

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
August 17, 2015

Call to Order:

The duly notice monthly board meeting was called to order at 10:00am.

Board Members Present: George DeGovanni, Bruce Aiello, Dennis Vohs, Cosmo DiPerna, David Yoder, Barry Williams, Marge Rooyakkers, Ron Huxtable

Board Members Absent: Jon Rapaport

Others Present: Travis Houk, Southern States Management Group
Fred Gronbacher, Hammock Dunes Club

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

Approval of the Minutes – July 20, 2015, Board of Administrators Meeting

ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers, with all in favor, the Board approved the minutes of the July 20, 2015 Board of Administrators Meeting as written.

Hammock Dunes Club Administrator Report

There is no report.

Committee Reports:

Maintenance Committee

Gate House Renovation Update

Mr. Yoder stated the temporary gate house has been installed and the electrical wiring is in place. The smartpass transponder has been flipped to the other side. Mr. Houk confirmed the trench contractor is paving the electrical trench to the temporary gatehouse this morning and as soon as it's dry, the traffic will be moved to the other side (exit lane). Mr. Yoder stated the traffic contractor arrived this morning and stationed the traffic/detour/caution signage throughout the community. Mr. Houk confirmed Charles Rinek Construction will begin on Wednesday, August 19th. Mr. Houk stated the Sheriff will be assisting with traffic as necessary.

Civil Plan Approval

Mr. Yoder stated the Maintenance Committee solicited two bids for the road work (asphalt, curbing, concrete, sidewalk, etc). The two bidders are P&S Paving and Cline Construction. Mr. Yoder stated the recommendation is to only do the ingress (entrance side) including the new median and sidewalk and not do the egress (exit side). Mr. Yoder said that doing the exit side will extend traffic congestion and will be a means for paving equipment to enter the community instead of the through the new gatehouse roadwork. The gutters and additional drainage extension has been eliminated from the project too. Mr. DeGovanni stated the Board should consider stamped concrete instead of pavers since the aesthetics will match the bridge. The bid from P&S is approximately \$90,000 and the bid from Cline is \$54,403.56. Mr. Yoder confirmed the civil engineer will oversee the project including the testing of the sub base which is included in the price. Mr. DeGovanni stated Cline recommended an 8 inch thickness which is against what the civil engineer specification. Mr. Yoder and Mr. Houk have interviewed Cline and they are well qualified.

ON MOTION BY Dave Yoder, seconded by Dennis Vohs, with all in favor, the Board voted on whether to approve the Cline Construction's bid of \$54,403.56. Motion carries.

Coquina Column Approval

Mr. Houk stated Charles Rinek submitted a bid of \$5,500 to relocate the coquina column and rebuild it. Mr. Yoder confirmed this was already discussed with the Board and it must be done. Mr. DeGiovanni stated this will come out of a different reserve since it's a lighting expense.

ON MOTION BY Dave Yoder, seconded by Dennis Vohs, with all in favor, the Board voted on whether to approve Charles Rinek Construction's bid of \$5,500 to relocate and rebuild the coquina column light. Motion carries.

Camino del Sol Landscape Wall

Mr. Houk confirmed he received a bid of approximately \$4,800 from VerdeGo to finish the landscape wall on Camino del Sol. This price is considerably less than the first bid from the original installer of the wall a few months ago. Mr. Houk confirmed the same material will be used and the wall will be identical to the existing wall.

ON MOTION BY Dave Yoder, seconded by Dennis Vohs, with all in favor, the Board voted on whether to approve the not-to-exceed amount of \$4,900 to finish the landscape wall on Camino del Sol. Motion carries.

Island Estates Transponder Reader

Mr. Houk stated the transponder reader for Mariner's Drive went out a few days ago. To prevent any delays or traffic hazards, Mr. Houk borrowed the new reader from Clicker Beach as a temporary solution. Mr. Houk asked the Board for approval to purchase a new reader. The price is the same as it was last month when the Board approved a new reader for Clicker Beach. Mr. Houk confirmed these readers are 15 years old and are gradually expiring.

ON MOTION BY Marge Rooyakkers, seconded by Barry Williams, with all in favor, the Board voted on whether to approve a new reader for Mariner's Drive at the same price as Clicker Beach. Motion Carries.

