

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
September 15, 2014

Call to Order

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

Board Members Present: Cosmo DiPerna, Bruce Aiello, David Yoder, Marge Rooyakkers, Bob Bagdon, Dennis Vohs, Ron Huxtable

Board Members Absent: George DeGovanni, Jon Rapaport

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

Others Present: 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 – August 18, 2014, Board of Administrators Meeting

ON MOTION BY Bruce Aiello, seconded by Bob Bagdon, with all in favor, the Board approved the minutes of the August 18, 2014 Board of Administrators Meeting with the following amendments:

- **On page 1 under DDC Committee, the title “Geo-Thermal Wells” should be changed to Geo-Thermal Systems”.**
- **On page 3, sentence 1, under Nautical Island Estates Bridge Light, the word “navigation” should be inserted between the words “New” and “lights”. In sentence 2, the word “Florida” should be inserted before the words “Inland Navigation District”.**

Hammock Dunes Club Administrator Report

Mr. Bagnall reported the Club is working on its Fiscal Year 2015 Operating Budget and the strategic plan. Comptroller Ed Peck has transferred to a soccer team in Jacksonville, Florida. Installation of the new irrigation system is ongoing. Additions to the specifications have somewhat delayed the project along with problems that have arisen because drawings of the original irrigation system are not correct. It is anticipated the work will be completed by the end of October 2014. The cost is \$1,000,630, but does not include work on the pump house that needs to be done likely in January 2014. The total budget was \$1.8 million.

Committee Reports:

Declarant & Development Committee

Mr. Yoder advised the new HDOA website will go live in early October 2014. Mr. Aiello asked Mr. Yoder to include the toll free number for the Hammock Dunes Concierge Service on the website and asked Mr. Houk to set up a formal one-hour training session for concierge service personnel. Mr. Aiello and Mr. Houk met with legal counsel regarding the process of reassigning the Parcel B (the billboard property), listed in the transfer agreement, and Parcel A (the Two Camino del Mar building), listed as parcel A in the transfer agreement, from the list of total property for HDOA in the original agreement with HD Associates to the list of property now owned and committed to HDOA common property. The parcels need to be made part of the committed property to prevent commercial development of the areas and as the first step toward legally having the county change the zoning from commercial to common property which may have ad valorem tax advantages and permit a change in the Orr parcel zoning from commercial to committed common property. It was noted that the building is now being used as a commercial enterprise which could affect future use of the building. Committed common property is a land use designation. There was discussion regarding the matter. The DDC is meeting almost monthly with the county regarding geo-thermal systems, zoning and other matters.

Maintenance

Prioritized Items per the Monthly Report

Mr. Bagdon reported Phase III of the Community Walkover repairs is completed and the committee would like to proceed to Phase IV. Work on the comfort station walkover is expected to begin in early October 2014. The maintenance committee has met with the contractor but the project manager will not be available until October. To accommodate the work, the walkover will have to be closed for 3 to 4 weeks and the community will be notified via electronic mail. Work on FPL electrical boxes is on going. Two boxes have been repaired and the third is on FPL's repair schedule. Work on the A1A Island is scheduled to begin in the Fall as soon as Bob DiFormato (Corey) gives the committee a start date. The county needs to be notified of the start dates to comply with their legal requirements and hopefully release approximately \$46,000 in funds owed to HDOA for the project. Progress on obtaining Club approval for a couple of parking spaces adjacent to the proposed recreation area on HDOA property is still on hold as the Club General Manager has been unavailable. The Audubon Certification requirements are completed and have been submitted to the Audubon Society for approval. The Granada Estate gate operators need to be replaced as they are more than 20 years old and can no longer be repaired. The Committee replaced the operators at the South Gate last year and the Island Estates main gate as the Committee phases out the old system. The new operators are the latest technology available. Residents have registered complaints about the ragged condition of the aging juniper bushes along Camino del Sol coming out to Camino del Rey. The plan is to replace most of the older junipers with sod at a cost of about \$2,700. The Board reviewed a map of landscape areas that need to be upgraded. Mr. Bagnall advised the walkway from the driveway to the comfort station needs to be cleaned.

ON MOTION BY Bob Bagdon, seconded by Bruce Aiello, with all in favor, the Board approved replacement of the Granada Estates gate operators.

Mr. Bagdon amended the motion to the following:

ON MOTION BY Bob Bagdon, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve replacement of the Granada Estates gate operators at a cost not to exceed \$7,500. Motion carries.

ON MOTION BY Bob Bagdon, seconded by Marge Rooyakkers, with all in favor, the Board voted on whether to approve the bid from Corey Enterprises of \$2,726 to remove aging junipers and install sod in the six areas delineated on the map located along Camino del Sol and Camino del Rey. Motion carries.

