pavers be placed on the new community entranceway sidewalk where it cuts through the flower bed by the front gate office building. The DCDD has a bid of \$6,400 for brick pavers. Ms. Rooyackers recommended getting additional bids and will research using stamped concrete.

### **New Business:**

There was no new business.

### **Audience Comments:**

The Board addressed member comments and concerns regarding the Granada Estates bridges and the overgrown sidewalk shrubbery. Mr. Houk will address these issues.

### **Adjournment**

**ON MOTION BY Bob Bagdon, seconded by Phil Henderson, with all in favor, the meeting was adjourned at 12:05 p.m.**