

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
July 21, 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, Jeff Annon, Southern States Management Group, Inc.
George Bagnall, Non-Voting Hammock Dunes Club Administrator

Members Absent: Jon Rapaport

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

Mr. DeGovanni noted that Hammock Dunes Attorney, Robyn Severs, confirmed the two Declarant seats are not counted toward a quorum. To constitute a quorum 5 Board Administrators must be present or on the phone for a Board meeting. The Board discussed what records should be kept and for how long. Mr. Houk stated he would discuss the question with Ms. Severs.

Approval of the Minutes – May 19, 2014, Board of Administrators Meeting

ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor, the Board approved the minutes of the May 19, 2014 Board of Administrators Meeting as written.

Inside the Gates Addition/Draft—David Yoder/John Heise

John & Mary Heise reported on the new "Inside the Gates" newsletter for the HDOA and presented a draft for the Board review. Mr. Heise stated the Board provided him with a lot of great information; however the magazine is now 4 extra pages. Since this is the first edition and in an effort not to cut important Committee information, Mr. DeGovanni recommended adding the extra pages and approve the draft. Mr. Yoder indicated the next Inside the Gates should be at the contracted page limit. The Board discussed if some of the current information should be added to the next issue.

ON MOTION BY Marge Rooyakkers, seconded by Ron Huxtable, with all in favor, the Board voted on whether to approve adding at a cost of \$1,200 for the extra pages. The motion carries.

Web Cloud Discussion—Jeff Annon

Mr. Jeff Annon reported he has been researching different online/cloud tools for the purpose of storing the Association's digital archive. The archive consists of governing documents, marketing collateral, photography, etc.. The 3 main criteria that he is using in researching providers are: (i) the ability to assign user permissions (read/write, read only, etc.); (ii) the ability to view contents in a web-browser based environment; and (iii) built in redundancy/the ability to download the archive to a local backup. Mr. Annon stated he expects that he will have identified a solution by the August 2014 meeting.

Hammock Dunes Club Administrator Report:

Mr. Bagnall reported the budgeting cycle has started for the Hammock Dunes Club. Currently there are 678 Club members comprised of 452 golf members, 43 sport, 182 social, and 1 national member. The biggest decline in membership from the end of 2013 is the social membership. The golf members have increased since the beginning of the year by 7 members. Mr. Bagnall confirmed there is currently 1 silver membership which is essentially a 6-month tryout. Many people have inquired and expressed interest but only one person has paid.

Committee Reports:

Declarant & Development Committee

Copper Pipes

Mr. DeGiovanni reported two residents have confirmed leaks/erosion under their slab from the potable water copper pipes that service their home. The DDC is going to draft a letter to the DCDD raising the visibility of these occurrences. The letter will ask the DCDD to confirm, per their water analysis; the water does not impact the copper and create potential leaks. Mr. Vohs confirmed DCDD engineers are going to provide a statement that explains water softeners and their potential negative impact on the water pipes. Homes built after 2002 were required to use PVC. Mr. Aiello stated the DCDD has never had a negative water report.

Vacant Lots Distribution

Mr. DeGiovanni stated the DDC determined to release all the vacant lot addresses to realtors to promote build-out for the community. No additional personal information such as phone number or email addressed will be released.

Geothermal Wells

Mr. DeGiovanni, Mr. Aiello, & Mr. Dave Eckert visited the St. John's River Water Management District on Friday, July 18th and met with Mr. Wes Curtis to discuss geothermal wells. Mr. DeGiovanni confirmed the discussion with Mr. Curtis was not unfriendly regarding geothermal; however the DDC is concerned about the impact on the aquifer and eroding of the soil around adjacent foundations; specifically the "sucking and dumping" hybrid method. There were multiple discussions on efficiency of the geothermal wells and the hybrid systems. The current hybrid system installed in Ocean Estates utilizes galvanized pipe. Mr. DeGiovanni stated the HDOA should not prevent the use of geothermal since they are specified in the Florida Statutes but educate people on their use and impact. Residents should be encouraged to do research on pre-preventative measures before the system is introduced under their investment. Mr. Eckert has been asked to develop a DRC specification that can be used for approval of a geothermal well and eliminate the liability from the HDOA.

Maintenance Committee

Prioritized Items per the Monthly Report

Mr. Bagdon reported on the monthly maintenance report. Specifically, he confirmed that FPL has replaced two transformer boxes and another one is taped with caution tape and should be replaced. Mr. Bagdon discussed maintenance proposals for the comfort station walkovers, dune fertilization, & clicker beach. The Board authorized Kevin Partel, Inc. to do the annual dune fertilization that has already been approved in the 2014 budget.

Comfort Station Walkover

Mr. Bagdon advised that the Committee received two bids to install pressure treated wood from Kevin Partel, Inc. and Nautilus Construction. Partel and Nautilus also bid to install a composite material instead of wood on the dune walkover. Partel's bid for pressure treated wood is \$50,765. This is to replace everything except the existing posts. Partel's bid included engineering recommendations. Nautilus' bid for pressure treated wood is \$27,987. This does not include replacement of the deck stringers. The Board discussed the differences in the bid. Mr. Bagdon indicated he would be comfortable meeting with Nautilus and asking them to evaluate the stringers since the bid did not include them.

