

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
February 17, 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

Board Members Absent: Phil Henderson

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 – January 20, 2014, Board of Administrators Meeting:

ON MOTION BY Marge Rooyakkers, seconded by Andy Furia, with all in favor, the Board approved the minutes of the January 20, 2014 Board of Administrators Meeting with the following amendment:

- **On page 1, Under Hammock Dunes Club Administrator Report, the words “Club Liaison” should be amended to “Non-Voting Club Administrator”.**
- **On page 3, sentence 2, under Security Cameras, the word “film” should be amended to “picture”.**

Hammock Dunes Club Administrator Report:

Mr. Bagnall reported the group that represents the grandfather clause made a presentation to the Club Board. The Strategic Planning Committee is working on a vision for the Club through 2024 and they will make decisions as to where they would like to go with the grandfather clause. The February issue of Executive Golf magazine included an article on Hammock Dunes. At the end of 2013 there were 683 Club members. The Club Board has approved installation of the new irrigation system, beginning the week after Mother's Day and continuing through the end of summer 2014. One hole at a time will be closed to accommodate the work. Vines and vegetation have been cleared on the 8th tee, the 10th tee, and the 11th tee to provide visibility from the road. Mr. Furia advised a light on the right column of Ave. Royale is not working properly. There is some question as to whether the Club, the HDOA or Porto Mar Neighborhood Association owns the light. There was discussion regarding whether a third croquette court has been funded. Mr. Bagdon said he is on the Croquette Committee and the project has been approved and is to be constructed in conjunction with installation of the new irrigation system.

Committee Reports:

Declarant & Development Committee

Mr. DeGovanni reported Mr. Eckert has asked to be replaced as the Project Manager for the new website to pursue other HDOA initiatives. Mr. Yoder and Mr. DeGovanni have interviewed candidates and Bill Connor has agreed to take over as Project Manager and website designer. Tom Wolf has agreed to be part of the Website Committee, a sub-committee of the Communications and Community Relations Committee. The committee will decide when the website goes live. The Board will have the opportunity to review the site before it is activated. Information for the website should still be given to Mr. Eckert until the transition takes place.

Maintenance Committee

Prioritized Items per the Monthly Report

Mr. Bagdon reported Pete Grein was awarded the contract for Grande Mer walkover repair. The committee is still attempting to get additional bids for the Clicker Beach walkover repairs. Progress in getting FPL to replace old transformers is going slowly as there is a new person at FLP who has to be updated. The HDOA has received a contract from Flagler County regarding maintenance of the A1A roadway island upgrades. There are significant concerns about the contract and those will be addressed. HDOA maintenance personnel are replacing/repainting stop signs & poles. Work on the

Granada and Island Estates bridges will begin tomorrow. Removal of Virginia Creeper and Brazilian Peppers is ongoing. The sample plastic lights that have been installed in the Island Estates community have been approved by the DRC and will be used to replace others in the community on an as needed basis. Corey Landscape is currently replacing the jasmine with shore juniper for the Playa del Sur Sea Wall. Via Roma and Via Salerno residents have asked to have roads and sidewalks in their area repaired and to have overgrown vegetation trimmed and new plantings installed along the common roadways.

Corey Enterprises has asked to have the landscape and irrigation maintenance contract extended for two years. Corey proposed no increase this year, but they have requested an increase based on the increase in the consumer price index but not more than 3.5%, in 2015 and 2016. The annual contract cost would be approximately \$700,000, which is under budget for the year. Mr. Bagnall advised in the past the contract increase was only for the second year and the CPI number should be 3%. Mr. Aiello asked Mr. Houk to confirm the Playa del Sur contract number.

ON MOTION BY Bob Bagdon, seconded by Bruce Aiello with all in favor, the Board voted on whether to approve the 2-year contract extension with Corey Enterprises for landscape and irrigation maintenance in an amount not to exceed \$700,466.91 subject to negotiations to remove the third year increase and to limit the second year to the increase in the consumer price index, but not more than 3%, and to confirm the Playa del Sur contract pricing. Motion carries.

Mr. Houk presented a proposal from A+ Tree Service to trim the common HDOA roadway oak trees to the municipal height of 14ft. The bid came in at \$50 per tree, for a total of \$11,900. Mr. Aiello stated there is available funding in reserves. A+ Tree Service offered to perform the same service for residential private property trees at \$50 per tree. An email blast will be sent about the tree service and reminding private homeowners that it's their obligation to trim their trees off the roadway when they are on owner property. Mr. Aiello asked to have a dead palm at Clicker Beach removed.

