

**Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
May 19, 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, Ron Huxtable

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

Members Absent: Paul Erhardt

Others Present: Travis Houk, Southern States Management Group

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

Approval of the Minutes – April 21, 2014, Board of Administrators Meeting

ON MOTION BY Dennis Vohs, seconded by Phil Henderson, with all in favor, the Board approved the minutes of the April 21, 2014 Board of Administrators Meeting with the following amendments:

- **On page 2, sentence 6, under Maintenance Committee, after the word “replaced” the words “the roof/gazebo remain, and” should be added.**
- **On page one, sentence 5, under Hammock Dunes Administrator Report, the words May 9, 2014 should be amended to May 9, 2014. In sentence 6, the date “May 9, 2014” should be amended to May 2, 2014.**
- **On page 2, under Maintenance Committee, Mr. Huxtable’s name should be omitted.**
- **On page 3, in the next to last sentence under Communications and Community Relations Committee the figure “\$300” should be amended to \$350”.**
- **On page 4, in the motion on speed limit signs the phrase “on all other roads” should be amended to “Ocean Estates and Granada neighborhoods”.**

Waterfront Appointment:

Mr. George DeGovanni reported the HDOA received Mr. Paul Erhardt written resignation.

ON MOTION BY George DeGovanni, seconded by Bruce Aiello, with all in favor, the Board voted to accept the resignation of Paul Erhardt and appoint John Rapaport, Vice President of the Eastern Florida Division to fill the Board of Administration position for the Waterfront Community. Motion Carries.

Inside the Gates

John Heise reported on the new “Inside the Gates” newsletter for HDOA and presented a prototype for Board review. The newsletter, printed in color, will be distributed three times per year, the first time in August 2014. The concept is to have a newsletter for multiple purposes, including distribution to owners and use as a marketing tool. Eleven hundred copies will be distributed to owners and an additional 200 copies will be available for marketing purposes. The name of the newsletter and the Hammock Dunes logo will be featured on the front page. First page is the President’s report. Second page is about the new website. The next two pages will be Committee Reports. Committee reports will be e-mailed to Mary Heise. Page 5 will feature Social Activities and page 6 will feature a “Real Estate Wrap Up” column written by Travis Houk on sales and real estate activities & management issues.

Page 7 will be "Life at the Beach" emphasizing beachfront activities in the community. The back page will feature a photograph of the Board and important phone numbers. The Board recommended using pictures of the Board in different settings around the community instead of a group picture in each issue. Future issues could focus on the community's relationship with Audubon Green Community initiative. Dave Yoder will be in charge of contacting Board Members about writing articles and sending the articles to Mr. Heise. For the first addition the deadline for copy is July 1, 2014. Mr. DiPerna suggested including an article on the Care Bears program. There was discussion about including information from the Club.

Hammock Dunes Club Administrator Report:

Mr. Bagnall reported the Club hired a part-time employee to take some of Kim's duties and manage the Club's digital presence. The Club currently has 672 total members, 608 equity members, 6 Clubhouse members and 1 national member. Through March 2014 the budget is \$74,000 favorable to budget. The fairways and approaches at the Creek Course will get new grass in June 2014. A new type of liner which keeps contamination from coming up through the sand will be installed on two bunkers. Fazio's team toured the course and presented verbal recommendations. The greens have shrunk considerably from their original size. When the greens were re-grassed in 2005 they were not extended to the original size and some sprinkler heads were installed on the green base. Trees impacting the course will be moved. A silver membership was designed as a trial to encourage residents to join the Club for 6 months. The Club Membership book is available on the website and some members are not happy it is available for public access. It was suggested the book should be available only with a password.

Committee Reports:

Declarant & Development Committee

Website Update

Mr. DeGiovanni, George Bagnall and Dave Eckert went to Coral Springs to meet with John Rappaport, who has been appointed to the HDOA Board. Mr. Rappaport gave Board Members a tour of the Heron Bay Community. The homes sell for \$750,000. If the same home is built to comply with DRC standards, the homes will cost \$1 million. Mr. DeGiovanni confirmed an on-site Hammock Dunes meeting will be scheduled with Mr. Rappaport in the future.

Strategic Growth Plan Discussion & Billboard Sale Update

Last week the DDC met with Craig Coffee, Flagler County Administrator, and Frank Meeker, community representative on the County Commission. They sent the HDOA an agreement for \$12,500 to turn the billboard over to the county, who would tear it down at the end of the permit term. HDOA would continue to get the revenue from the billboard until the permit runs out in October 2014. The \$12,500 could be used to construct the new community monument sign with a start date of July 1, 2015. The design of the monument sign will require approval by the county.

Mr. DeGiovanni distributed a strategic plan summary and the asked each Board member to review the outline.