ON MOTION BY Bob Bagdon, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve repairs to the Comfort Station at a cost not to exceed \$32,000. The motion carries.

Clicker Beach Walkover

Mr. Bagdon presented a bid from Kevin Partel, Inc. to replace bolts and hardware with stainless steel and to install 160 ft. of grab rail. Mr. Bagdon stated the Committee has reviewed numerous bids and this is the most economical and maintenance friendly at this time.

ON MOTION BY Bob Bagdon, seconded by Ron Huxtable, with all in favor, the Board voted on whether to approve repairs to the Clicker Beach walkover at a cost not to exceed \$4,500. Motion carries.

Phase 3 Walkover Proposal

Mr. Bagdon reported phase 3 is ready to begin. Pete Grien, Inc. is the contractor and his bid is \$3,600. Two owners have inquired about their walkover and when it will be repaired.

ON MOTION BY Ron Huxtable, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve the next phase of dune walkover repair/beautification in Ocean Estates. Motion carries.

Communications & Community Relations Committee

Website Update—Bill Conner

Mr. Conner reported on the website status. He thanked Mr. Rick Brown who has been a big help with the photography for many of the community pictures. Mr. Conner confirmed many of the sub-tiles are complete. The Hammock Dunes neighborhood descriptions are finalized. The Security tile is complete. Mr. Conner stated he continues to work with the website contractor, Mr. John Morris, and is hopeful for a mid-August release. Mr. Conner is working on the trademark language and the “Keeping the Association Healthy” tab.

Welcome Package Update/Proposal

Mr. Yoder reported the final bids are in from Vicki Dillard. The total cost which includes Vicki’s consulting services, 2,500 new maps, and 1,000 new welcome folders will be \$3,800.

ON MOTION BY Dave Yoder, seconded by Bruce Aiello, the Board voted on whether to approve a cost not to exceed \$3,800 for the welcome package project. Motion carries.

Social Committee

Mr. Huxtable reported the July 16, 2014 summer beach party was well attended. It did not have as many residents as the May beach party; however it was a great time. The next beach party will be in September. The August party will be cancelled.

Community Planning

Community Questionnaire Update

Mr. Vohs reported on results of the latest community questionnaire. He confirmed some of the results may be inclusive such as the state demographics since he knows there are Hammock Dunes residents from West Virginia and Alabama. Mr. Vohs confirmed 46% of the community is either working part time or full time. This may be a skewed since there was only about a 50% response rate from the Community; however Mr. Vohs confirmed the numbers are probably not far off. To confirm the numbers, he went thru his community neighbors and their active careers. Mr. Vohs stated he has certain biases that he kicks around but would appreciate any additional feedback from the Board. Mr. DeGiovanni stated it would be beneficial to know what “current buyers” have to say about why they chose Hammock Dunes or what qualities prompted them to buy. Current buyer demographics would be helpful for real estate agents.

Security & Emergency Response

Affordable Health Care Act Disclosure

Ms. Rooyakkers reported she and Mr. Aiello met with Securitas Branch Manager, Carlos Valentin. Mr. Valentin asked the HDOA to sign a new addendum that states if the Affordable Health Care Act goes

into effect January 1, 2015, the price of the contract may increase pursuant to the additional expense incurred by Securitas. The Board agreed to this new language.

2nd Stealth Camera

This issue was tabled.

Additional Golf Carts

Ms. Rooyakkers advised there are two golf carts in the Community with license tags, tail lights, etc. Ms. Rooyakkers asked the Board what should be done about these golf carts/low speed vehicles. The Board confirmed the carts should be licensed and insured and asked Mr. Houk to collect the registrations from these vehicles.

Hidden Driveway Signage

Ms. Rooyakkers stated a "hidden driveway" sign should be posted when the new homes are complete at the south gate. Mr. DeGovanni asked Mr. Bagdon to work with Ms. Rooyakkers on a price and location.

Design Review Committee

Mr. DiPerna reported the tree survey report is complete and a copy along with a cover letter will be sent to all Villas del Mar & Ville di Capri residents.

Financial Committee

Mr. Aiello reported on Association finances. All the neighborhoods are operating under budget except for Granada Estates which is due to some landscape improvements. Mr. Aiello reminded all Board members to be financially prudent and cautious over the next 6 months.

3 Roma Court Foreclosure

Mr. Aiello reported the Finance Committee agreed to pursue foreclosure on 3 Roma Court which is a vacant lot in Granada Estates.

Association Updates/Discussion:

No additional updates.

New Business

Mr. DeGovanni stated the HD Club is considering leasing 4 billboards going south on I95 before the Palm Coast interchange. The Club is looking for a partner. The Board discussed the situation and the possibility of the DCDD becoming involved. Mr. DeGovanni indicated he would reach out to Kim Laxton (HD Club) for additional information. The HD Club has not approved the leasing yet.

Audience Comments:

The Board addressed member comments and concerns.

Adjournment

ON MOTION BY Bob Bagdon, seconded by Bruce Aiello, with all in favor, the meeting was adjourned at 12:25 p.m.