

**Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
December 15, 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, Dennis Vohs,
Ron Huxtable

Board Members Absent: Jon Rapaport

Others Present: Travis Houk, Southern States Management Group
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 – November 17, 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 November 17, 2014 Board of Administrators Meeting with the following amendments:

- **On page 1 under Website Community Tour, the third sentence should state, “Mr. Bagdon expressed his concern about the community having a strategic partnership with any exclusive real estate firm...”**
- **On page 2 under Ocean Estate CC&R's, the amended motion should state, “send a violation letter” NOT “send a legal letter”.**
- **On page 3 under Financial Committee, the last sentence should state, “The Committee will begin to review the year-end financials and identify areas that require additional funding depending on how much money is favorable to budget.”**

Hammock Dunes Club Administrator Report

Mr. Bagnall reported the irrigation project for the Links Course is complete and the project came in under budget. The FY 2015 budget for the Club has been approved with a 7% increase for golf/sport members and 5.5% increase for social members. Social members with 10 years of membership have the option to change to a non-equity membership in exchange to have their dues frozen for the rest of their membership. Mr. Bagnall stated a golf consultant that specializes in community membership spoke to a few Board members about this potential program. The Board discussed the challenges with mandatory community membership.

Committee Reports:

Declarant and Development Committee

Realtor Strategy

Gate House Design

Mr. DeGovanni stated the DDC recommendation is to table the realtor partnership and look at additional alternatives. DDC members will meet with Molly Carey and discuss website solutions without involving specific real estate firms.

The Board reviewed two gate house design options from architect Dave Mancino. Option 1 incorporates an awning/portico across both (two) lanes of traffic supported by four columns. Option 2 is similar to what WCI is building in Coral Springs with the awning/portico covering one lane and the resident lane is not covered. Mr. Mancino confirmed that both designs are high enough for standard traffic including emergency vehicles; however if both lanes are covered there is a chance of antennas or other communication poles on certain emergency vehicles rubbing against the top of the ceiling. Mr. DiPerna indicated the Design Review Committee recommends Option 2 since it appears balanced and more aesthetically appealing. Mr. DeGovanni confirmed that he and Mr. Bagdon will meet with P&S Paving to understand the additional costs involved with the paving and curbing.

Mr. DeGiovanni confirmed Ocean Hammock Covenants and Restriction prohibit wells. He distributed the signed letters to Mr. Gass, Mr. Meckler, & Mr. Gardner. The Board discussed if the community should receive a letter or an email blast about geothermal wells. The Board determined the DRC manual checklist should be changed to include geothermal and the DRC manuals will be changed to reflect what is permitted with geothermal wells.

Maintenance Committee

Prioritized Items per the Monthly Report

Mr. Bagdon reported the majority of the maintenance list is status quo for the Holidays. The one exception is the Committee is looking at installing additional signs at the DCDD sidewalk in front of the four-way stop since many vehicles use the sidewalk as an entrance to the Two Camino Office. The paving report should be finalized soon and Bob Dickinson's landscape plan will be complete in January.

Mr. Bagdon stated he's received many favorable compliments from seasonal residents about how beautiful the community looks.

Communications & Community Relations

Mr. Yoder reported the December/Winter issue of "Inside the Gates" went out the first week of December and the next issue will be mailed the first week, March 2015. The deadline for reports should be the first week of February. Mr. DeGiovanni asked the Committee to review the community pictures in the Two Camino Office Complex over the next few months.

Social Committee

23 people are attending the end-year Board social gathering on Thursday, December 18th.

Community Planning

The Board commented about the interesting statistics that is revealed from the surveys. Mr. Vohs indicated the number of people that have moved from Florida to Hammock Dunes is an interesting stat.

Security & Emergency Response Committee

Ms. Rooyakkers indicated the recent speeding letters are in the package. A few speed limits signs need to be removed from shrubbery blocking the sign.

Design Review Committee

Mr. DiPerna reported there are 8 new homes v. 10 new homes in 2013.

Financial Committee

Mr. Aiello reported we received a final summary judgment on one of the collection properties. Flagler County has finally paid the HDOA for Bob Dickinson's landscape plan. All Associations are favorable to budget for year end.

Association Updates/Discussion:

Nothing additional to address.

New Business

Ms. Rooyakkers reported that Salamander's request to build their new hotel was denied by the Flagler County Planning Board. The decision is now in the hands of the Flagler County Board of Commissioners to review the request. The Board of Commissioners can overrule the Planning Board's decision. Ms. Rooyakkers stated there were contingents of equal size from both parties at the meeting. The Board had lengthy discussion about the benefits and negatives of the new hotel proposed by Salamander. Mr. Bagnall stated the Board should consider offering its support for the new hotel. The letter should be written on behalf of the HDOA Board not the community. Mr. DeGiovanni recommended asking the HDOA's legal counsel if the Board can write this letter. There was discussion about the traffic on Hammock Dunes Parkway.

ON MOTION BY Bruce Aiello, seconded by Ron Huxtable, with Mr. Aiello, Mr. Huxtable, Mr. Vohs, Mr. Yoder, & Mr. DiPerna in favor and Mr. DeGovanni, Mr. Bagdon, & Ms. Rooyakkers opposed, the Board voted to send the Flagler County Board of Commissioners a letter that does not object to the expansion of the Salamander lodge hotel contingent on legal review. Motion carries.

Mr. DeGovanni thanked the Board for their hard work in 2014 and wished everyone Happy Holidays & Merry Christmas!

Audience Comments:

There were no member comments.

Adjournment

ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers, with all in favor, the meeting was adjourned at 11:40 a.m.