Maintenance Committee

Prioritized Items per the Monthly Report

Mr. Bagdon reported on the monthly maintenance projects. Phase 2 of the Playa del Sur walkover project repair/beautification is almost complete. The coquina wall contracts have been signed with VerdeGo with a start date in July 2014. Mr. Rory Burke will oversee the project in the same manner as the last coquina wall project on Cordoba Court. Mr. Bagdon stated the Committee has received multiple bids on repair work at Clicker Beach including stainless steel bolts, hurricane straps, wood replacement, railings, and screw replacement. Mr. Bagdon asked the Board to approve a not to exceed amount of \$20,000 with a detailed bid to be signed by Mr. DeGiovanni.

ON MOTION BY Bob Bagdon, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve an expenditure of up \$20,000 for repair at Clicker Beach with a detailed bid to be signed by HDOA President, George DeGovanni. Motion carries.

Mr. Bagdon stated the comfort station Playa del Sur/San Gabriel walkover is the most used walkover in the community and is deteriorating quickly. Board replacement started last year with pressure treated wood but stopped at the Board's request since other alternatives were being considered. The Committee solicited bids last year for composite wood, specifically Trex. Mr. Bagdon advised the Committee can continue to replace boards OR replace the entire walkover with Trex. If the Board would agree on a synthetic wood replacement, Mr. Bagdon asked for a not to exceed amount of \$32,500 based on earlier bids. A detailed bid would be presented to Mr. DeGovanni for approval.

ON MOTION BY Bob Bagdon, seconded by Phil Henderson, with all in favor, the Board voted on whether to approve expenditure up to \$32,500 for Trex composite wood for the comfort station dune walkover. Motion carries.

ON MOTION BY Bob Bagdon, seconded by Bruce Aiello, with all in favor, the Board voted to spend up to \$3,000 for

Mr. Bagdon reported the Granada Estates gate posts collapsed in the same way at the Clicker Beach gate posts. The welder will replace with new posts. The repair price is the same as Clicker Beach.

ON MOTION BY Bob Bagdon, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve \$2,500 for installation of new gate posts. Motion carries.

Communications & Community Relations Committee

Welcome Package and Community Maps Discussion/Proposal

Mr. Yoder reported that Mr. Houk and he have worked on updating the community master map publication. Additionally, they have developed ideas for a welcome package incorporating the new map and other information that would be useful to new owners. Mr. Houk presented an example of a folder and sample map. The HDOA agreed it was an important project and confirmed it was ok to proceed with getting additional pricing.

Social Committee

Committee Budget Approval

Mr. Huxtable reported the first summer beach party is scheduled at the Casa Bella amenity center on Wednesday, May 21st. He presented an expense outline. Mr. Aiello confirmed a social budget has already been approved in the 2014 budget and he identified where the money should be expensed.

Community Planning

Mr. Vohs reported the updated questionnaire has been mailed to all property owners and to-date the return looks promising. He confirmed the Committee will meet with Mr. Jeff Annon and review the updated Flagler County information and future modeling potential. Additional communication will be sent to the residents reminding them to submit their questionnaire.

Security & Emergency Response Committee

Mrs. Rooyackers reported the Flagler County Hurricane Preparedness Presentation will be on June 2, 2014 and the Committee hopes for strong turnout. The Committee is getting pricing on a second stealth camera since there have been some minor incidents in the community; however a camera is already stationed at the Montilla entrance to monitor their new LED lights.

Design Review Committee

Mr. DiPerna reported the DRC approved construction of a new home at the south gate, 84 Camino del Rey. Also, there is a home on Carino la Mer that was approved in 2011 but was delayed because of

international financing and DEP restrictions. The Committee reviewed it again and granted approval. The home is expected to begin construction later in the summer.

Financial Committee

Hinnman Corporate Resolution

Mr. Aiello reported that Mr. DeGiovanni and he attended the mediation for Mr. Hinnman and the duck pen situation. Through the mediator both parties agreed the duck pen will be removed in 30 days. Mr. Aiello said that he needs Board approval of the Corporate Resolution that states George DeGiovanni and Bruce Aiello can negotiate the resolution on behalf of the Board. By consensus the Board agreed.

Mr. Aiello confirmed all HDOA associations are favorable to budget including Granada Estates and Ocean Estates. He confirmed the finance committee is scheduled to meet later in the month.

Association Updates/Discussion:

Mr. DeGiovanni updated the Board about geo thermal wells and recent installations in the community. The Dunes Community Development District and Flagler County approved one well that was installed earlier in the year. The neighborhood documents state wells are strictly prohibited in Hammock Dunes. Mr. DeGiovanni confirmed there are potentially 3 geo thermal wells installed in Ocean Estates and Island Estates. He confirmed Hammock Dunes legal counsel is reviewing the legality of geo thermal wells and the DDC will have open discussions with St. John's River Management and the DCDD. Flagler County officials have been advised that geo thermal wells are prohibited. Mr. DiPerna stated the DRC is accepting of closed loop geo thermal wells. The Board discussed the differences between closed loop and open loop geo thermal wells and the potential for sink holes.

New Business

No additional new business.

Audience Comments:

The Board addressed member comments and concerns.

Adjournment

ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers, with all in favor, the meeting was adjourned at 12:50 p.m.