

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
February 16, 2015

Call to Order:

At 10am the Board called to order a closed legal meeting with their legal counsel, Robyn Severs with Becker & Poliakoff. Ms. Severs was present and addressed the Board of Administrators.

Call to Order:

The duly notice monthly board meeting was called to order at 10:45am.

Board Members Present: George DeGovanni, Cosmo DiPerna, Bruce Aiello, David Yoder, Marge Rooyakkers, Dennis Vohs, Ron Huxtable, Jon Rapaport (via phone)

Board Members Absent:

Others Present: Travis Houk, Southern States Management Group
Fred Gronbacher, Non-Voting Hammock Dunes Club Administrator

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

Approval of the Minutes – November 17, 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 January 19, 2015 Board of Administrators Meeting with the following amendment:

- In the DRC minutes the word well should be omitted and replaced with system.

Mr. DeGovanni confirmed during the closed legal meeting, the Board of Administrators voted and approved for the President of the HDOA to proceed with discussion on a settlement with Mr. Meckler per his unapproved installed geothermal well.

Duneview Appointment – Barry Williams:

Mr. DeGovanni confirmed Mr. Bagdon's resignation from the Duneview seat. Mr. Barry Williams was nominated as a replacement. The Board reviewed Mr. Williams resume.

ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers, with all in favor the Board appointed Mr. Williams to the Duneview seat and Mr. Bagdon's remaining term. Motion carries.

Hammock Dunes Club Administrator Report

Nothing additional to report.

Committee Reports:

Declarant and Development Committee

Front Gate Design

Mr. DeGovanni confirmed the construction design specifications have been received from architect Dave Mancino. The Maintenance Committee has been asked to develop an RFP and proceed with soliciting bids.

A1A Monument Design Proposal

Mr. DeGovanni reported a surveyor has been hired and soil testing has been done. Architect Dave Mancino has been hired to develop construction specifications for bid. Stakes have been placed in the ground to simulate the location of the new sign.

ON MOTION BY Marge Rooyakkers, seconded by Bruce Aiello, with all in favor the Board voted on whether to accept Dave Mancino's bid to create architectural construction drawings at cost of \$1,800. Motion carries.

Maintenance Committee Prioritized Items per the Monthly Report

Mr. Yoder reviewed the active maintenance report and reviewed each item individually.

Lamphier Bridge Proposal – Camino del Mar

Mr. Yoder presented a proposal from Lamphier to recoat and repair the main bridge on Camino del Mar. Mr. Yoder stated the Committee met with the contractor and Lamphier agreed to offer a 10% discount if the bridge was done during the gatehouse renovation and the traffic was closed. There was discussion about replacing the balustrades completely and additional discussion around adding architectural features at the ends of each bridge. The Board agreed to table discussion and a decision until further analysis and design has been done.

Comfort Station Locks/Code

Mr. DeGiovanni stated he received more calls about people trashing the comfort station. The Maintenance Committee has agreed to install locks similar to the golf course rest room locks. The code will be the same as the Club's code. Mr. Houk confirmed he received four bids. The Board agreed to install locks like the golf course at a price of \$500. The locks will be installed by March 13, 2015 and notification will be posted at the comfort station. The Committee will look into installing a John-Boy potty near the woods at the south gate parking lot for the Corey workers. This will be hidden from view.

WCI Lots

Mr. Houk reported the WCI lots look good after they have been bush hogged mowed. Mr. Houk stated he continues to work with the fence contractor about the repairs. Mr. Rapaport asked Mr. Houk to continue to work with the fence contractor. Mr. DiPerna asked WCI to consider reconstructing the fence along the property lines and Mr. Houk will liaison between WCI and the fence contractor.

Communications & Community Relations

Mr. Yoder reported the deadline for the Spring 2015, "Inside the Gates" is this week, February 16, 2015. Mr. Yoder stated the hammockdunes.com website has been updated with various updates.

Inside the Gates 2015 Proposal

Mr. Yoder reported the existing contract with John Heise expired and he submitted an updated proposal extension with the same terms (3 magazine issues).

ON MOTION BY, Dave Yoder, seconded by Bruce Aiello, with all in favor the Board voted on whether to accept John Heise's (Sun & Surf Magazine) proposal. Motion carries.

Social Committee

Mr. Ron Huxtable indicated the Committee is trying to have a classic car show in May.

Community Planning

Mr. Vohs reported Mr. Rich DeMatteis has been appointed to the new seat on the Dunes Community Development District. Mr. Vohs confirmed the toll bridge resurfacing project will begin in the next few months and pine tree roots around the sidewalk will be addressed with a protective shield.

Security & Emergency Response Committee

Island Estates Break-In

Ms. Rooyakkers reported there was burglary in Island Estates. Mr. Aiello reported the video footage was released directly to the detective with a written request. Mr. Houk confirmed all gate data records have also been released to the detective. The detectives are conducting an on-going investigation.

Security Signs

Ms. Rooyakkers stated there has been discussion on relocating security signs closer to the house. Mr. Aiello reported Island Estates has been aggressive in asking residents to remove their sign by the road

and install a sign closer to the house, within 10ft. Ms. Rooyakkers and Mr. Houk confirmed a note will be placed in the Spring magazine of "Inside the Gates."

Ms. Rooyakkers stated she has a staff meeting with the Securitas officers on Saturday, February 21st.

Design Review Committee DRC Checklist Update

Mr. DiPerna stated the DRC has developed a more comprehensive checklist incorporating geothermal review in the checklist.

Mr. DiPerna confirmed more residents are building in Hammock Dunes and read a quote from a couple from LongBoat Key, FL that is building in Hammock Dunes.

Financial Committee

Mr. Aiello stated year-end financials have been adjusted and sent to the auditor.

Mr. Houk confirmed several collections have been resolved with banks. Mr. Aiello reported there is an issue with Christiana Trust and they are fighting the amount due. Currently, Christiana Trust has been engaged legally with the Island Estates Neighborhood Association about the amount due.

Association Updates/Discussion: Committee Reappointment

Mr. DeGovanni stated given the new board members there should be a committee reappointment until the organizational meeting on March 30, 2015.

ON MOTION BY, George DeGovanni, seconded by Bruce Aiello, with all in favor Mr. Williams was appointed Chairman of the Social Committee and Mr. Huxtable was appointed Chairman of the Communications and Community Relations Committee. Motion carries.

New Business

No additional new business.

Audience Comments:

There were no member comments.

Adjournment

ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers, with all in favor, the meeting was adjourned at 12:30 p.m.