

**Hammock Dunes Owners Association, Inc**  
**Board of Administrators Meeting**  
**March 17, 2014**

**Call to Order**

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

**Board Members Present:** George DeGovanni, Cosmo DiPerna, Bruce Aiello, Dennis Vohs, David Yoder, Marge Rooyakkers, Bob Bagdon, Andy Furia, Phil Henderson

**Others Present:** Travis Houk, Southern States Management Group, Inc.  
George Bagnall, Non-Voting Hammock Dunes Club Administrator

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

**Approval of the Minutes – February 17, 2014, Board of Administrators Meeting:**

**ON MOTION BY Bruce Aiello, seconded by Phil Henderson, with all in favor, the Board approved the minutes of the February 17, 2014 Board of Administrators Meeting with the following amendments:**

- **On page 1, throughout paragraph 1 under Hammock Dunes Club Administrator Report, all references to the word “croquette” should be changed to “croquet”. In sentence 8 and 9, under Hammock Dunes Club Administrator Report, the word “light” should be changed to “light source”. Sentence 11, should be amended to “Mr. Bagdon said he is on the Croquet Committee and the Board was advised by a Hammock Dunes Club representative that the funding for the croquet court and construction of the court in conjunction with the new irrigation system has been approved by the Club Board.”**

**Hammock Dunes Club Administrator Report:**

Mr. Bagnall reported the Hammock Dunes Club and Prudential Real Estate ran an advertisement in the Orlando Magazine. One of the goals of the advertising campaign is how to get Hammock Dunes golf courses into the top five rated courses in the country. The Creek Course is unique with no houses around it, and there is a likelihood it could become one of the top five. The Club is working on getting raters to the golf courses. Changes to the Creek Course need to be made to improve the aesthetics of the area. Mr. Furia noted becoming one of the top five courses may require upgrades to the clubhouse. The Club started the year with 672 members, 608 equity members, 67 non-equity members, and 1 national member. Full golf membership is only about 10 memberships off its peak. The loss is due primarily to a loss of Social Memberships, many of which were investors. The Club finished the year favorable to budget. Rounds of golf are down 1,200 through February 2014, primarily due to cold weather. Reece Jones has submitted preliminary proposal for changes to the Creek Course. The Board has approved \$30,000 for the cost of developing the plan. Fazio representatives are coming in April 2014 to make recommendations for improving the Links course.

**Committee Reports:**

**Declarant & Development Committee**

Mr. DeGovanni reported his goal for the Board presentation at the upcoming Annual Members' Meeting is to show how the Association has leveraged the asset acquisition since June 2013, what the committees have accomplished and what the plans are for the future. The committee has been focused this past month primarily on website roll out. Mr. Aiello advised the committee is also working with its attorneys to secure copyright and trademark protection for the Hammock Dunes logo. The committee is planning to meet with Coldwell Banker to learn more about their vision for the community and to share marketing ideas.

**Maintenance Committee**

**Prioritized Items per the Monthly Report**

Mr. Bagdon reported repair of the community dune walkovers is underway. Mr. Houk and Mr. Burke met with Kevin Partel to review repair of the Clicker Beach hand rails and gazebo. A number of people have recommended tearing down the gazebo and changing the walkover to make it more accessible to Island Estates residents and building a more efficient crossover. It will cost about \$35,000 to repair the current walkover. The fasteners installed were not the proper fasteners and are rusting out again. Mr. Aiello advised the walkover is heavily used and the discussion at the Island Estates Board Meeting was that owners would like the bench replaced and a bathroom installed. Mr. Bagdon said the pilings need to be replaced. The main community dune walkover needs to be retrofitted with Trex composite material sometime in the next few years. Mr. Houk & Mr. Henderson have met with the new FPL representative and inspected some of the rusted transformer boxes. The representative agreed to replace one transformer box that is rusted through within 30 days. Another box that is also rusted through will be replaced within 60 to 90 days. At FPL's request, Mr. Houk is preparing a report on all of the transformers that need to be replaced to assist FPL in developing a budget for the work. There is no change in the status of the A1A island improvements. Work on the Island Estates main bridge and Granada 1 bridge is complete. Mr. Houk will be asked to get an estimate for repair of the Viscaya bridge scheduled for 2014. Mr. DeGiovanni and Ms. Rooykers have been investigating having Hammock Dunes designated as an Audubon Sustainable Community. Currently only the golf courses are Audubon International Certified. Ms. Rooyakers said the past chairman initially said as long as the community followed the same guidelines as the golf courses it could be certified. But that has changed and now Audubon International has a program of requirements which the community would have to meet to be certified. The Board would have to agree to the initial cost of \$1,000 and \$500 per year for the program and Audubon will send individuals in to assess compliance with the requirements. Mr. DeGiovanni asked Ms. Rooyackers to form a committee for the planning and implementation of the program. Gaining certification is a three-stage process including assessment, planning and implementation.

