

**Hammock Dunes Owners Association, Inc  
Board of Administrators Meeting  
December 21, 2015**

**Call to Order:**

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

**Board Members Present:** George DeGovanni, Bruce Aiello, David Yoder, Dennis Vohs, Marge Rooyakkers, Barry Williams

**Board Members Absent:** Jon Rapaport, Cosmo DiPerna

**Others Present:** Travis Houk, Southern States Management Group

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

**Approval of the Minutes – November 16, 2015, Board of Administrators Meeting**

**ON MOTION BY Bruce Aiello, seconded by Barry Williams, with all in favor, the Board approved the minutes of the November 16, 2015 Board of Administrators with the following amendments:**

- **On page 2 remove the word “bulky” from the Security & Emergency Response Committee report.**
- **On page 3 under New Business, the first sentence in the second paragraph should be reworded to state, “Mr. Aiello asked Mr. Houk to remove the “wait for gate sign” and replace it with a “25 MPH” sign.**

**Beachfront Seat Appointment – Jane Ann Gass**

Since Mr. Ron Huxtable resigned there is an open seat on the Board. Ms. Gass was recommended by the Porto Mar Neighborhood Association (Porto Mar is the voting party for Beachfront) to fill Mr. Huxtable's vacant seat. The Board reviewed Ms. Gass' candidate sheet. Mr. Houk stated that Mr. DeGovanni and he met with Ms. Gass about the Board seat.

**ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor, the Board voted on whether to appoint Ms. Gass to the vacant Beachfront seat that will expire April 2017. Motion carries.**

**Hammock Dunes Club Administrator Report**

The HD Club Board appointed Mr. George Bagnall as the HD Club liaison/administrator (non-voting) to the Hammock Dunes Owners' Association Board.

**Committee Reports:**

**Maintenance Committee**

**Updates per the Monthly Report**

Mr. Yoder reported the Committee continues to investigate the trim color for the gate house. Mr. Houk stated the plan is to paint all the bands, crown molding, & trim (non-stucco components) a different accent color for the main gate house, clock tower, gazebo, & 2 Camino Office Complex.

Mr. Yoder stated the Committee has discussed adding an appurtenant wall on the back of the gate house to buffer the HVAC unit, garbage can, & hose/spigot. Mr. Williams stated there may be another alternative such as holiday stone. The Board asked for a formal proposal from Charles Rinek with a design. Mr. Yoder stated the buffer may be accomplished by landscape instead of a wall. Mr. Houk will bring both options for discussion at the January meeting.

Mr. Yoder stated the road striping using FDOT paint (without grinding the existing thermal plastic) is scheduled in the next few weeks. Money has been approved to stripe the rest of the HDOA roads;

however the Maintenance Committee will review the paint on Camino del Mar to ensure the paint is acceptable before moving forward with the other roads.

### **10-Year Maintenance Plan Discussion**

Mr. Houk distributed a preliminary draft 10-year maintenance capital plan that Jeff Annon will use to model his financial plan. Mr. Houk stated a final plan will be submitted for review in January. Mr. Houk confirmed the paving of all community roads has been scheduled thru 2025. Mr. Aiello confirmed comments and questions should be emailed to Mr. Houk over the next few weeks before the next Board meeting.

### **Communications & Community Relations**

Mr. DeGiovanni addressed the Board about a national company that hosts various communities on their website for a fee of \$5,500 annually. The Board agreed the Communications Committee would investigate different social media sites to increase the number of hits on the Hammock Dunes community website. Further, the Committee will review paying subscription money to search engine websites such as google and bing.

### **Social Committee**

Mr. Williams said he's working with the HD Club to establish a date for the 2016 car show.

### **Community Planning**

Mr. Vohs stated the DCDD voted to approve a two-stop sign layout (instead of four-way) on Jungle Hut Road and Hammock Dunes Parkway. The proposal is currently with Flagler County and if approved there will be additional signage to designate the upcoming change to make vehicles aware of the new stop signs.

