

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
June 15, 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, David Yoder, Barry Williams, Marge Rooyakkers, Ron Huxtable

Board Members Absent: Cosmo DiPerna, 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 – May 18, 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 May 18, 2015 Board of Administrators Meeting as written.

Hammock Dunes Club Administrator Report

Mr. Gronbacher distributed a letter from the Board of Governors to the Club membership. Mr. Gronbacher reported on a long term plan the Board of Governors created. The long term plan that carries through 2024 includes reserve consideration per the reserve study that was done in 2013 and membership forfeitures and gains. The Board had discussion about the Club marketing plan and real estate efforts to promote and market the community; specifically real estate opportunities within the Community. Mr. Gronbacher reported on equity transfers and the rate of new club members coming into the Community. Mr. DeGovanni asked Mr. Houk to continue to pass property change info and DRC info to membership coordinator, Kim Laxton, for follow-up. Mr. Houk will provide a list of new construction over the last three years to Mr. Gronbacher. Mr. Gronbacher confirmed the Club has refinanced their loan.

Committee Reports:

Declarant and Development Committee

Mr. DeGovanni reported an agreement has successfully been made with Mr. & Mrs. Meckler. Mr. & Mrs. Meckler were sent the agreement via certified mail for their signature. Mr. DeGovanni confirmed the DDC is attempting to identify who is the manager of the "Oare Property" which is directly behind the 2 Camino Office Complex. Mr. Aiello confirmed the property is still zoned commercial. Mr. DeGovanni reported many of the other DDC topics will be discussed under the Committee reports from the other Board members.

Maintenance Committee

Prioritized Items per the Monthly Report

Mr. Yoder went thru the various outstanding items on the monthly report. Mr. Houk stated he received a bid from concrete contractor, Pete Grein, to repair 960 square feet of concrete sidewalk. The Board agreed this was a necessary repair. Mr. Aiello confirmed it will come out of the bike path reserve.

ON MOTION BY Dave Yoder, seconded by Barry Williams, with all in favor, the Board voted on whether to spend \$13,800 on concrete sidewalk replacement on Granada Drive and behind the Clock Tower with Pete Grein as the contractor. Motion carries.

Gate House Renovation Update – Additional Pricing

Mr. Yoder updated the Board on additional pricing needed for the gate house. Specifically, Mr. Yoder requested the Board to approve an additional \$16,000 which includes hurricane specified sliding doors, mini split HVAC system, interior ceiling enhancements, and interior lighting enhancements. Mr. Yoder

stated none of these enhancements were part of the original design. The Board had additional discussion about the renovation project and how the new enhancements will impact the reserves.

ON MOTION BY Dave Yoder, seconded by Dennis Vohs, with all in favor, the Board voted on whether to approve the contract with Charles Rinek Construction not-to-exceed \$155,000 which includes the additional renovation enhancements. Motion carries.

Gate House Renovation Update – Sunday Work

Mr. Houk proposed the idea of allowing Sunday work for Charles Rinek at no extra cost to complete the gate house project. This will be an option for Mr. Rinek not a requirement. Mr. Aiello stated a letter should be submitted to follow the HDOA procedure. The Board agreed.

A1A Sign Bid Approval

Mr. Yoder stated he received 4 bids to build the A1A sign. The bids ranged from \$13,800 to \$31,000. The Board agreed the Maintenance Committee should interview the low bidder and if he's qualified, they should be hired for the project. Mr. Yoder confirmed the plan/proposal was submitted to the A1A Pride Committee for their review. Mr. Yoder confirmed the bids do not include landscape, electric, or signage.

ON MOTION BY Dave Yoder, seconded by Marge Rooyakkers, with all in favor, the Board approved to enter into a contract with the low bidder, New Coastal Homes, after being interviewed by the Maintenance Committee, at a cost not-to-exceed \$15,000. Motion carries.

Mariners Drive Barrier Arm

Mr. Yoder stated the single barrier arm installed at Mariners Drive looks incomplete and vehicles can still drive around the barrier gate when it closes. Mr. Aiello stated a bollard post can be installed in front of Mariners Drive which will limit the need for another barrier arm. Mr. Aiello stated he presented this option to the Island Estates Board. Mr. DeGiovanni stated a bollard post should not be installed since it will look incomplete. Mr. DeGiovanni confirmed two bi-parting gates will look more attractive with the double gate Mariners Drive setup. Mr. Houk confirmed a longer arm will not work since it will void the motor warranty and has the potential to create a hazard since it will be off balance. The Board had additional discussion about what should be done at Mariners Drive including how to fund the barrier arm and consistency with the other gates.

ON MOTION BY George DeGiovanni, seconded by Dave Yoder, with Mr. DeGiovanni, Mr. Yoder, Mr. Huxtable, Mr. Vohs, & Ms. Rooyakkers in favor and Mr. Aiello & Mr. Williams opposed, the Board voted on whether to approve a second barrier bi-parting barrier arm at Mariners Drive at a cost not-to-exceed \$3,800 to come out of the electronic gate reserve. Motion carries.

Gate Maintenance Repair

Mr. Houk presented proposals to repair various gate issues including gate arms, transponder brackets, and panel boards.

