

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
November 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,
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 – October 20, 2014, Board of Administrators Meeting

ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor, the Board approved the minutes of the October 20, 2014 Board of Administrators Meeting with the following amendments:

- **On page 1 under Hammock Dunes Club Administrator Report, the second to the last sentence should be amended to state, “About 500 of that number are full and sports memberships.”**
- **On page 2 under Declarant & Development Committee, the 4th paragraph second sentence should be amended to state, “Concerns have been expressed that the DCDD reverse osmosis process introduces substances that could reduce corrosion”**
- **On page 3 under Financial Committee, the beginning of the second sentence should be amended from “There” to “Their”.**

Hammock Dunes Club Administrator Report

Mr. Bagnall reported the Club Board is still working on the FY 2015 Operating budget which should be approved at the next Club meeting. The rounds of golf are down about 1200 which are up from being down 1500 last month; play is improving. The irrigation project is almost done at the links. The system is done; however the contractor is coming back to finish the cart path work after the Pro Am.

Committee Reports:

Declarant and Development Committee

HDOA Gate Card

Website – Community Tour

Mr. DeGovanni reported that Vicki Dillard put together a 5x7 peel-off note that would be available at the gate for the officers to hand drive-up visitors that have no connection to Hammock Dunes. The note would direct visitors to the Two Camino Office and speak with the Hammock Dunes concierge. Mr. Bagdon expressed his concern about the community having a strategic partnership with another real estate firm and stated this issue could get confrontational with other real estate companies. Mr. DeGovanni stated the DDC interviewed four different real estate companies. One firm expressed a much stronger level of interest than the other three. The strategic partnership will be involved with the website and all listings will be available through a website community tour. The strategic partner will be able to integrate their Hammock Dunes web page to the current hammockdunes.com design at their expense.

Billboard Agreement & New Monument Ground Breaking

The Billboard has been transferred from the HDOA/Clear Channel to the Flagler County. Flagler's plan is to knock the billboard down and the HDOA will install a monument sign introducing the community to A1A drivers. Mr. DeGovanni mentioned the possibility of installing a “coming soon” sign with Flagler County's approval. The “coming soon” will reference the new monument which is scheduled for ground

breaking around July 2015. Additionally, Mr. Aiello stated the DDC has discussed with legal the need to transition the billboard parcel from total property to common property.

ON MOTION BY Bruce Aiello, seconded Marge Rooyakkers, with all in favor the Board voted on whether to change the land use classification from “total property” to “common property”. Motion carries.

Ocean Estate CC&R’s Vote/Wells

Mr. DeGiovanni recapped the previous discussion about geothermal wells. The neighborhood documents, specifically Ocean Estates Neighborhood, prohibit the drilling of wells in Hammock Dunes. One owner has installed a geothermal open loop well. Two owners; one house under construction and the other is a retrofit of an existing system, requested to install geothermal open loop wells. The latter two owners were asked to wait on making a decision on geothermal until the beginning of the New Year. Mr. DeGiovanni reported that he met with Hammock Dunes legal, Robyn Severs, to understand the community’s legal standing. The Board had considerable discussion about the prohibition of geothermal wells including cooling towers and co-axel hybrid wells. Mr. Aiello stated a lawsuit could be a few hundred thousand dollars and the Ocean Estates residents might receive a special assessment.

ON MOTION BY George DeGiovanni, seconded by Bruce Aiello, the Board voted on whether to send legal warning letters to Mr. Gass & Mr. Gardner stating if they proceed with a geothermal open loop well, they are in violation of the Ocean Estates Neighborhood Declaration and they should investigate cooling towers or closed loop systems. Legal will send notice to Mr. Meckler about a potential lawsuit.

MOTON AMENDED BY George DeGiovanni, seconded by Bruce Aiello, with all in favor the Board voted on whether to send a legal letter to Mr. Meckler stating that he’s in violation of the Ocean Estates Neighborhood Declaration about the prohibition of wells. Letters will be sent to Mr. Gass and Mr. Gardner confirming that Mr. Meckler has been sent a violation letter and if they continue they also will be in violation of the Ocean Estates Neighborhood Declaration prohibiting wells. Motion carries.