**ON MOTION BY George DeGiovanni, seconded by Bob Bagdon, with all in favor the Board voted on whether to move forward with plans to become an Audubon International certified Sustainable Community by February 2015, an initial payment of \$1,000 required to start the process, and having Ms. Rooyackers form a committee for that purpose. Motion carries.**

#### **Communications & Community Relations Committee Hammock Dunes Observer Publication**

Mr. Yoder reported on the status of the replacement publication for the *Sandscripts* newsletter. The community is fortunate to have two families involved in publishing that are very creative and the Committee has talked to both of them about ideas for upgrading the newsletter. The contract terms would be a 1-year renewable contract. The Sun and Surf representatives recommended conducting interviews with people in the community to bring interest to the publication and including photographs. Mr. Bagdon noted Sun and Surf representatives left the possibility of selling advertising in the publication open, whereas the Pelican Post representatives did not recommend advertising. There was general consensus by the Board that they do not want advertising in the newsletter. Mr. Furia recommended including a provision requiring absolute confidentiality for the mailing list in the contract. The cost will be \$2,000 to \$2,500 per issue, but the Association could publish only two issues this year.

**ON MOTION BY George DeGiovanni, seconded by Cosmo DiPerna, with all in favor, the Board voted, based on the price of the proposal, to award Sun and Surf a one-year contract for publishing the Association's newsletter three times within the one year contract period with the option to renew the contract on a year to year basis. Motion carries.**

The Website Committee has met with new project leader Bill Conner, Dave Eckert and Dick Wolf. Mr. Eckert will turn over development of the website to Mr. Conner in the next two weeks. As a practical matter the site may be launched with six tiles and more tiles to be added later. Mr. Eckert will focus on working with builders and realtors regarding purchasing subscriptions for tiles or advertising on the site. Mr. DeGiovanni said the website will go live in about three months. Mr. Bagnall said the Association should look into how to get on the national websites of major realtors or have them feature a link to the

Hammock Dunes website. Until the site is live it is not possible to optimize key search words. Work is ongoing to define the Hammock Dunes brand and the way the company is sold by realtors. In the future Mr. Conner will approve website invoices for payment. Mr. Eckert and Mr. Conner will decide when the web developers get their final \$2,000 payment. Mr. Bagdon recommended getting to links to as many realtor sites as possible. Mr. DeGovanni asked for clarification on the relationship with web developer John Morris; however confirmed Hammock Dunes is not using Greenbriar's software.

### **Social Committee**

There was no report. Mr. DeGovanni thanked Mr. Furia for his work on the Social Committee and the Board.

### **Community Planning**

Mr. Vohs hopes to finish the final draft of the homeowner questionnaire and will send a copy to the Board for review.

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

Mrs. Rooyakkers is looking for a replacement for a Committee member who resigned. The Committee received a letter from a Hammock Dunes resident about the possibility of lowering the Hammock Dunes speed limit. Flagler County law enforcement will not enforce the HDOA speed limits because they are not in five mile an hour increments and not black and white signs. The Security Committee recommends lowering speed limits on the main road, Camino del Rey, to 30 mph. There was is a question as to whether the Association has liability because law enforcement cannot enforce the existing speed limits. Mr. Bagnall said insurance industry representatives advised him the Association did not have speed limit liability when they investigated two separate accidents in the community. There was discussion regarding speed limits on the main roadway. By consensus, the Board agreed not to conduct a survey, but to announce the new speed limits at the Annual Members' Meeting. The committee has had a request from an owner to install a "Children at Play" sign in his neighborhood. The committee located a moveable cone with a "Children at Play" sign attached that could be posted when the children are outside. By consensus, the Board did not approve installing a "Children at Play" sign, but they did agree to post the video surveillance camera in the area if speeding continues. The insurance agent recommended purchasing "No trespassing; private property" signs to install on the dune walkovers to minimize the Association's liability from individuals using the dune walkovers illegally.