ON MOTION BY Marge Rooyakkers, seconded by Dennis Vohs, with all in favor, the Board voted on whether to approve \$3,500 in gate maintenance repairs. Motion carries.

Playa del Sur Lighting

Mr. Houk presented lighting proposals for the Ocean Estates/Playa del Sur Neighborhood. Mr. Houk confirmed he's had multiple conversations with owners on Calle del Sur in Playa del Sur about lighting enhancements. Mr. Vohs confirmed an on-site meeting was held with members from the Playa community and the owners have requested the lighting upgrades. Mr. Houk presented proposals to install new lighting on the large median on Calle del Sur and up lighting on the street front palm trees. Mr. Houk stated the pricing is around \$25,000 to complete all the lighting enhancements. Mr. Vohs stated the Playa owners have requested this project and the Board should consider their request and fund the project from their neighborhood reserves. The Board agreed the lighting enhancements should

be prioritized. Mr. Houk will communicate with the owners and report back to the Board. Mr. Yoder stated that another electrician should be identified for a second bid.

Communications & Community Relations

Fly-Over Update

Mr. Houk confirmed the community fly-over is complete and will be added to the website soon. Mr. Huxtable said he will review the fly-over and the approaches before the video is implemented. Mr. Huxtable also said Mr. Conner is working on additional pricing for website optimization.

Association Documents – Website

Mr. Houk stated the DDC requested that all the community documents should be on the Hammock Dunes website. Mr. DeGovanni stated it is a cumbersome process if realtors or prospective residents need documents since access is limited. The Board agreed all community documents including sub-neighborhoods should be loaded to the hammock dunes website.

Social Committee

Mr. Williams said he is within budget and the next Summer Party is Wednesday, July 15th at 6pm at the Porto Mar amenity center. Mr. Williams said there will be another party in September and then the Volunteer Recognition Dinner in October.

Community Planning

Mr. Vohs reported the water expansion is complete and it doubled the capacity. The toll bridge covering has been completed. Mr. Vohs indicated the Fly-Over should be sent to the realtors once it's live. Mr. Aiello stated the lift station for the Island Estate gate house has been an issue and a meeting with Jack Leckie has been scheduled.

Security & Emergency Response Committee

Ms. Rooyakkers stated the Security Committee had a meeting with branch manager, Carlos Valentin, and provided a letter to them stating there have been several violations of the post orders and if there are continued violations the HDOA may look for another provider. Mr. Aiello stated the Board should review additional correspondence and review Securitas performance notices.

Ms. Rooyakkers said the Committee is working with the Maintenance Committee to establish a traffic plan for the gate house renovation project. The sheriff will be asked to help with coordination. Ms. Rooyakkers said both Committees will come back to the Board with their plan.

IP Transponder System Proposal

Ms. Rooyakkers asked the Board to approve the IP Transponder proposal which is \$7,800. The current transponder system will be out-of-date (not maintainable) by next year. The IP system is completely digital versus the dial-up phone system. The IP Transponder system will help track, load, delete, store, identify, etc. for transponders. The Board agreed this proposal should be reviewed next year.

Securitas Update – Proposal

Ms. Rooyakkers stated the Committee will continue to meet with Securitas to understand their contract renewal proposal. One proposal has already been reviewed; however additional communication and understanding with Securitas has been requested.

Design Review Committee

Mr. Houk stated Mr. Annon had a meeting with Dave Mancino and Bob Dickinson and emphasized the paid consultants should listen to the neighborhood representatives and defer to the neighborhood representatives if controversial issues come up.

Mr. Houk stated a new home in Granada Estates was denied since it has a front facing garage.

Finance Committee

Mr. Aiello stated the HDOA continues to carry a negative balance for the year. Mr. Aiello stressed the Board is eating into the reserves and the Committees have to be mindful of new capital items that must come out of reserves. Prepaid owners have helped the cash flow situation but the Committees have to continue to monitor their budget. Mr. Aiello stated it's not necessary to have a mid-year budget increase with the membership; the Finance Committee will review the budget in October and monthly assessments will need to be increased. Mr. Aiello did confirm the delinquent collections are picking up. All neighborhoods are favorable except the Master. Mr. Gronbacher indicated the Finance Committee may want to have additional discussion with IntraCoastal Bank about their loan rate.

Association Updates/Discussion:

Rule Adoption for Working Hours and Contractors

The Board reviewed the revised rule drafted by legal counsel, Robyn Severs. Mr. Houk confirmed the rule must be mailed to all property owners.

ON MOTION BY Dennis Vohs, seconded by Bruce Aiello, with all in favor, the Board voted on whether to adopt and approve the revised rule for "Working Hours and Contractors" drafted by Robyn Severs. Motion carries.

Turtle Nests Sponsorship

Ms. Rooyakkers asked the Board if they wanted to sponsor sea turtle nests this year. The Board agreed to sponsor three nests.

New Business

Mr. Huxtable said the Board should review adding additional ramped walkways at the community walkovers. Mr. DeGiovanni said good idea and let's plan it out and review again once a plan is ready and the Finance Committee can review the budget.

Audience Comments:

There were no member comments.

Adjournment

ON MOTION BY Marge Rooyakkers, seconded by Dennis Vohs, with all in favor, the meeting was adjourned at 1:50p.m.