### **Security & Emergency Response Committee**

Ms. Rooyakkers reported the wireless camera system will not be functioning until the middle of January. Securitas is working thru some electrical issues. Ms. Rooyakkers stated the IP system will not be operational until mid/late January since AT&T has to install upgraded larger modem boxes to house the new equipment. Regarding the new sticker transponders, Ms. Rooyakkers stated the Committee recommends decreasing the cost for a transponder to \$25 if the property owner purchases a new vehicle and returns the old sticker. The reason for this reduction in cost is because the sticker transponder will deactivate once it's pulled off.

**ON MOTINO BY Marge Rooyakkers, seconded by Bruce Aiello, with all in favor the Board voted on whether to charge \$25 per transponder sticker if a new car is purchased and the property owner returns the old sticker transponder. Motion carries.**

Mr. Aiello stated the sign at the toll bridge four-way stop that states, "no semi trucks" should be removed since a semi truck going to the north gate must get a pass at the main gate. Ms. Rooyakkers stated the Committee will review the signage. Mr. DeGiovanni asked the Security Committee to review the mounting of the interior community cameras to ensure the mounts are acceptable since they will be permanent fixtures.

### **Design Review Committee**

#### **1 Monterrey Street Tree**

Mr. Houk reported Hammock Dunes Owners' Association legal counsel sent correspondence to Mr. & Mrs. Kopec and Oceanside Homes to install the required street tree as approved by the Design Review Committee. The Board reviewed correspondence from the Kopec's and Oceanside Homes citing the location has utility pipes and their claim the tree cannot be installed. The Board discussed whether to pursue additional legal action to require the street tree in Monterrey as required by the DRC.

**ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers, with all in favor, the Board voted on whether to continue to pursue legal action against the Kopecs and require the installation of the street tree. Motion carries.**

#### **Finance Committee**

Mr. Aiello confirmed the seawall loan from Playa del Sur payable to the HDOA will be paid in full later this year. Mr. Aiello confirmed the HDOA, Granada Estates, & Ocean Estates are within budget for 2015.

Mr. Aiello gave Mr. Houk a legal notice about the Harkins property to give to HDOA collection attorney Brooks Casey. Mr. Aiello requested an update.

The Board discussed the final cost of the gate house project.

#### **Financial Model Discussion – Jeff Annon**

Mr. Jeff Annon addressed the Board about plans to draft a financial plan/economic model that can be used to measure long term capital improvements. The conceptual product will look like a 10-year financial model that will allow the financial committee and the Board to weigh the impact of capital expenses versus assessments. Mr. Annon stated once the model is constructed assumptions can be changed as easy as a key stroke. The Board agreed the need for this product and Mr. Annon stated he will have a draft ready in mid-January.

#### **Declarant & Development Committee**

##### **Parcel #: 04-11-31-2998-00000-001**

Mr. DeGiovanni stated Mr. Bob Mead will have the property surveyed and then the Board can negotiate a price.

Mr. DeGiovanni confirmed the DDC will meet with Flagler County representatives in the first quarter of next year.

#### **Association Updates/Discussion:**

##### **Prigoda Lawsuit**

Mr. Houk reviewed the legal case with Mr. Prigoda (6 Via Bellano). Mr. Prigoda failed to respond to the Statutory Offer to participate in Pre Suit mediation. The new step is to file a lawsuit regarding the maintenance issues. The Board agreed to continue the legal process since this property is in violation and looks bad. The Board confirmed this legal process has been done for many properties.

**ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers, with all in favor, the Board voted on whether to authorize their legal counsel to file a lawsuit for the covenant violations. Motion carries.**

#### **New Business**

Nothing additional.

#### **Audience Comments:**

No comments.

#### **Adjournment**

**ON MOTION BY Dennis Vohs, seconded by Marge Rooyakkers, with all in favor, the meeting was adjourned at 12:00p.m.**