The Committee is unhappy with the fact that nothing is going to be done with vendor transponder access. Mr. DeGovanni stated the Board already ruled on the matter. The waste hauler has slowed down since being contacted by the committee about speeding in the community. Language will be added to the new transponder application advising owners are responsible for the conduct of vendors if they give vendors one of their personal transponders. The Island Estates Neighborhood would like to purchase a digital, solar powered speed limit sign at their expense to be installed on the existing post where the existing sign is currently installed. The DRC and the Declarant Committee would have to approve the design and color of the sign.

**ON MOTION BY Marge Rooyakkers, seconded by Cosmo DiPerna with Ms. Rooyakkers, Mr. DiPerna, Mr. DeGovanni, Mr. Henderson, Mr. Furia, Mr. Yoder, Mr. Vohs and Mr. Bagdon in favor and Mr. Aiello opposed, the Board approved lowering the speed limits on Camino del Ray, Camino del Mar, Camino del Sol, Granada Drive, and Ave. de la Mer to 30 mph and lowering the speed limits on other roadways in the community to 25 mph. The motion carries**

### **Design Review Committee**

Mr. DiPerna created a presentation on activities of the committee to be given to owners at the Annual Members' Meeting and provided Mr. DeGovanni with a copy. Only one home was approved this month. The Committee recommended including conceptual review of 6 new homes in the presentation to demonstrate the excitement for new construction in the community.

### **Financial Committee**

Mr. Aiello reported the auditor recommended completing a 7604 election form stipulating that excess income can be carried over to the next year without paying taxes on it. The Island Estates Neighborhood Association is looking into the option of doing away with the gate officers to save money. Tobby Tobin made a presentation to the Island Estates Board regarding a system whereby owners can speak to someone in a remote location for assistance. It was noted that the equipment in the gatehouse is the property of the Master Association. Mr. Bagdon said there are problems with a similar system in another local community. Mr. Aiello will advise the Island Estates Board that the Master Association and the Security Committee will not approve doing away with the gate officers. The Association has settled its lawsuit against 1 Via Salerno and received full payment of \$12,500 for delinquent assessments, after refusing an offer of 12 months' assessments from the bank and requiring the lender to stick to its original agreement. The lawsuit against the O'Shea residence in the Island Estates Neighborhood should come to a conclusion this month. The Island Estates Neighborhood has entered into an agreement with a company who will pay off the Island Estates and HDOA liens and delinquencies for both Associations in return for a quit claim deed to the property. The company will rehabilitate the residence in compliance with community covenants and restrictions and will lease it. The bank still has a mortgage on the property. The residence at 1 Maderia Court will be offered in a public sale in April 2014. Draft financials indicate all neighborhoods performed favorable to budget in January and February 2014.

**ON MOTION BY Bruce Aiello, seconded by Andy Furia, with all in favor, the Board voted on whether complete IRS form 7604 electing to carry over excess income to the next budget year without having to pay taxes on it and to have Mr. DeGiovanni and Mr. Aiello sign the document. The motion carries.**

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

##### **Le Jardin Letter**

A Le Jardin Condominium owner has asked the Master Association to consider taking over responsibility for maintaining the Porto Mar roadway. Southern States Management Group was asked to draft a letter for Board review notifying the owner that the roadway is not a through roadway and the roadway is the responsibility of the condominium association, not the HDOA.

##### **CGG**

Mr. DeGiovanni asked to continue requesting a status report from CGG monthly regarding progress on obtaining fees from communications/cable companies for use of community easements.

##### **Annual Members' Meeting**

The Annual Members' Meeting is scheduled for March 31, 2014 at 10:00 a.m. in the Hammock Dunes Club Ballroom.

##### **New Business**

Mr. DeGiovanni reviewed the goals and the content of the draft Annual Report to be presented to members at the Annual Members' Meeting. Board Members agreed to have Mr. DeGiovanni make the presentations for all of the committees, giving them an opportunity to add to his remarks.

##### **Request for Children's Playground**

Mr. Houk advised an owner who previously addressed the Board about installing a children's playground as has asked him to address the matter with the Board again. Mr. DeGiovanni asked Mr. Houk to advise her there is no suitable location on Hammock Dunes common areas and suggesting that she make her request to the Casa Bella Neighborhood Association Board of Directors or contact Flagler County.

##### **Meeting with Club Strategic Planning Committee**

Andy Cunningham and Rick Hayes, members of the Club Strategic Planning Committee, want to meet with Mr. Vohs and Mr. DeGovanni to discuss how to mutually move forward with the Club and the HDOA.

**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 12:30 p.m.**