Maintenance Committee

Prioritized Items per the Monthly Report

Mr. Bagdon reported the comfort station walkover is complete; however the Committee is working with the contractor on obtaining final approval. A small amount of money is being withheld until the contractor receives final approval. The A1A median is almost complete and Corey should wrap up that project by the end of the month. The main entry sign needs to be updated with new letters and fresh paint. Mr. Houk confirmed this was done about 7 years ago.

ON MOTION BY Bob Bagdon, seconded by Marge Rooyakkers, with all in favor the Board voted on whether to spend \$1,600 to update the main entry sign. Motion carries.

Mr. Bagdon stated the small hole in the sinking pavers at the 4-way stop front entrance needs to be repaired. Mr. Houk stated the juniper at the front entrance adjacent to the entry sign is old, deteriorating and needs to be replaced.

ON MOTION BY Bob Bagdon, seconded by Bruce Aiello, with all in favor the Board voted on whether to spend \$1,550 to repair the hole in the pavers and spend \$1,300 to replace the junipers with a comparable shrub. Motion carries.

Mr. Bagdon stated many residents that walk regularly have asked for the sidewalk trip hazards to be repaired and the broken sidewalk repaired. Mr. Houk stated this was done about 3 years ago with Pete Grein. Mr. Grein recently documented the sidewalk repairs with paint and submitted two bids, the first is \$5,445 for the grinding; the second is \$6,350 for replacing the concrete sections of broken sidewalks.

ON MOTION BY Bob Bagdon, seconded by Marge Rooyakkers, with all in favor the Board voted on whether to spend \$5,445 for the sidewalk grinding and \$6,350 for replacing the concrete sections. Motion carries.

Mr. Bagdon reported on the main circle fountain and the transformer caught on fire. The fountain contractor is diligently working to repair. Mr. Bagdon stated Corey submitted a landscape solution for the empty terraces around and underneath the main bridge. The estimate is \$7,146.

ON MOTION BY Bob Bagdon, seconded by Marge Rooyakkers, with all in favor the Board voted on whether to spend \$7,146 to plant the terraces. Motion carries.

Mr. Bagdon said the Maintenance Committee will meet with Corey to address some of the empty sections of shore juniper on the Playa del Sur sea wall.

Communications & Community Relations

HDOA Website Update

Mr. Yoder reported since the website has been live there have been 662 sessions lasting about 4 minutes and an average of 5 pages are reviewed each session. Mr. Yoder stated web contractor, John Morris, continues to update the website as needed and is working on optimizing the website with the various search engines.

Social Committee

Mr. Huxtable reported the Volunteer Recognition Dinner was a success!

Community Planning

Mr. Vohs confirmed Bulletin number 8 has been distributed and is in the package. Once change from 14 to 16 neighborhoods was made.

Security & Emergency Response Committee

Ms. Rooyakkers stated the Committee will address the Pro Am event and ensure the gate staff is updated. Mr. Aiello confirmed the post orders needs to be changed about low-speed vehicles.

Design Review Committee

Mr. DiPerna reported nothing new.

Financial Committee

Mr. Aiello reported the DCDD has sent their connection fee payment; however the Board may ask them to pay quarterly if construction picks up. Their contract states the connection fees will be paid quarterly. Mr. Aiello stated Flagler County has finally paid for Bob Dickinson's landscape service for the A1A Island. The Committee will begin to review the year-end financials and identify areas that require additional funding depending on much money is favorable to budget.

ON MOTION BY Mr. Aiello, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve the proposed FY 2015 operating budget for the Hammock Dunes Owners' Association as presented. Motion carries.

ON MOTION BY Mr. Aiello, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve the proposed FY 2015 operating budget for the Granada Estates Neighborhood Association as presented. Motion carries.

ON MOTION BY Mr. Aiello, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve the proposed FY 2015 operating budget for the Ocean Estates Neighborhood Association as presented. Motion carries.

**Association Updates/Discussion:
2015 Board Meeting Schedule**

Mr. Houk stated the 2015 meeting schedule will be the same as 2014, the 3rd Monday of each month at 10am. The Annual Meeting will be March 30, 2015.

New Business

The Board discussed various frustrations with some of the decisions that are made and how the Committees are making decisions on some of the issues. Mr. DeGiovanni stated it's productive to have open conversations and he believes the Board is moving in the right direction and has made some important decisions.

Mr. DiPerna stated the Board should have an end-of-the year Holiday gathering and celebrate the accomplishments for the year. The Board agreed this was a great idea and Mr. DiPerna will schedule.

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 12:35 p.m.