

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
January 20, 2014

Call to Order

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

Board Members Present: George DeGiovanni, Cosmo DiPerna, Bruce Aiello, Phil Henderson, Dennis Vohs, David Yoder, Marge Rooyakkers, Bob Bagdon .

Board Members Absent: Andy Furia

Others Present: Travis Houk, Southern States Management Group, Inc.
Paul Erhardt, Senior Vice President, WCI (via telephone)
George Bagnall, Hammock Dunes Club

A quorum was established. Members' sign-in sheet located in Association Meeting File.

Mr. DeGiovanni welcomed Mr. Paul Erhardt, WCI Senior Vice President, to the meeting. He advised Mr. Erhardt will be joining the monthly Board of Administrators Meetings via telephone.

Approval of the Minutes – December 16, 2013, Board of Administrators Meeting:

ON MOTION BY Dennis Vohs, seconded by Bruce Aiello, with all in favor, the Board approved the minutes of the December 16, 2013 Board of Administrators Meeting with the following amendment:

- **On page 1, Under Hammock Dunes Club Administrator Report, sentence 14 should be deleted.**

Hammock Dunes Club Administrator Report:

Mr. DeGiovanni announced, Mr. George Bagnall was recently elected to the Hammock Dunes Club Board of Governors, is a former President of the HDOA, current member of the DDC and has been appointed Club Liaison to the Hammock Dunes Owners Association.

Committee Reports:

Declarant & Development Committee

Mr. DeGiovanni reported Mr. Eckert and Mr. John Morris are working on populating the new website. Mr. Eckert requested that someone else be charged with primary responsibility as website project manager to allow him to focus on other DDC projects. The Communications and Community Relations Committee has primary responsibility for website management and consideration is being given to establishing a website sub-committee. Mr. DeGiovanni and Mr. Yoder are working on finding a new project manager and have spoken to several candidates. Mr. Eckert will still act as a consultant on the project.

Mr. DeGiovanni reported on a meeting with Prudential Real Estate representatives at their European Village office to review the realtor's marketing plans for the community and show them the new website. The committee representatives asked Prudential how they can help market the community. The committee wants to make sure realtors use standard branding for the community. Magazine Editors and realtors will be advised they must request approval to use the Hammock Dunes brand, not to discourage use of the intellectual property, but to assure consistency. DDC member and attorney Charlie Swinburn is working on a letter and application to be mailed to realtors, which will first be reviewed by HDOA legal counsel. The date for the live launch of the website will likely be delayed until February or March due to the need for additional content. Mr. DeGiovanni advised Mr. Erhardt the HDOA wants to work with WCI on marketing and branding, and review of plans to enhance the community entrance.

Maintenance Committee

Prioritized Items per the Monthly Report

Mr. Bagdon reported two additional bids were received for the Grande Mer walkover repair. The bids are much less expensive than the \$15,000 bid received from Kevin Peck. Mr. Bagon reviewed the bids from McGregor Welding and Grein Excavating, both in the \$5,000 range. To facilitate commencement of the project, Mr. Bagdon requested Board approval of a budget not to exceed \$6,000 for the work, to allow time for the committee to compare the bids and check contractor licenses.

ON MOTION BY Bob Bagdon, seconded by Phil Henderson, the Board voted on whether to approve a budget not to exceed \$6,000 for repair of the Grande Mer dune walkovers and authorized the Maintenance Committee to select the contractor for the work. Motion carries.

Only one estimate of \$25,000, which does not include the hand rails, has been received to replace the rusted fasteners at the Clicker Beach dune walkover. The committee is actively seeking additional bids. There is discussion as to whether replacing the hand rail is required by law.

Recently, (it's believed) some young people got stuck inside the Clicker Beach parking lot gate and damaged the gate trying to get out. The emergency repair cost was \$750. In addition to the repair the welder noted the posts and plates that secure the gate are rusted out. He submitted a bid for posts and plates of \$4,500 for stainless steel, and \$2,500 for marine grade steel. The posts that are there now are marine grade steel and have lasted 25 years.

ON MOTION BY Bob Bagdon, seconded by Phil Henderson, with all in favor, the Board voted on whether to approve the bid of \$2,500 to replace the Clicker Beach gate posts and plates using the marine grade steel material. Motion carries.