Communications & Community Relations

Website Copyright

Mr. Huxtable stated a proposal has been received for \$500 to copyright the website. Mr. DeGiovanni confirmed the website has a copyright tag of 2014 and that should be sufficient but Mr. Charlie Swinburn is doing some additional research.

ON MOTION BY Ron Huxtable, seconded by Marge Rooyakkers, the Board voted on whether to approve \$500 to copyright the website. By consensus the Board agreed to table the motion.

Mr. Huxtable confirmed that he and Bill Conner are interviewing additional local web contractors to take over the maintenance of www.hammockdunes.com.

Mr. Huxtable stated the Committee is still reviewing the capability and feasibility to add a real estate module on www.hammockdunes.com. There are many examples and templates that real estate agents use. Mr. Huxtable confirmed a local contact was provided and she will be interviewed about the real estate module.

The Board discussed the latest Inside the Gates magazine. Some Board members thought it looked great and other stated it appeared less attractive. Mr. DiPerna stated that it may look different since a rendering of the new gatehouse is on the cover instead of a photograph. Mr. Huxtable said he will work with the Heise's on the December edition. Mr. Houk indicated reports will be due at the end of October.

Social Committee

Mr. Williams said the next party is October 7th at Tuscany. The theme of the party is “dress in your college colors”. The Volunteer Recognition Dinner is Wednesday, October 21st. Mr. Houk is blasting emails about the events.

Community Planning

Mr. Vohs said after investigation of the sales of vacant lots there are higher priced sales and distressed sales that bring the pricing down. Mr. DeGovanni and Mr. Vohs will have a meeting with Board members from Ocean Hammock to understand their vacant lot sales and pricing. Mr. Williams stated the cost per square foot appears to be higher in Hammock Dunes versus Ocean Hammock. One difference may be the architectural standards may be relaxed in Ocean Hammock.

Security & Emergency Response Committee

Ms. Rooyakkers stated the Committee received the new contract and will be reviewing it for signature since the Board approved the new contract in July. Ms. Rooyakkers confirmed the Committee is reaching out to the condos to confirm that antennas can be installed on their buildings. Mr. Aiello stated it's probably a good idea to approve the month to month contract until the new one begins on January 1, 2016.

ON MOTION BY George DeGovanni, seconded by Bruce Aiello, with all in favor the Board voted on whether to extend Securitas existing contract to December 31, 2015. Motion carries.

Mr. Vohs asked if Securitas will continue to evaluate the capability of cameras to surveillance the beach.

Design Review Committee

Porto Potty New Restriction/Rule

Mr. DiPerna stated the DRC had another long meeting and one suggestion was to camouflage the construction potties with lattice and wood. Mr. DiPerna stated the Committee will incorporate this new requirement.

Finance Committee

Mr. Aiello confirmed the HDOA has a little over \$10,000 in collection activity; however there are some big accounts still uncollected. Mr. Aiello reminded the Board for each Committee to turn in their budget by the beginning of September since the Finance Committee will meet before the next Board meeting.

Mr. Aiello confirmed conversations are on-going with IntraCoastal Bank about the Asset Purchase Loan.

Declarant & Development Committee

Mr. DeGovanni stated there is a small piece of land that is owned by the HDOA adjacent to Mr. Robert Mead's home on San Gabriel Way. Mr. Mead contacted the HDOA about buying this piece of land and absorbing the land into his property. Mr. DeGovanni proposed selling Mr. Mead the property with the current market value, specifically the amount per square ft. from recent Granada Estates lot sales. Also, Mr. Mead would be required to pay all closing costs. The Board agreed to investigate this approach.

Mr. DeGovanni confirmed the DDC drafted a letter regarding the Oare Property. The letter will be sent to Janet Martinez the registered agent for the Oare property. Ms. Martinez is affiliated with a law firm out of Deland, FL and she is overseeing the property.

Association Updates/Discussion:

Nothing additional.

New Business

WCI Participation

HDOA Board Member Jon Rapaport sent the HDOA Board an email apologizing for his attendance record since he continues to have a conflict on the third Monday of each month. Mr. Rapaport asked the

Board if he should resign from his seat. The Board stated they appreciate Mr. Rapaport's contributions and it's important for him to stay involved. Mr. DeGovanni stated he will contact Mr. Rapaport and encourage him to stay on the Board.

Audience Comments:

No comments.

Adjournment

ON MOTION BY Bruce Aiello, seconded by Ron Huxtable, with all in favor, the meeting was adjourned at 11:45a.m.