Communications & Community Relations

Website Update

Mr. Yoder said Mr. Connor reported there are minor items that need to be completed before going live with the new website and the web designer is on vacation. Tiles not implemented at the time of launch will display a "Coming Soon" message. The 24-hour toll free number and training the concierge service personnel who will answer questions about the community has now been resolved and can be added to the website. There are questions as to whether the Association should establish an email address to respond to visitor inquiries. The website should go live in late September or October. Board Members were encouraged to preview the site and provide written comment on any website problems or errors.

"Inside the Gates" Newsletter

The newsletter was mailed to owners and 10 hard copies have been given to each of several area realtors working with the HDOA. The next issue will be published in early December 2014. The deadline for copy for the upcoming issue is November 1, 2014, which will have four fewer pages than the first issue. Mr. DiPerna has discussed reducing the size of the type with the printer. For the next issue, articles and committee reports need to be shorter. Mr. Yoder distributed a miniature of a design for Welcome Package folders. Mr. Yoder said the committee would like an update on Club activities for the newsletter.

Social Committee

Volunteer Recognition Dinner

Mr. Huxtable reported the summer events were a success and about 50 people attended the last event. He thanked Mr. Houk and his committee for their help and Board Members for attending. At the last event, \$400 was raised for Take Stock in for Children, the charity chosen to receive raffle proceeds. A portion of the funding collected was matched by Mr. Huxtable and will also be matched by the charity's grants. The committee has decided on the menu for the Volunteer Recognition Dinner and Bill Desimini has agreed to serve as Master of Ceremonies again this year. Names of four nominees have been submitted: Jeff Sandburg, Roger Leverton, Jake Sullivan, and Jerusha Logan. Menu choices will range from \$18 - \$35 dollars, including salad and dessert courses.

Community Planning

Mr. Vohs reported he is working on the next realtor email blast to be sent at the end of October.

Security & Emergency Response

Stop Sign Danger

Ms. Rooyakkers asked for ideas on how to address Stop sign violators at Portofino and some other areas of the community. Mr. Aiello recommended setting up the mobile video camera in those areas and sending letters to violators whose actions are recorded.

Hidden Driveway Sign

Ms. Rooyakkers asked the Board to consider installation of a small, inexpensive "Hidden Driveway Sign" at the south gate adjacent to the 3 back lots. Two of the lots have homes under construction.

Speed Limit Signs

Mr. Houk advised the new speed limit signs on the main arterial roadway have not been installed due to confusion about the color of the signs adopted by the Board and the maintenance expense. Mr. Aiello said the Board voted to install speed limit signs in speed increments of 25 and 35 miles per hour with a black and white color scheme. The Design Review Committee has approved black and white signs. The Sheriff Office advised Ms. Rooyakkers deputies will not enforce speed limits or traffic laws without being asked in writing by the Association. There was discussion about options for getting owners to obey speed limit laws. Mr. Bagnall stated changing the speed limit will not slow down the traffic.

ON MOTION BY Marge Rooyakkers, seconded by Bob Bagdon, with all in favor, the Board voted on whether to approve installing black and white 25 mph and 35 mph speed limit signs on the Master Association roads, with the exception of neighborhood speed limit signs which would have a 25 mph speed limit, at a cost of \$60 per sign. Motion carries.

ON MOTION BY Marge Rooyakkers, seconded by Bob Bagdon, the Board voted on whether to approve moving the mobile surveillance camera to Ave de la Mer at the circle for a week to find out how many people are running the stop sign at the circle on Avenue de la Mer. Motion carries.

Design Review Committee

Nothing additional to report.

Financial Committee

Mr. Aiello reported the Master Association is under budget for the month and year-to date. Access control costs and gate maintenance costs need to be monitored as they are both over budget year to date. The wind insurance rebate has not yet been booked. He recommended paying for some access control and gate maintenance costs with reserve funds. Granada Estates had significant General Maintenance costs for sidewalk and curb pressure cleaning, but is still under budget for the year. Ocean Estates sub-neighborhoods are all on target for the month and the year.

Budget Workshop Date, October 27, 2014

The Budget Workshop is scheduled for 10:00 a.m. on October 27, 2014. Mr. Houk was asked to provide a copy of the Fiscal Year Adopted Budget for use by committee chairs in comparing costs for 2015 to 2014. The plan is to adopt the Fiscal Year 2015 Operating Budget at the November Board of Administrators Meeting.

Association Updates/Discussion:

Legal counsel is working on new regulations for use of low-speed vehicles in the community to comply with local and state laws.

Mr. DiPerna encouraged everyone to offer to assist Mr. Huxtable with the Volunteer Recognition Dinner and to encourage owners to attend. Increasing the number of emails reminding owners about the event was suggested.

New Business

Mr. Bagdon asked the Board to consider having name badges made up for Board Members who are attending an increasing number of community functions. Mr. Bagdon said HOA laws have changed dramatically this year and he recommended consideration of asking a local realtor with expertise in the matter to discuss the changes.

Audience Comments:

The Board addressed member comments and concerns.

Adjournment

ON MOTION BY Bruce Aiello, seconded by Ron Huxtable, with all in favor, the meeting was adjourned at 11:49 p.m.