

**Hammock Dunes Owners Association, Inc**  
**Board of Administrators Meeting**  
**January 19, 2015**

**Call to Order**

The meeting was called to order at 10:00 a.m.

**Board Members Present:** George DeGovanni, Cosmo DiPerna, David Yoder, Marge Rooyakkers, Bob Bagdon, Dennis Vohs

**Board Members Absent:** Bruce Aiello, Ron Huxtable, Jon Rapaport

**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 Cosmo DiPerna, seconded by Dennis Vohs, with all in favor, the Board approved the minutes of the December 15, 2014 Board of Administrators Meeting as written.**

**Mr. DeGovanni introduced Mr. Fred Gronbacher as the non-voting Hammock Dunes Club Administrator to the HDOA Board. Mr. Gronbacher will replace Mr. Bagnall.**

**Hammock Dunes Club Administrator Report**

Mr. Gronbacher reported his first meeting with the Hammock Dunes Club Board will happen later this month. One concern that's been raised is the ability for someone who reviews the Club or HDOA website to look at MLS listings or sales. Mr. DeGovanni confirmed there have been active meetings investigating this opportunity.

**Committee Reports:**

**Declarant and Development Committee**

**Resolution - Salamander**

Mr. DeGovanni reported the Board sent a letter to Flagler County not objecting to the construction of the Salamander hotel. Mr. DeGovanni confirmed the Board's reason for not objecting is that additional drive-by exposure will be created which will add new buyers; resulting in additional DCDD hook-up connection fees which will benefit the HDOA financially.

**Well Letter**

Mr. DeGovanni reported Robyn Severs, HDOA legal counsel, is reviewing a letter to the community about confirming the reason behind the HDOA's decision concerning geothermal wells. The letter will go out USPS after Ms. Severs' review.

**Maintenance Committee**

**Prioritized Items per the Monthly Report**

Mr. Bagdon reported the DCDD installed white post signs at the intersection of the four-way-stop at the base of the toll bridge. "No Entry" signs have been ordered and will be installed ASAP. Mr. Bagdon asked for the Board to review the signs and posts.

The sidewalk replacement is happening over the next few weeks.

The comfort station walkover has been issued a permit from Flagler and should be complete with a final inspection by the end of January.

The A1A landscape project is complete and the A1A quote from Corey will be presented to Flagler County.

The community roads have been inspected and the Committee is waiting on a review from the engineer.

Mr. Bagdon asked the Board to continue to release \$1,000 increments under the supervision of the Committee to remove and cut invasive vines.

**ON MOTION BY Bob Bagdon, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to release \$1,000 increments under the supervision of the Maintenance Committee to cut invasive landscape. Motion carries.**

### **Lamphier Painting Proposals**

Mr. Bagdon presented bids from Lamphier to paint the Grande Mer Bridge and Mariners Drive Bridge. Mr. Bagdon confirmed 2015 is the year these bridges are scheduled to be coated and reconditioned. This schedule was adopted three years ago. There was discussion about getting multiple bids. Mr. Bagdon stated bids were solicited three years ago and the Committee has been comfortable with Lamphier's pricing and level of service.

**ON MOTION BY Bob Bagdon, seconded by Dennis Vohs, with all in favor, the Board voted on whether to approve Lamphier's quote of \$12,225 to paint the Grande Mer Bridge. Motion carries.**

**ON MOTION BY Bob Bagdon, seconded by Dennis Vohs, with all in favor, the Board voted on whether to approve Lamphier's quote of \$21,741 to paint Mariners Drive Bridge. Motion carries.**

### **Mariners Drive Lake Bank**

Mr. Bagdon presented a proposal from Pete Grein in the amount of \$4,800 to repair the concrete bags and the washout underneath Mariners Drive.

**ON MOTION BY Bob Bagdon, seconded by Dennis Vohs, with all in favor, the Board voted on whether to accept Pete Grein's proposal of \$4,800 to repair the Mariners Drive lake bank. Motion carries.**

Mr. DeGiovanni asked if Lamphier can submit a bid to recondition the main entry bridge.

### **Communications & Community Relations**

Mr. Yoder reported the next deadline for "Inside the Gates" is February 15<sup>th</sup> with a March 15<sup>th</sup> release. He asked all Committee members to email him their reports. A prototype for the website "community flyover" has been developed.

Mr. DeGiovanni stated that he and Mr. Yoder will meet before the next Board meeting to discuss eliminating the concierge service that was conceived a few months ago.

### **Social Committee**

Mr. Barry Williams, Social Committee member, indicated the Committee is trying to preplan the 2015 calendar.

### **Community Planning**

Mr. Vohs reported the water expansion project from the DCDD is still on track. The contract has been released for the DCDD bridge repairs.

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

Nothing additional to report.

### **Design Review Committee**

Mr. DiPerna reported the Committee reviewed two new homes for Island Estates during their January meeting. The Committee also reviewed and approved a closed loop system for new home under construction at 65 Calle del Sur.

### **Gate House Renderings**

The Board reviewed two gate house renderings developed by Dave Mancino. The renderings show the portico (awning) extended over the contractor/visitor lane and the portico extended over two lanes (contractor & resident lanes). The Board discussed the differences between the single lane and double

lane appearance. Mr. Houk distributed a third rendering that depicts a raised pitch on the single lane. This enhanced pitch is what the Design Review Committee suggests. One of the negatives about the double lane rendering is that it could restrict emergency vehicles or any additional high vehicle that might be higher than the standard construction.

**ON MOTION BY George DeGovanni, seconded by Bob Bagdon, with all in favor the Board voted on whether to give Dave Mancino the approval to finalize construction plans for the one-lane gate house design and higher roof pitch. Motion carries.**

#### **A1A Monument**

Mr. DeGovanni presented the A1A Monument design. The Board considered the location of the monument sign and the size of the letters. The DRC supports the proposed installation location near the front of the parcel with landscape to compliment the rear. Mr. DeGovanni asked the Board to review the location the next time they're on A1A. The Board discussed the design and the DCDD involvement. Mr. DeGovanni asked Mr. Houk to put a hold on Bob Dickinson design for the landscape.

**ON MOTION BY Cosmo DiPerna, seconded by Dennis Vohs, with all in favor the Board voted on whether to approve the conceptual design and move forward with getting bids and ideas for a completion estimate and installation location. All bids must be reviewed and approved by the Board. Motion carries.**

#### **Financial Committee**

Mr. Houk advised the Financial Committee will meet to review the end-year-financials.

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

##### **Audubon International Visit**

Ms. Rooyakkers confirmed a representative from Audubon International will visit Hammock Dunes on Sunday, February 8<sup>th</sup> & Monday, February 9<sup>th</sup>. The Club agreed to reserve the Seaside Dining room for the award presentation on February 8<sup>th</sup> from 5pm – 6pm and an invitation will be sent to the community. Light refreshments will be available. Ms. Rooyakkers asked if the Board can mark their calendars.

#### **New Business**

##### **Annual Meeting**

Mr. Houk advised that Mr. Vohs, Mr. DeGovanni, and Mr. Yoder's seat is up for election. The Annual Meeting is scheduled for Monday, March 30<sup>th</sup>.

#### **WCI**

Mr. DeGovanni stated he's going to re-engage WCI about their plan for the vacant parcel.

#### **Bob Bagdon Resignation**

Mr. Bagdon stated due to some immediate health concerns he must resign from the Board effective January 31, 2015. Mr. DeGovanni thanked Mr. Bagdon for his selfless service and the Board wished him all the best!

#### **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 11:40 a.m.**