For several years, Mr. Houk and Mr. Henderson have been working with FPL, to encourage the utility company to begin a long term plan for systematically replacing rusted electrical transformer boxes throughout the community. FPL advised the work would begin in 2013, but to date no work has been done, except at the Tuscan Condominium building. Mr. Houk said FPL recently advised two people the Association was working with have transitioned and are no longer serving in that capacity. The new representative was agreeable to Mr. Houk providing photographs and numbers of the meter boxes that need replacing and he and Mr. Henderson will schedule a meeting with her.

The county advised they are writing a maintenance contract stipulating that HDOA will be responsible for maintaining the S. R. A1A island landscape improvements. Funds will not be released by the county until this agreement is signed.

The committee is in the early stages of soliciting bids for painting and balustrade replacement on the Viscaya community main entrance bridge and the Camino del Mar Bridge. Mr. DeGiovanni asked the committee to have the contractor include other options for balustrades that would be compatible with community architecture, but in a more current design.

Work is continuing on eradication of Virginia Creeper vines and Brazilian Pepper bushes. Mr. DeGiovanni asked the committee to work with Corey on preparing a future schedule for vine clearing.

Communications & Community Relations Committee Hammock Dunes Observer Publication

Mr. Yoder reported the committee is gathering information for the website and seeking volunteers who have computer and website expertise to head up the project. John Walsh, publisher of the *Observer* publications has asked whether the HDOA would like to consider replacing the bi-annual *Sandscripts* newsletter with a *Hammock Dunes Observer*. The newspaper-style publication printed on white stock would include news of interest specific to the Hammock Dunes area, an as yet unspecified amount of advertising to support the cost and would be published four times a year. Three other similar sized communities managed by Southern States Management will be asked whether they would like to replace their current newsletters with an area-specific *Observer* publication. The *Hammock Dunes Observer* would be printed on heavier stock than that of the typical *Observer* newspapers & would

include the Hammock Dunes logo. There was discussion about including letters to the editor—which could be answered by HDOA representatives. The Club is interested in contributing information, but not in cost-sharing as the funds are not budgeted this year. The publication would be mailed to owners and the cost to HDOA would be \$2,000 per quarter. It was noted other local publishers of the *Pelican Post* and *Sun and Surf* should also be given the opportunity to produce a similar publication as they have strong ties to the community. The Board agreed to discuss the matter with the publishers of the *Pelican Post* and *Sun and Surf Magazines* and to investigate the matter further before making a decision.

Social Committee

No report.

Community Planning

Mr. Vohs is working with Mr. Eckert to gather demographic information for the Resident Profile tile on the website. One of the nine panels in the tile, Professional Profiles, includes data derived from the owner survey including number of people employed, partially employed and fully retired. Mr. Eckert would also like data for a pie chart of owner profession categories. This information was not included in the owner survey. Mr. Vohs recommended adding a footnote on the website demographic data advising the information is based on an owner survey in which only half of the residents responded and therefore may not be statistically accurate. Other information panels include past and current professions, age profiles, a list of community activities, (possibly in a scrolling format), the number of individuals that participate in various activities, and children in residence. Club Member profiles and levels of membership could also be included. Mr. DeGiovanni recommended against including information on number of equity and non-equity members. Mr. Aiello noted the HDOA website links to the Club website which has information on various membership options and Club activities. It has been suggested that an initial paragraph be added to the website describing the entire community. Mr. Vohs noted the HDOA must be aware of the legal ramifications of posting some owner data, such as age. Mr. DeGiovanni asked Mr. Vohs to e-mail him and Mr. Houk regarding any website data he does not have and information on any legal concerns he has, which will be addressed with HDOA legal counsel.

Security & Emergency Response Committee

Parking Notices

Mrs. Rooyakkers reported the committee has drafted a parking violation notice which the Securitas Rover patrol will place on the windshields of vehicles parked illegally. The notice is primarily to address parking vehicles, trucks or trailers parked on the street overnight in violation of community CC&R's. Mrs. Fox was sent a letter regarding breaking community speed limits and approaching contractors at a high rate of speed. Mr. Houk contacted her advising the letter was forthcoming and asking her to call if she has questions after she reads it. Sheriff Jim Manfrey advised Ms. Rooyakkers the Sheriff's Department will not patrol private roads without a request from the Board.

Towing Vehicles

Ms. Rooyakkers asked whether the HDOA wants to have improperly parked vehicles towed. By consensus, the Board agreed not to have vehicles towed.

