

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
April 21, 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

Board Members Absent: Paul Erhardt

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 – March 17, 2014, Board of Administrators Meeting March 31, 2014 Annual Meeting & Organizational Meeting:

March 17, 2014 Board Meeting

ON MOTION BY Cosmo DiPerna, seconded by Bruce Aiello, with all in favor, the Board approved the minutes of the March 17, 2014 Board of Administrators Meeting with the following amendment:

- **On page 2, sentence 6, under Maintenance Committee, after the word “replaced” the words “the roof/gazebo remain, and” should be added.**

March 31, 2014 Annual Members' Meeting

ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor, the Board approved the minutes of the March 31, Annual Members' Meeting as written.

March 31, 2014 Board of Administrators Organizational Meeting

ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor, the Board approved the minutes of the March 31, 2014 Board of Directors Organizational meeting with the following amendment:

- **George Bagnall's name should be omitted from “Board Members Present”.**
- **In the list of 2014 Board of Administrators, George Bagnall should be added as Non-Voting Hammock Dunes Club Administrator.**

Mr. DeGovanni advised item four, “LaCosta Pavers Complaint” has been deleted from the agenda and the Hammock Dunes Club Administrator Report has been added to the agenda.

Duneview Administrator Appointment

Mr. DeGovanni reported Mr. Phil Henderson has resigned his position as the Duneview Representative on the Board of Administrators and the Board accepts his resignation with regret. The Association will send Mr. Henderson a letter thanking him for his numerous years of service to the Board and the community. Mr. Aiello said he feels Mr. Bagdon is an excellent choice for the position and the Board was unable to locate an owner from the Duneview community who was willing to replace Mr. Henderson. The Board will continue to seek a Duneview owner for the position when it comes up for election in 2015.

ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor, the Board appointed Bob Bagdon to serve Mr. Henderson's unexpired term as the Duneview representative on the Board of Administrators. Motion carries.

Hammock Dunes Club Administrator Report:

Mr. Bagnall reported Brian Gaines, the marketing person for the Club, has left to spend more time on his own company. Kim Laxton will take over some of his responsibilities and a part-time person will be hired to manage some of the digital work. A Casa Bella homeowner was not happy with the clean up job done on the 10th hole. Additional cleaning was done and a hedge may be installed to deter individuals from crossing over onto the owner's yard; however this will not be a HD Club expense. On May 2, 2014 the Club is sponsoring a Cocktail Party to collect donations for Rico, who has been a cook at the Club for 24 years and is ill. On May 9, 2014 the Club will hold a Cocktail Party and barbecue for Ron Sharp who will be leaving the Club in August. It has not been decided if he will have access to the course to give lessons. He may be given a limited membership and allowed to give a limited number of golf lessons.

Committee Reports:

Declarant & Development Committee

Mr. DeGiovanni reported Flagler County Administrator Craig Coffey and Flagler County Councilman Frank Meeker have been invited to have lunch with representatives of the DDC to discuss the billboards, other matters of interest and to determine how the DDC and the county can work together. The DDC and Association legal counsel have developed a procedure and application for approval of use of the Hammock Dunes trademark. Entities known to the community, such as realtors, will be sent a letter advising that the HDOA encourages them to continue marketing the community, and advising that it will be necessary to obtain permission to use the trademark. A second letter will be sent to those who are violating use of the HDOA trademark. The committee requested a meeting with WCI representatives to discuss the developer's plans for the community. Mr. DeGiovanni made a presentation the DDC on preliminary plans for enhancement of the community front entrance from the main gate intersection to the rotary circle, using photographs and preliminary drawings from Dave Mancino, Bob Dickinson and ideas submitted by WCI. The DDC will meet with Watson Realty representatives to discuss plans for the community. The DDC has developed a strategic growth plan for review by the Board at the next Board of Administrators Meeting. Mr. Aiello advised some information discussed at the DDC needs to remain confidential and Florida statutes do not require meetings to be open meetings or to be published in advance. The DDC will not make final policy decisions or expenditures without approval by the Board. A lack of information from the condominiums is holding up the launch of the website. Representatives of the condominium communities were encouraged to help obtain the needed information. Mr. DiPerna recommended having Bill Connor contact the condominium Boards directly to try to obtain the information needed using the Tuscany format. Mr. Huxtable and Mr. DeGiovanni will contact the condominium representatives.

Maintenance Committee

Prioritized Items per the Monthly Report

Mr. Bagdon reported "Private Property" signs have been installed on the dune walkovers and so far none have been stolen. The initial phase of dune walkover renovations is complete. Grein Construction has quoted \$4,800 to renovate 11 of the walkovers from the Comfort Station going south in Playa del Sur. There is money in the Playa del Sur budget for the work. One of the benches on the walkover has been stolen and will be replaced. The Association is still waiting on FPL to take action on repair of the electrical transformer boxes. The committee has been negotiating changes to the 9-page agreement with the Flagler County for the A1A median. The county contends they are subject to DOT requirements such as hiring subcontractors based on national security rules to which the HDOA would have to comply if it signs the agreement. Corey Enterprises needs to be advised to spray grass coming out of the concrete on the A1A island. There was discussion about whether the HDOA should give up maintenance of property it controls to the DCDD. Work on the Viscaya bridge is completed and looks good. Repair of community roads is still on hold. Mr. Houk was asked to be sure the landscape contractor does not skip the annual flower rotation at Camino del Sol and Camino del Rey. Bids have been received for repair of lake bank erosion on Via Verona. VerdeGo bid \$13,000 to repair the area near the wall at the road intersection and \$15,000 for repair of erosion on the side of the lake that faces

Via Roma. VerdeGo will give the Association a 10% discount on the price if both jobs are done at the same time. VerdeGo did the other community coquina walls two years ago.

