

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
March 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.

Call to Order:

The duly notice monthly board meeting was called to order at 10:30am.

Board Members Present: George DeGovanni, Cosmo DiPerna, Bruce Aiello, David Yoder, Marge Rooyakkers, Barry Williams

Board Members Absent: Dennis Vohs, 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 – February 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 February 16, 2015 Board of Administrators Meeting as written.

Mr. DeGovanni confirmed the Board reviewed the proposed settlement agreement with Mr. Meckler for his unapproved installed geothermal well.

ON MOTION BY George DeGovanni, seconded by Bruce Aiello, with all in favor, the Board voted on whether to accept the proposed settlement agreement drafted by HDOA legal counsel, Robyn Severs. Motion Carries.

Security Committee – Recent Burglaries Update

Securitas Updates

Security Awareness Meeting

Ms. Marge Rooyakkers confirmed there have been 6 burglaries inside the gates of Hammock Dunes within the last 4 weeks. Multiple burglaries have been confirmed in many gated communities in Palm Coast and Volusia County during the same time frame. Ms. Rooyakkers stated because of the heightened concern in the community and in an effort to relay accurate information, the Security Committee will host a Security Awareness Meeting on Thursday, March 19, 2015. The Flagler County Sheriff's Office will have 3 detectives at the meeting and Carlos Valentin, Securitas Branch Manager will speak too. All Hammock Dunes residents are invited to attend. Ms. Rooyakkers stated driver's license scanning has been activated for the gates and all passengers in the vehicle will be asked to show their identification. Ms. Rooyakkers confirmed two extra rotating officers have been hired to monitor the transponder lanes and the south gate has been staffed full time until 11pm and on weekends from 8am – 11pm. Contractors that have transponders will be deactivated. Mr. Aiello stated if all contractor transponders are deactivated, management transponders and DCDD transponders should be deactivated too. Rooyakkers stated to have the south gate officer at the gate for the extra hours 3pm – 11pm during the week and 8am – 11pm on the weekend the cost is \$44,433. Mr. Aiello motioned to have a special assessment for the community to cover the extra cost. There was no second. Mr. Aiello confirmed the budget should be reviewed to cover the extra expense. The Board discussed the budget and what can be done. Mr. DiPerna confirmed something needs to be done in the short term and the Board can then address the budget. The Board confirmed it's the resident's responsibility to secure their home.

The Board discussed sending a letter to all residents confirming their transponders and if they don't respond, their transponders will be deactivated.

Hammock Dunes Club Administrator Report

Mr. Fred Gronbacher reported the new chef has started and receiving positive feedback. One HD Club Committee is reviewing the denim requirement. Club golf rounds are up for the year. Stop sign refurbishment has been approved. The ladies lounge will be transitioned into a ladies card room. The Board is reviewing installing "pickle ball" courts near the bocce courts. Mr. Gronbacher confirmed the Club is reviewing their communication procedures to their membership and the grandfather clause agreement.

Committee Reports:

Declarant and Development Committee

Mr. DeGiovanni confirmed he went to the Flagler County Planning & Development board meeting to review the proposed office and shopping plaza at 4258/4284 N. Oceanshore Blvd. Mr. DeGiovanni confirmed a letter was sent to the planning board not supporting a restaurant or school; if that was a consideration. The Planning Board tabled discussion for two meetings until the architect has more time to revise his plan and then everything will be resubmitted.

Maintenance Committee

Prioritized Items per the Monthly Report

Mr. Yoder reviewed the active maintenance report and reviewed each item individually. Mr. Houk reported additional grinding on the concrete sidewalks behind the clock tower and on Granada Drive. Pete Grein submitted a price of \$5,200 – 65 locations for grinding.

ON MOTION BY Cosmo DiPerna, seconded by Marge Rooyakkers, with all in favor, the Board voted on whether to approve a price of \$5,200 for grinding on the sidewalk. Motion carries.

Mr. Houk stated Maas Rowe Carillon confirmed the carillon communication system in the Clock Tower is out-of-date and no longer serviceable. To update the system with a digital Maas Rowe system that is the latest technology the proposal is \$2,500.

ON MOTION BY Cosmo DiPerna, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve a price of \$2,500 to update the Clock Tower carillon system. Motion carries.

Gate House Renovation Update

Mr. Yoder confirmed that an RFP has been sent to 8 general contractors and the deadline for submission is April 6, 2015. Mr. Houk said he was confident to receive two bids; however three bids may be a stretch since some builders have already declined.

A1A Sign Update

Soil samples have been done and the survey work is complete. The documentation has been sent to architect Dave Mancino to generate a construction spec for bid.

Communications & Community Relations

Mr. Yoder reported the Spring "Inside the Gates" should hit mailboxes today! Mr. DeGiovanni asked Mr. Houk to log all his Frequently Asked Questions for website posting at some future date.

Social Committee

Mr. Barry Williams confirmed the car show is a go and will be scheduled for some time in April OR May. Mr. Williams confirmed the HD Club will offer their parking lot and a grill with hamburgers/hot dogs. The Board confirmed up to \$800 for this social event.

Community Planning

Nothing to report.

Design Review Committee

Mr. DiPerna reported the committee approved another new Island Estates home. Also, the DRC revised the footprint for the north tip lot in Island Estates and essentially doubled the size.

Financial Committee

Mr. Aiello stated the draft audit results have been received for all three neighborhoods.

Association Updates/Discussion:**March 30, 2015 Annual Meeting**

Mr. Houk confirmed the Annual Meeting is on March 30th. Mr. DeGiovanni reviewed the presentation and each Committee slide. The committee chairman will be asked to speak about their committee updates.

Dog Agreement

The Board reviewed the dog bite agreement involving Mr. Vohs dogs that was drafted a few months ago. Mr. DeGiovanni confirmed he will speak with Mr. Vohs when he returns from vacation.

New Business

No additional new business.

Audience Comments:

There were no member comments.

Adjournment

ON MOTION BY Bruce Aiello, seconded by Barry Williams, with all in favor, the meeting was adjourned at 12:51 p.m.