Security Cameras

Ms. Rooyakkers has conducted an analysis of community security cameras. Four cameras, particularly the cameras on the exit side of the Main gate, are old and the quality of the film is very poor. Cameras at the South Gate are fine. The camera that surveys the call box at the Granada Entrance needs to be replaced. Vandalism to the Clicker Beach gate was not recorded because security cameras in the area only capture views of the dune walkover. Mariner Drive cameras need to be updated and would capture a view of the gate at Clicker Beach. Mr. Aiello advised the cameras are owned by Securitas and the contractor is required to review the cameras. Securitas has a mobile camera that can be used to record problems such as parking violations with approval by the Board from a written request. Attorney Brooks Casey will contact the Monroe's attorney about an ongoing problem with trucks and household items on the street in front of the Monroe home.

Pre-Approved Access Updating

A letter will be mailed to owners in the near future asking them to update their list of vendors, family members and others with pre-approved access to the community. The old list will be purged at the end of February.

Vendor Smartpasses

There is concern about the number of vendors who have gate transponders to access to the community, particularly those that are accessing the community on weekends and after specified work hours. Ms. Rooyakkers recommended deactivating current vendor Smartpasses and issuing different passes to vendors with their names on them and restricting access hours. There was discussion regarding options for vendor Smartpasses. By consensus, the Board agreed it's too difficult to police residents giving their transponders to vendor or other visitors.

Clicker Beach Camera

This item was discussed under Security Cameras.

Design Review Committee

Mr. DiPerna reported the committee reviewed several applications for home upgrades and approved an owner's request to install an outdoor wood-burning pizza oven.

Financial Committee

Mr. Aiello reported the active homes in delinquent collection with attorney's Taylor and Carls include 13 San Marco Court. The deadline imposed by the judge to make the required repairs to the property is coming up shortly. Representatives of the Board will inspect and verify the deficiencies are corrected, and hopefully close the case. The loan servicing company assigned responsibility for the property by the owners, Bank of America, has been paying legal fees and monthly assessments. Taylor and Carls is also pursuing collection of delinquent assessments for 1 Madeira Court, which is going to trial Feb 25, 2014 at the courthouse. The HDOA agreed to have the Villas Neighborhood initiate collection for 3 Marbella Court, because the neighborhood was owed substantially more than the HDOA.

Brooks Casey will be monitoring upcoming bankruptcy proceedings for 3 Capri Court. Due to changes in ownership at 1 Via Salerno and 193 Island Estates Parkway, the HDOA must re-file legal documents with the new owners. Mr. Casey is also working on the Monroe collections account.

Mr. Aiello reported on draft year end financials for Ocean Estates, Granada Estates and HDOA. The draft estimate for the master association is favorable to budget by about \$45,000 under budget for the year. The draft estimate for Granada Estates is under budget about \$5,000 for the year. The Ocean Estates/Playa del Sur seawall loan is being repaid. Operating profits for all of the communities are being placed in natural disaster contingency reserves to self insure for wind insurance. The draft estimate for year end is favorable to budget for Carino la Mer (\$622), Grande Mer (\$2000) and Playa del Sur (\$369).

Association Updates/Discussion:

FPL Transformers Update

This item was discussed in the Maintenance Committee Report.

March 24, 2014 Annual Members' Meeting

The Annual Members' Meeting and Election is scheduled for 10:00 a.m. on Monday, March 31, 2014 at the Hammock Dunes Club. The seats for the Island Estates Neighborhood, Beachfront and Waterfront representatives on the Board of Administrators are up for election this year.

New Business

Mr. DiPerna said when the Lake San Gabriel seawall was installed the plan was to plant vines to hang over the wall. The jasmine that was planted is not growing over the wall and needs to be replaced with

shore juniper. The cost should be about \$2,000 and Mr. DiPerna recommended getting an estimate for the work. Mr. DeGiovanni suggested to ask the landscape contractor if there is a way to encourage the junipers planted in the area to grow up and over the wall—such as raising the soil level under the junipers. Mr. DeGiovanni asked the Maintenance Committee to follow up.

Comfort Station Stone

Mr. DeGiovanni said the problem of mulch washing out of the concrete island that is supposed to secure the mulch at the Comfort Station is still not resolved. The Board approved replacing the mulch with stone to correct the problem.

Audience Comments:

The Board addressed member comments and concerns.

Adjournment

ON MOTION BY Bruce Aiello, seconded by Phil Henderson, with all in favor, the meeting was adjourned at 12:11 p.m.