

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

Call to Order

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

Board Members Present: George DeGovanni, Cosmo DiPerna, Bruce Aiello,
David Yoder, Marge Rooyakkers, Bob Bagdon, Dennis Vohs,
Ron Huxtable, 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 – September 15, 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 September 15, 2014 Board of Administrators Meeting with the following correction:

- **On page 1, in sentence 5 under Hammock Dunes Administrator Report the figure “\$1,000, 630” should be amended to “\$1,630,000”.**

Web Site Update

Mr. Connor advised the new hammockdunes.com website went live last week. A few of the tiles are not completed and currently display the message “Coming Soon”. On the home page the Flyover, Neighborhood Information, Resident Demographics, and Hammock Dunes Club link are all complete. Version I of the Climate tile is live with improvements to come. Area Activities tile information is expected soon. Obtaining photograph rights for area attractions such as Disneyworld is a part of the delay. Comparison with Other Florida Communities is partially complete. The Development Plans tile contains 15 tiles some of which are completed. The website also includes an e-mail address for the new concierge service. Site visitors can contact to arrange a visit to the community and obtain assistance with travel and lodging plans. Ms. Rooyakkers noted many Hammock Dunes Club activities are not available to non-members and perhaps should not be included in the Community Activities website section. There was discussion regarding staffing for the concierge service telephone line. Mr. Bagdon said all realtors in the community should be given an opportunity to participate in sales leads. Mr. Rapaport suggested instead of staffing an 800 number for the concierge service, the HDOA may want to consider developing a list of “Frequently Asked Questions.” Mr. Aiello noted the FAQ’s could include a list of realtors which would address Mr. Bagdon’s concerns. Mr. Conner and Mr. DeGovanni commended Dave Eckert for his efforts on the website.

Hammock Dunes Club Administrator Report

Mr. Bagnall reported the Club is primarily working on finalizing the Fiscal Year 2015 Operating Budget and the strategic plan. There are now three Silver Memberships with the potential for five more. The Silver Membership is a 6-month trial membership for owners. The Club has 681 members. About 500 of that number are full sports memberships. The golf course irrigation system upgrade should be completed in about two weeks.

Committee Reports:

Security and Emergency Response Committee

Low Speed Vehicles

Ms. Rooyakkers suggested amending the Low Speed Vehicle Rule to confirm low speed vehicles on residential properties and common areas does not include the golf course. The Board recommended against adding the language.

ON MOTION BY Ms. Rooyakkers, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve the rule for Operation of Low Speed Vehicles in the HDOA community as written. Motion carries.

Securitas Contract Affordable Healthcare Act

Ms. Rooyakkers advised Mr. Aiello will review the Securitas vehicle access contract in the Financial Committee report. There have been two very large weddings in the community in the last few weeks which have caused some traffic problems because new gate staff personnel did not call on the Roving patrol for help when traffic backed up. The post orders have since been changed to address the matter. Mr. Aiello said the post orders would need to be revised to reflect that visitors are not allowed to use Low Speed Vehicles.

Ms. Rooyakkers reported on a seminar she and Mr. Bagdon attended on becoming a Fire-Wise Community. She recommended the HDOA sponsor a similar seminar as the information was very helpful.

Step 1 of the Audubon Green Community program has been approved. The community will now begin working on Step 2.

Social Committee

Mr. Huxtable stated the plans are ready for the Volunteer Recognition Dinner and he commended Mr. DiPerna for his assistance. Mr. DiPerna said only 110 owners have signed up whereas the attendees usually total around 150; however there are a few days left until the event. Another e-mail will be sent to encourage owners to sign up.

Declarant & Development Committee

Mr. Houk reported the DDC and the DRC have approved changing the name of the Granada Estates Gate to the Hammock Dunes North Gate. A new "North Gate" entrance sign will be installed, using the same font and colors as the sign at the Hammock Dunes Main Gate. The change was made to clarify confusion about the location of the Granada Estates community. Monument signs that currently say "Granada Estates" will be changed to "Granada Drive".

Mr. DeGiovanni provided background on geo-thermal water systems. Wells are prohibited in Hammock Dunes, however one owner in Ocean Estates has installed a geo-thermal hybrid well system. The owner has agreed to retrofit his system, if necessary, to comply with Declaration. Two other owners who would like to install geo-thermal systems have been asked to wait until after the first of the year to allow the Board time to review the matter and other alternatives.

Mr. Houk reported the HDOA is working on plans for potential improvements to the current landscaping which is aging and needs to be refreshed and updated.

Owners have asked Mr. DeGiovanni what has caused copper pipe erosion and leaks under the foundation of the homes. Concerns have been expressed that the DCDD reverse osmosis process could be responsible since the system introduces corrosive substances that could cause the pipes to leak. The HDOA sent a letter to the DCDD for clarification on the matter and for the DCDD to provide information on the subject to their customers.

Maintenance

Prioritized Items per the Monthly Report

Mr. Bagdon reported while researching plumbers to obtain a bulk contract for water heater repairs, the Cambria Condominium Board found the old style water heaters are being phased out and replaced by more efficient water heaters. The cost of the newer systems is \$2,600 - \$3,200 versus the \$1,200 - \$1,800 cost for the older systems. He advised owners to replace aging water heaters now to avoid the higher cost.

