

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
August 18, 2014

Call to Order

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

Board Members Present: George DeGovanni, Cosmo DiPerna, Bruce Aiello, David Yoder, Marge Rooyakkers, Bob Bagdon, Jon Rapaport (via telephone)

Board Members Absent: Dennis Vohs, Ron Huxtable, George Bagnall (Non-Voting Hammock Dunes Club Administrator)

Others Present: Travis Houk, Southern States Management Group, Inc.

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

Mr. DeGovanni expressed condolences, on behalf of the Board, to Ms. Rooyakkers for the passing of her husband, Donald Rooyakkers.

Mr. DeGovanni welcomed WCI Representative and Board member Jon Rapaport to the meeting. Mr. Rapaport attended via conference phone.

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

ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers, with all in favor, the Board approved the minutes of the July 21, 2014 Board of Administrators Meeting as written.

Hammock Dunes Club Administrator Report

There was no report.

Bill Conner – Website Go Live Status

Mr. Yoder reported all neighborhood sub-tiles are completed, with the exception of some photographs, which will be routinely updated. The Hammock Dunes trademark has been added to each page and the "Four Seasons" slide show with climate information has been updated. The rest of the page has not been implemented. The "Contact us" information will be updated as soon as the toll free number and email address are received. The goal is to take the website live in September 2014. Tiles for "Fly Over information, Aerial Views and Comparison with Other Communities are not implemented or not yet complete. Climate and Development information are partially developed. There was discussion about delaying the launch of some tiles or leaving them vacant until they are completed. Mr. DeGovanni said the DDC is discussing not changing the structure of the website, but displaying a "Not Active" message for the tiles until they are completed. Mr. Aiello provided the information for the "Area Information" tile and said it has been approved and can go active, even without the photographs or with generic photos.

Committee Reports:

**Declarant & Development Committee
Geothermal Wells**

Mr. DeGovanni reported the committee will meet with Flagler County representatives to discuss geothermal drilling. Mr. Aiello said the committee met with the geothermal contractor, Climate Control, and found there are a number of geothermal systems in the Hammock Dunes Community that have been installed. Closed loop systems are not considered wells by the St. Johns River Water Management District. Mr. Aiello described the process involved in drilling geothermal systems and the relationship between closed systems and hybrid systems. There was extensive discussion regarding options and estimated percentage costs for placement of the systems between homes by drilling some wells deeper. DRC approval will be required to install the systems. Legal counsel is also reviewing the issue.

HD Club Billboards

Mr. DeGiovanni advised the Hammock Dunes Club is going to lease 4 billboards on I-95 for a period of at least nine months with an option to extend to 12 months. Total cost is \$40,000. Prudential Realty is considering contributing \$10,000 and the Club will contribute \$20,000 and they are asking the Hammock Dunes Owners' Association to contribute \$10,000. Mr. DeGiovanni noted people who come to the community to play golf as a result of billboard advertising will be referred to the Concierge Service at the Two Camino office, and billboard advertising likely is not cost effective at this time. Mr. Rapaport advised WCI has found billboards are primarily useful as directional signs and internet advertising is more cost efficient and valuable in bringing in traffic. Concerns were expressed about the expense to advertise via billboards.

ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers, with all in favor, the Board voted to NOT invest \$10,000 in shared expense with the Hammock Dunes Club for billboard advertising. Motion carries.

Granada Estates Monument Sign

Mr. DeGiovanni stated the Granada Estates Gate monument sign is confusing to some realtors because the area includes homes in both Granada Estates and Ocean Estates which is not generally known to those outside of the community. Mr. Houk will take photographs of the sign and have a design created for the new sign that says "Hammock Dunes North Gate."

Concierge Service

Mr. DeGiovanni reviewed the process that SSMG will be the HDOA's concierge service. The website "About Us" tile will have a link to the e-mail address, concierge@hammockdunes.com and the concierge page. The page will advise the service can help arrange a visit to the community, provide general information about the community, or an introduction to the Club or the HDOA's preferred realtor. The toll free service operates 24 hours per day, seven days a week at cost of about \$100 per month, and will offer services such as driving directions, club tours, arranging transportation and lodging, etc. The recommended gate staff post order is when visitors drive at the gate as a result of billboard or website advertising, the gate staff will refer them to the Concierge Service at the Two Camino office. The Concierge will determine their particular interest and make the necessary arrangements for a future visit. The cost for travel services is paid by the visitor. Mr. Aiello said the committee established criteria for utilizing a preferred realtor, including the realtor is a national realtor, realtor must update listings of all the homes in the community daily or at a minimum, weekly and be a member of IDEX system, and had to be willing to offer a list of potential national and international buyers. Mr. Bagdon expressed concerns about the problem of excluding realtors and agents who live in and are familiar with the community. Mr. Bagdon also stated there must be metrics used to track visitors. The preferred realtor must develop the real estate portion of the website which will list all other realtors selling homes in the community and they will show the Hammock Dunes listings first. Mr. Rapaport advised to be sure the preferred realtor agreement can be easily cancelled. Ms. Rooyakkers asked what to do about visitors who are only here one day. The preferred realtor will be prepared to handle those occasions and the Club can respond on an on-call basis.