ON MOTION BY Bob Bagdon, seconded by Marge Rooyakkers with all in favor, the Board voted on whether to approve the proposal from Pete Grein Construction in the amount of \$4,800 to repair 11 dune walkovers going from the comfort station, south in Playa de Sur. Motion carries.

ON MOTION BY Bob Bagdon, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve the bids from VerdeGo in the amount of up to \$28,000 to repair Via Verona lake bank erosion contingent upon receipt of the 10% discount, upon Mr. Burke overseeing the work and the Finance Committee's determination of which areas of the project are owned by the HDOA and which area are owned by Granada Estates. Motion carries.

Communications & Community Relations Committee Inside the Gates

Mr. Yoder reported on the status of "*Inside the Gates*", the replacement publication for the *Sandscripts* newsletter. The committee has written an agreement between the HDOA and Mr. and Mrs. Heise for newsletter publication. The agreement stipulates the following; distributing 3 issues of the newsletter with 8 pages each per year probably in August and November of 2014 and February of 2015, with provisions for renewing the contract if the HDOA chooses to do so, payment terms, and newsletter specifications. Thirteen hundred copies will be printed, 1100 to be mailed to owners with 200 left over for distribution to the Two Camino business office and area realtors. The total price per issue is \$2,800, which includes creative design, printing and mailing costs. The newsletter will have no advertising. Mr. Yoder reported Sterling Colee has gotten bids on a new design for a ladder sign located at Palm Coast Parkway & Colbert Lane in Palm Coast. It will cost the HDOA \$300 to have its name on the sign along with the Club and other area destinations. By consensus, the Board agreed to fund the sign.

ON MOTION BY Cosmo DiPerna, seconded by Marge Rooyakkers, with all in favor, the Board voted on whether to approve the contract with the Heises for a one-year contract to publish 3 issues of the newsletter at the cost of \$2,800 each contingent upon contract review by Southern States Management Group and the Finance Committee. Motion carries.

Social Committee

Mr. Huxtable reported four owners agreed to serve on the Social Committee and they will meet next week to develop ideas for events. He asked that the Board Members support the Summer Beach Parties by attending. It was recommended that the Beach Parties announcements be sent to owners over a period of three weeks and that the parties are announced in the new "*Inside the Gates*" newsletter. Mr. Houk will assist in designing a Beach Party flyer that can be posted at the condominium buildings. There was discussion regarding creating a sign for the event to be located near the Comfort Station.

Community Planning

Mr. Vohs reported the 2014 Owner Survey will be mailed at the end of April and the community public data base modeling system is being updated.

Security & Emergency Response Committee

Mrs. Rooyakkers advised the committee voted in favor of black and white speed limit signs and 25 mph and 30 mph speed limits in the community. There was discussion regarding the speed limits. Ms. Rooyakkers would like to move some of the speed limit signs that are obstructed by trees and remove the speed limit sign near the exit to the main gate. The committee will get bids for the work and have it reviewed by the maintenance Committee and the DRC. The committee is requesting a second surveillance camera for the area near the Comfort Station walkover and one at Clicker Beach. It was recommended that the camera at the Comfort Station be repositioned to cover the parking lot and the gate. Mr. Aiello recommended using the portable camera at the restroom for a time if problems are occurring there. Ms. Rooyakkers met with Kevin Gunther, the Flagler County Public Safety Emergency

Manager, to review the HDOA's emergency response plans. Mr. Gunther will make a presentation on hurricane safety for HDOA owners and Club members on June 2, 2014 at 3:00 p.m.

George Bagnall moved to increase the speed limit to 35 miles per hour on main thoroughfares and 25 miles per hour on neighborhood roadways. There was no second to the motion.

The motion was amended to the following:

ON MOTION BY Marge Rooyakkers, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to increase the speed limit to 35 miles per hour on the main thoroughfares including Camino del Rey, and Camino del Sol, Camino del Mar, and to increase the speed limit to 25 miles per hour on all other roads in the community. Motion carries.

Design Review Committee

Mr. DiPerna reported the DRC approved construction of two new homes. Eighteen people from Villas del mar and Villa Capri attended the meeting to request that oak trees in their area be cut down because they are causing damage. The DRC will have a licensed arborist inspect the community and make recommendations. Mr. DeGovanni noted DRC decisions are final, but asked the DRC to brief the Board about potentially contentious issues.

Financial Committee

Mr. Aiello reported the draft audits for all three neighborhoods have been received. The Master Association audit was delayed to correct an issue over how and where real property is booked. The issue has been resolved and there is no non-compliance with standard accounting practices in any of the three audits. The Master Association is \$38,000 under budget, due in large part to pre-paid member assessments. Due to an abundance of rain in the early part of the year irrigation water expense is down by approximately \$5,000, and with the days getting longer, electrical utility expenses are coming down. In the Ocean Estates neighborhood, Carino la Mer is \$1,300 under budget; Grande Mer is \$3,100 under budget, and Playa del Sur is \$2,500 under budget. The Granada Estates Neighborhood is \$3,400 under budget.

Association Updates/Discussion:

There were no Association updates.

New Business

The Securitas Supervisor at Island Estates has been dismissed.

Mr. Bagdon took a real estate continuing education class on condominiums and one of the new rules is that realtors are required to notify the Association when they get a listing in the community. He said the Board might find the class interesting and educational. He also learned the Florida legal system is working to bring HOA laws in line with condominium laws.

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.