Phase IV of dune walkover restoration is underway. Clicker Beach repairs have been completed. The railings and new hardware have been installed. The comfort station dune walkover repair is in progress. The decking should be completed well ahead of schedule given good weather conditions. There were no issues with the San Gabriel walkover supports; however new joists were installed beside two existing joists to provide additional strength. There has been additional progress on FPL maintenance of transformer boxes and FPL has agreed to replace three boxes in the first quarter of next year. The landscape project on the A1A island median has commenced. The Committee has looked at improving the landscaping for the tiers under the Main Bridge and on both sides of both bridges. The new operators for the Hammock Dunes north gate are being installed tomorrow. Paint on the sidewalks on the Audubon Trail need to be touched up. Mr. Bagdon reviewed a seminar on fire safety he and Ms. Rooyackers attended. Palm Coast is one of the only cities in the United States that has set up a Fire Wise Mitigation Program which establishes a 30-foot fire safety lane between lots. The city will bring in equipment to clear the lanes of brush and shrubs from vacant lots. The seminar included information for owners regarding which shrubs are fire-resistant, along with other useful information. Mr. Bagdon is investigating the requirements to obtain a Fire-Wise Community Certification. He recommended sponsoring the 1-hour seminar targeted at homeowners. If the HDOA gets the certification, the Association may be able to enforce the mitigation provision for keeping fire lanes clear. Mr. Aiello asked Mr. Bagdon to put repair of embankment erosion on Mariner's Drive on the committee's priority list

Communications & Community Relations

HDOA New Resident Packet

Mr. Yoder distributed a prototype of the New Resident folder and map. Final details for the folder package are currently being developed. Board Members commended Mr. Yoder, Mr. Houk and Ms. Dillard for their work on the project.

Inside the Gates (Copy Deadline)

November 1, 2014 is the deadline for information for "Inside the Gates". Board Members were asked to reduce the size of their articles and send them to Mr. Yoder in Word format. He reviewed a partial list of information to be included in the next newsletter.

Community Planning

Mr. Vohs reported he distributed the seventh bulletin to realtors and is working on the next three bulletins. He has asked Mr. Eckert to assist in preparing information on owners who have bought homes in the community or bought a series of homes in the community. DCDD is continuing work on the water plant expansion. Salamander, LLC, owner of the Hammock Beach Resort, has submitted an application to the Flagler County Planning Commission to build a 198-room hotel located on the site of the current lodge. It will be necessary for the company to get permission from the St. Johns River Water Management for water use for the new facility.

Design Review Committee

Mr. DiPerna reported a new house in Montilla was conceptually approved at the last DRC meeting.

Financial Committee

Mr. Aiello reported on a meeting with Securitas regarding the new Affordable Health Care Act requirement for their employees. Their hourly wage increase would be \$2.87 per employee, but Securitas has agreed to pick up all of the cost except \$0.87 which would be paid by the HDOA. They estimate 50 per cent of their employees will sign up. If less than 50 percent of the employee's sign up, the cost to the HDOA would still be only \$0.87.

ON MOTION BY Mr. Aiello, seconded by Mr. Bagdon, with all in favor, the Board voted on whether to approve the addendum to the 2015 Securitas contract with a conditional increase contingent upon whether the Affordable Health Care Act takes effect. Motion carries.

Legal counsel has advised Declarant has the right to change land use designations for the billboard and the Two Camino property. If the Declarant is successful in getting the property taxes removed, the

lease agreement would require the tenant to reimburse half of the property tax saving to the HDOA. There are issues regarding designating the Two Camino property as common area because it is open to the public and not just HDOA owners.

ON MOTION BY Mr. Aiello, seconded by Cosmo DiPerna, with all in favor the Board voted on whether to draft a resolution making the billboard property common property. Motion carries.

The FY 2015 Operating Budget Workshop, which is open to all owners, is scheduled for Monday, October 27, 2014. Mr. Aiello reviewed the reason for proposed increases in the 2015 Operating Budgets. The Finance Committee agreed to increase the Master Association dues from \$117 per unit per month to \$120 per unit per month. The increase is due to an increase in plant replacement costs and a 2% increase in all the major, not fully funded, reserve capital items. To offset the increase the committee reduced bad debt allowance.

Mr. Aiello advised the proposed FY 2015 monthly per unit member assessment for Granada Estates Neighborhood Association increased from \$49 to \$51, with the exception of the three south gate lots. The increase is due to the 2% increase for reserves and an increase in the landscape contract costs.

Mr. Aiello advised the monthly member assessments for lots in Ocean Estates (Playa del Sur, Grande Mer, & Carino la Mer) have not changed from the FY 2014 Operating Budget.

Association Updates/Discussion:

In the next week the Association will be working with Flagler County officials on documents to transfer the billboard and the associated permits, but not the property, to the county. The Association will receive \$12,500, and the county will demolish the billboard, which will be replaced with a new Hammock Dunes monument sign. Bob Dickinson has created a conceptual design and is working on a cost estimate for the sign at a cost not to exceed \$12,500.00. The sign must be installed by December 31, 2015. Mr. Aiello noted if the sign is made of coquina there will be problems keeping it clean. The current sign plan will be presented as a conceptual design, with potential changes to the design later.

New Business

Mr. Rapaport advised WCI researched the market for condominium sales in Hammock Dunes and determined the market is not sufficient to support the cost for high rise condominiums. Instead of high rise condominiums WCI is looking at the very preliminary concept of building 6, 7, or 8 condominiums on the two lots they own. The condominiums would be 6, 8, or 10 units each that are 4, 5 or 6 stories with stories 3, 4 and 5 built over a parking garage. The smaller condominiums could be built in stages at a price that would sell in the current market. Pre-marketing could begin in 2015, but construction would not start that year. He stressed these plans are highly preliminary.

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 12:14 p.m.