

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
July 20, 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 – June 15, 2015, Board of Administrators Meeting

ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor, the Board approved the minutes of the June 15, 2015 Board of Administrators Meeting with the following amendments:

- On page 2 under A1A Sign Bid Approval, the last sentence should say, "Mr. Yoder confirmed the bids do not include landscape, electric, or lettering.
- On page 4 under Finance Committee the 4th sentence should state, "...and monthly assessments may need to be..."

Hammock Dunes Club Administrator Report

Mr. Gronbacher distributed a real estate transaction sheet from Coldwell Banker for the year 2014. The purpose of reviewing the detail is to continue discussion on establishing a real estate featured properties listing on the HDOA website. Mr. Gronbacher stated the need for additional signage at the 2 Camino Office Complex. Mr. DeGovanni confirmed he's had discussions with Mr. Fred Annon about adding other alternatives, possibly flags, which bring attention to the building. Mr. Gronbacher updated the Board about HD Club communication that has been recently sent to the Club membership clarifying erroneous information that has been distributed among Club members. Mr. Gronbacher reviewed active membership numbers and transfers with the Board and he confirmed Golf memberships continue to increase. 85% of new builds in the Community join the Club.

Committee Reports:

Declarant and Development Committee

Mr. DeGovanni asked for the DDC report to be placed at the end of the agenda moving forward since many items are covered under the other Committee reports. Mr. DeGovanni stated the Meckler Well Agreement has been signed and is being recorded. The DDC is reaching out to the legal agent for the Oare Property.

Maintenance Committee

Prioritized Items per the Monthly Report

Mr. Yoder went thru the various outstanding items on the monthly report. The A1A project must go thru the variance procedure by Flagler County. Bob Dickinson is handling the paperwork. Three meetings are required which will run thru October. Mr. Yoder stated the County Administrator will advocate for us. Mr. DeGovanni confirmed he spoke with the County Administrator. Mr. Houk stated the Clicker Beach smartpass reader has failed after 10 years. The price to replace the reader is \$5,663.00.

ON MOTION BY Marge Rooyakkers, seconded by Dennis Vohs, with all in favor, the Board voted on whether to approve the Clicker Beach new reader of \$5,663.00. Motion carries.

Mr. Houk stated the up-lighting for Playa del Sur has not been approved. The direction was to speak with Playa del Sur residents and ask them what they prefer; up-lighting OR bollard lighting in the median since they are about the same price. Mr. Houk confirmed the residents agreed to up-lighting. Mr. Vohs confirmed the residents of Ocean Estates Playa del Sur have requested this be done

ON MOTION BY Dennis Vohs, seconded by Ron Huxtable, with all in favor, the Board voted on whether to approve a not-to-exceed contract of \$13,000 by either Brown's Electric or Palmetto Electric. Motion carries.

Mr. Yoder stated the landscape upgrades on Camion del Mar and additional fencing at the main entrance and south gate is still in process.

Gate House Renovation Update – Temporary Gatehouse

Mr. Yoder updated the Board on the status of the gatehouse project. The plans are in permitting with Flagler County. Mr. Yoder stated P&S Paving is providing a bid on the civil portion of the project. Mr. Houk and Mr. Yoder reviewed the proposed Maintenance of Traffic plan that has been put together by traffic contractor Better Barricades. The main entrance will not be closed and it will become an entrance only gate. All vehicles will exit thru the south gate. Contractors, visitors, and residents will come thru the exit side of the main gate and then cross back to the east bound lane of Camino del Mar. Mr. Yoder confirmed the start of the project is contingent on Flagler County.

Communications & Community Relations

Mr. Huxtable reminded the Board to submit their articles if they have not done it. The next issue of Inside the Gates will go out in August. Mr. Huxtable stated the Committee has a quote for the website management and this will be discussed at the Committee level before bringing it the Board. Ms. Rooyakkers asked if the next issue of the magazine can ask for a call for volunteers for the Audubon Sustainable Community Program.

Social Committee

Mr. Williams said there was about 60 people at the last summer party. The Committee is gearing up for the September party at Tuscany and the Volunteer Recognition Dinner in October. The Board thanked Mr. Gronbacher for allowing them to use the Porto Mar facility for the July party.