ON MOTION BY Bob Bagdon, seconded by Marge Rooyakkers, with all in favor, the Board voted on whether to approve the bid of \$11,900 to trim trees overhanging the HDOA master roadways on common area property. Motion carries.

Communications & Community Relations Committee Hammock Dunes Observer Publication

Mr. Yoder reported the Website Committee will meet next week and establish a time table for turning over responsibility for the website. Mr. Yoder and Mr. Houk met with John Heise, publisher of Sun and Surf magazine to take over the Sandscripts newsletter. They made an offer for an 8-page 11" x17" color magazine and recommended against realtor advertising, but may feature some advertising to defray costs. They had good ideas about how to rebrand the community. There was discussion regarding the proposal. The newsletter would include information on the HDOA and the Club. The committee will also contact the publisher of the Pelican Post magazine for a proposal. The first issue of the new Sandscripts would be published in July or next Fall. SSMG would also be asked to quote on the project or to advise the HDOA in writing that they are not interested in bidding on the project. There was discussion regarding publishing the magazine on the new website or e-mailing it to owners.

Social Committee

Mr. Furia reported the dates for the 2014 Summer Beach parties have been scheduled for: May 21, June 18, July 23, Aug 20 and Sept 17. Mr. Furia said there are requests to expand the dates to April and October but he is not in favor of the idea. Residents Geoff and Cynthia Paul have agreed to serve on the committee and to assist with the beach parties. There was discussion about finding a new Social Committee chairperson. Mr. DeGiovanni commended Mr. Furia for his work on the committee.

Community Planning

Mr. Vohs is working on the new Owner Survey. Owners have asked about the status of paving the area in Grande Mer that needs repair. Mr. Bagdon was asked to look into the matter, which is a problem throughout the community, and make a recommendation to the Board.

Security & Emergency Response Committee

Mrs. Rooyackers reported the Security and Emergency Response Committee will now meet the second Thursday of each month to facilitate reporting to the Board. Securitas has advised requirements of the Affordable Care Act will impact the company in 2015 and may cause changes in their contract. The purge of the permanent visitor list is going well and owners have complimented the committee for updating the information. The committee has had a request to install a "Children at Play" sign in an area where the waste management trucks are speeding. Mr. Houk has contacted Waste Pro and has spoken to the project managers of two homes being built in the area. Mr. DeGiovanni asked Mr. Houk to look into the portable video camera to document the problem. Mr. Furia recommended also addressing the noise issue from the waste hauling trucks.

Design Review Committee

Mr. DiPerna reported the pizza oven project that was approved last month is not going forward due to the expense.

Financial Committee

Mr. Aiello reported the year-end financial audit has been sent to the CPA. Three items paid with operating expenses were shifted to restricted reserves. A form will be executed to allow the HDOA to carry forward income without additional taxes. The sea wall loan continues to be paid down. All of the neighborhoods operated within budget for the past month.

Association Updates/Discussion:

March 31, 2014 Annual Members' Meeting

The date of the Annual Members' Meeting is March 31, 2014, not March 24, 2014.

CGG

Mr. DeGiovanni asked for a report on the status of CGG obtaining fees from communications companies for use of community easements at the next Board of Directors Meeting.

Community Entranceway Updating

Mr. DeGiovanni asked the Board to authorize up to \$10,000 for creating a rendering of a formal design for enhancing the gate house and the main bridge. He asked to be in charge of the project and advised he will work with the DRC and the Maintenance Committee on the plan. A separate project may be to create a landscape plan from the entrance to the rotary circle.

ON MOTION BY George DeGiovanni, seconded by Cosmo DiPerna, with Mr. Aiello, Mr. DiPerna, Mr. Furia, Mr. Yoder, Mr. Bagdon, Mr. Vohs, and Ms. Rooyackers in favor and Mr. DeGiovanni abstaining, the Board voted to approve the expenditure of up to \$10,000 for a conceptual design plan and an architectural rendering for enhancing the gate house and the main bridge. The motion carried.

New Business

There was discussion regarding the **A1A Island Project** contract with the county and when the maintenance contract will be received. The maintenance committee will continue the dialogue.

Audience Comments:

There were no member comments.

Adjournment

ON MOTION BY Marge Rooyakkers, seconded by Bruce Aiello, with all in favor, the meeting was adjourned at 11:55 a.m.