Legacy Data Storage

Mr. Houk reported Mr. Annon discovered a Cisco System Cloud based program that is internet accessible and can do key word searches at a cost of \$2,300 per year. Mr. Aiello noted some documents should be read only and password protected and only certain individuals or Board Members should be allowed to view some information. Mr. Rapaport said WCI uses a Cisco System but that has to be updated every few years.

HGTV Visit

Mr. Houk advised Mr. DeGiovanni has signed the release for the film crew to come in the community. The television company will be required to list Hammock Dunes as additional insured.

Maintenance Committee

Prioritized Items per the Monthly Report

Mr. Bagdon reported on the prioritized monthly report.

Comfort Station Walkover

There were problems with the San Gabriel/Comfort Station Walkover bid of \$32,000. Mr. Partel's bid was very detailed regarding replacement of beams, supports and screws but the two bids did not compare "apples to apples". The committee expressed concern regarding Nautilus' bid. A new person, a licensed contractor with Nautilus, who was very knowledgeable advised how the bid needed to be revised and came back with the details which include replacement of the joists/stringers at an increase cost of \$39,000. The work will likely be done in October.

ON MOTION BY Bob Bagdon, seconded by Cosmo DiPerna, with Mr. Aiello abstaining and Mr. DeGovanni, Mr. Bagdon, Ms. Rooyakkers, Mr. DiPerna, Mr. Yoder and Mr. Rapaport in favor, the Board voted on whether to approve increasing the expenditure for the Comfort Station Walk Over repair from \$32,000 to \$39,000. The motion carries.

Nautical Island Estates Bridge Light

New lights are being considered for the Island Estates Parkway Bridge since the old lights do not work. Nautilus reduced the price of their bid to \$2,700. Mr. Aiello stated there are no blue navigation lights on Mariners' Drive Bridge as the waterway is considered a non-navigable body of water, after being turned over from the Army Corp of Engineers to the Inland Navigation District. The Board agreed the Committee should table the issue since the Florida East Coast Canal is considered a non-navigable body of water.

Paving Engineer Quote

The Committee received a 2-part estimate from Bechtol Engineering. The first bid \$1,840 for a peripheral drive through by an engineer to examine the condition of all the roads and determine whether a second phase, including repaving or simply applying a new top coat is necessary. Phase II which would require road borings could be as much as \$10,000.

ON MOTION BY Bob Bagdon, seconded by Marge Rooyakkers, with all in favor, the Board voted on whether to approve the bid of \$1,840 for the initial investigation. Motion carries.

HD Club Tennis Road Buffer & Green Location

Mr. Houk reviewed a conceptual plan for a green recreational area and another plan to remove invasive vines. A portion of the property belongs to the Club and a portion belongs to HDOA. The vine work is scheduled to be done in the winter when Corey can use contract labor to do the work without charge. If sod is installed, mowing would be incorporated into the current contract. The county has changed the recreational area designation from conservation area to common area which may make approval for the work simpler. The Club would have to approve parking and use of the Club facilities. The Committee will approach the Club about their thoughts before proceeding further with the recreational area.

Communications & Community Relations

"Inside the Gates" Newsletter

Mr. Yoder reported the first issue of the newsletter was mailed to owners. Extra copies will be given to owners, and may be distributed through a link to the next Community Planning realtor e-mail. The copyright language has to be corrected and the dates in the Club article were incorrect. Mr. Yoder reported he's received a lot positive feedback.

Social Committee

Volunteer Recognition Dinner

Mr. Houk is sending an e-mail requesting nominations for the Volunteer Recognition Dinner.

Community Planning

Nothing additional.

Security & Emergency Response

Low Speed Vehicle Resolution

Mr. Houk reported the non-owner motorcycle rule was reviewed in light of the need for rules regarding low speed vehicles. Mr. Houk said a new resolution is needed. He reviewed provisions of the proposed rule. The Board asked Mr. Houk to send the proposed rule to legal counsel for review.

Design Review Committee

Mr. DiPerna reported the DRC reviewed the plans for another new ocean front house in Playa del Sur.

Financial Committee

Mr. Aiello reported on Association finances. He asked Mr. Houk to check on the wind rebate check. Mr. Aiello reported the Master Association is \$10,000 over budget for the month. Mr. Aiello stated the Community cannot continue to operate in the negative each month. The Board discussed the expense items that are over budget. Mr. DeGiovanni stated the Board should continue to monitor their expenses each month and control expenses.

Association Updates/Discussion:

6 Via Bellano – Landscape Maintenance

There was discussion regarding the lack of landscape maintenance at 6 Via Bellano. Legal counsel will be asked to send a letter to the owners advising of landscape deficiencies. Mr. Houk stated there is someone living at the residence.

Ave. de la Mer Rumble Strips

Mr. Yoder brought up the issue of the rumble strips on Ave. de la Mer and their impact on residents that cross them every day. Mr. Yoder stated there are low speed limits and everyone should be asked to obey the traffic laws and the strips should be removed or altered. Mr. Bagdon concurred with Mr. Yoder on his view. Mr. DeGiovanni stated the Board made a decision six months ago to install the strips and unless a majority of the Board wants to remove them, the strips stay.

New Business

Nothing additional.

Audience Comments:

The Board addressed member comments and concerns.

Adjournment

ON MOTION BY Bruce Aiello, seconded by Bob Bagdon, with all in favor, the meeting was adjourned at 12:36 p.m.