Community Planning

Mr. Vohs asked the Board if they have any ideas on why prospective buyers and builders move elsewhere in the Hammock or in Florida to let him know. Mr. Vohs is attempting to get comparative data and put a report together.

Security & Emergency Response Committee - Securitas Renewal Proposal

Ms. Rooyakkers stated the contract with Securitas has ended and the HDOA is on a month to month contract. Securitas presented an updated contract renewal proposal for the Board to review. Ms. Rooyakkers distributed the updated renewal proposal. The current monthly total is going from \$32,252.07 to \$33,382.12 in 2016. The renewal proposal is a 3-year contract with the monthly total in 2018 going to \$35,079.81. The renewal proposal includes updated high resolution cameras along with analog cameras at all gates. Included with the proposal are 5 additional high resolution (infrared) cameras to monitor the community walkovers and the three major intersections on Camino del Rey. The proposal includes real time monitoring of each camera; however small antennas/repeaters must be installed on three condo towers (Le Jardin, Portofino, Cambria) to assist with transmitting the camera signal and line of sight. Mr. DeGiovanni stated Securitas should include extra monitors to assist with real time monitoring. Mr. Aiello expressed concern that property owners will not lock their doors and rely on the cameras. The Board reiterated these cameras are not security cameras and the responsibility of security for each property owner is to lock their doors. Mr. DeGiovanni stated this investment will enhance the current system but does not take responsibility for a resident's property. Mr. Vohs asked if cameras can shoot down the beach and Ms. Rooyakkers indicated she will ask Securitas. Ms.

Rooyakkers stated the new infrastructure must be done in the fall (September/October) while the new gatehouse is being constructed and the billing will not start until January 1, 2016.

ON MOTION BY Marge Rooyakkers, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve the Securitas 3-year renewal proposal effective January 1, 2016. Motion carries.

Mr. Williams stated Frenchmen's Cove has a system that incorporates a swipe card which is clearance for a contractor. Each contractor applies for a swipe card with a background check. The contractor stops at the gate, the officer swipes the card (or a swipe box is used) and the info is officially documented. Mr. Williams said the point of doing this is to speed the entrance of contractors and visitors. Ms. Rooyakkers stated the Security Committee will look into this approach.

Design Review Committee

Mr. DiPerna stated the DRC has been extremely busy since the last meeting lasted 5 hours. Mr. DiPerna stated the DRC needs to add another representative to the Committee to represent the Villas since there is no representation on the Committee.

ON MOTION BY Cosmo DiPerna, seconded by Marge Rooyakkers, with all in favor, the Board acting as the Declarant approved the appointment of Hammock Dunes property owner Julie Gamble to the Design Review Committee.

Finance Committee

Mr. Aiello stated the Island Estates Neighborhood Board resolved the lift station situation. The DCDD will take control of the daily maintenance and function of the lift station which was unanimously approved by the DCDD Board. The Island Estates Neighborhood Association (IENA) will continue to pay the electric of the lift station. Since the lift station is on HDOA property, Mr. Aiello requested the HDOA pay half of the lift station repair which will be split between the HDOA and the IENA.

ON MOTION BY Bruce Aiello, seconded by Dave Yoder, with all in favor, the Board voted on whether to pay half of the lift station repair, which is \$5,025. Motion carries.

Mr. Aiello stated significant improvement in the financials have been made. The HDOA Master is positive for the month. Granada Estates and Ocean Estates continue to be favorable to budget. Mr. Aiello also updated the Board about the loan info from the Declarant Purchase. Since the HD Club just refinanced their loan, Mr. Aiello stated he will meet with IntraCoastal Bank again to review the loan details.

Association Updates/Discussion:

Mr. DeGiovanni asked Mr. Houk to draft the vacant lot Brazilian Pepper letter and once approved to send it out.

New Business

Nothing additional

Audience Comments:

One audience member inquired about the 2 Camino/Declarant loan and recommended it to be paid bi-monthly.

Adjournment

ON MOTION BY Marge Rooyakkers, seconded by Cosmo DiPerna, with all in favor, the meeting was adjourned at 12:10p.m.