

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
May 18, 2015

Call to Order:

The duly notice monthly board meeting was called to order at 10:00am.

Board Members Present: George DeGovanni, Dennis Vohs, David Yoder, Barry Williams, Cosmo DiPerna, Marge Rooyakkers (via phone)

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

Others Present: Travis Houk, Southern States Management Group

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

Approval of the Minutes – April 20, 2015, Board of Administrators Meeting

ON MOTION BY Dennis Vohs, seconded by Barry Williams, with all in favor, the Board approved the minutes of the April 20, 2015 Board of Administrators Meeting with following amendment:

- **On page 3, at the top of the page, the following should be added after the first sentence: “The synopsis will be sent to the Board for comment and a non-response will be considered an approval.”**
- **On page 3, under Financial Committee, the following should be added at the end of the last sentence: “prior to authorization”.**

Hammock Dunes Club Administrator Report

No report.

Committee Reports:

Declarant and Development Committee

Mr. DeGovanni reported a meeting with the Mecklers' to discuss the geothermal settlement agreement has been scheduled with Charlie Swinburn and him. Mr. DeGovanni brought up an idea called “Featured Properties” which would be a tile on the website and realtors can buy a subscription and promote specific properties for sale. The Board had additional discussion about MLS procedures and realtor coordination. The Board discussed the optimization of hammockdunes.com. Mr. DeGovanni recommended asking the fly-over contractor to submit a bid to address the optimization and eventually take over the website. Mr. Houk confirmed the fly-over contractor, IN-FOCUS Media, is a website contractor.

Maintenance Committee

Prioritized Items per the Monthly Report

Mr. Yoder suggested going to straight to the agenda and review the highlighted items. Mr. Houk quickly reviewed some minor maintenance items. Mr. Houk said the Committee is reviewing additional lighting proposals in Calle de Sur (Playa del Sur) and will present pricing at the June meeting. Mr. Houk said the stop signs at the exit of Island Estates have been ordered.

Gate House Renovation Update

Mr. Yoder reported the Maintenance Committee met with Mr. Charles Rinek in addition to a civil engineer that submitted a bid a few months ago. Mr. Yoder said Mr. Rinek confirmed the civil plan must be done before he can submit to Flagler County for a permit. Mr. Yoder presented the civil proposal from Evergreen Engineering, Mr. Michael Beebe. Mr. DeGovanni stated this is the same engineer that submitted a price a few months ago. Mr. DeGovanni confirmed the engineer will draft the civil plan, manage contractors associated with the gate house civil plan, and conduct a final inspection.

ON MOTION BY Dave Yoder, seconded by Dennis Vohs, with all in favor, the Board voted on whether to approve Evergreen Engineering's proposal of \$7,500. Motion carries.

Mr. Yoder stated that after meeting with Rinek, the Committee may need to come back to the Board for approval of various items.

A1A Sign Update

Mr. Yoder stated Marge Rooyakkers is going to the A1A Committee with the sign plans for their approval. Mr. Houk stated he will have bids for the June meeting.

Dune Fertilization

Mr. Houk asked for approval for the annual dune fertilization by Kevin Partel.

ON MOTION BY Barry Williams, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve the annual dune fertilization for \$6,000. Motion carries.

Additional Fencing

Mr. Houk asked for approval to repair the fence on Jungle Hut Road. Mr. Houk also presented proposals to extend the existing fencing at the front entrance adjacent to the Clock Tower and at the South Gate. Mr. Houk confirmed the Maintenance Committee and Security Committee have recommended this be done.

ON MOTION BY Cosmo DiPerna, seconded by Dennis Vohs, with all in favor the Board voted on whether to approve the fence repair on Jungle Hut Road for \$5,250. Motion carries.

ON MOTION BY Barry Williams, seconded by Dennis Vohs, with all in favor, the Board voted on whether to extend the existing fencing at the South Gate and north of the clock tower. Motion carries.

Landscape Upgrades

Mr. Houk presented bids from Corey for additional landscape upgrades in Playa del Sur and along Camino del Sol. Mr. DeGiovanni said he would like to meet and discuss the upgrades on-site.

ON MOTION BY Dennis Vohs, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve Corey's bid of \$7,900 for a paver knee wall on Camino del Sol and \$5,000 in landscape upgrades at the entrance to Playa del Sur. Motion carries.

Clock Tower HVAC

Mr. Houk presented bids to replace the clock tower HVAC which has failed. The lowest bid of \$3,050 is from Accu Temp.

ON MOTION BY Dennis Vohs, seconded by Barry Williams, with all in favor, the Board voted on whether to approve Accu Temp's bid of \$3,050. Motion carries.

Communications & Community Relations

Mr. Houk stated the Fly-Over is almost complete.

Social Committee

The Board congratulated Mr. Williams on the April social event. Mr. Williams stated 325 people attended the event. The next event is scheduled for July and Mr. Williams will get with Fred Gronbacher on scheduling this event.

Community Planning

Mr. Vohs reported about the meeting with WCI in southwest Florida. The WCI representatives were extremely cordial and positive. The Club representatives presented their long term plan. Mr. Vohs stated it was an excellent meeting and there was great feedback for HD Club improvement and for the community. The Board suggested for WCI to draft some additional language or provide information for their tab under the Hammock Dunes website.

Security & Emergency Response Committee

May 28th Meeting

Securitas Contract

Mr. Houk stated the Committee is meeting with Access Control Technologies to discuss additional gate suggestions or “ahead of the curve approaches” to address the need for additional vehicular access control. Mr. Houk confirmed the Committee will also meet with Securitas to discuss their contract renewal. Mr. Vohs asked for the Committee to review what can be done on the walkovers; perimeter control that notifies the rover if someone crosses the walkover.

Design Review Committee

Mr. DiPerna stated there were two additional new homes reviewed at the May meeting and this has the potential to be a great year for new home construction in Hammock Dunes.

Finance Committee

Mr. Houk reported Ocean and Granada are favorable to budget with the exception of the HDOA which is over budget resulting from the extra Securitas officer expense.

Association Updates/Discussion:

Community Hours Resolution

Mr. Houk passed around a document that he drafted about community hours. Mr. Williams stated language should be included that says contractors must exit the community by the community hours. The Board agreed with the draft and asked Mr. Houk to pass the resolution to legal for their review and final draft.

9 San Marco Court

Mr. Houk asked the Board for approval to do yard maintenance for this property since there has been no activity at the home in weeks and nobody lives at the property.

ON MOTION BY Barry Williams, seconded by Cosmo DiPerna, with all in favor the Board voted on whether to perform yard maintenance at this property. Motion carries.

New Business

1 Via Salerno Letter

Mr. DeGiovanni reported the former owners of 1 Via Salerno sent a threatening letter to the HDOA about the burglary at their residence. Mr. DeGiovanni stated the letter has been passed to legal for their review and response.

Dog Discussion – Vohs

Mr. DeGiovanni stated he’s been in contact with legal, specifically Robyn Severs. The question was asked if the HDOA has the ability to waive the requirement to have an electric collar on the dogs in the backyard. Ms. Severs stated the Board will likely be sued regardless of their restrictive requirements if there is another bite from these dogs. Ms. Severs confirmed that in her opinion the electric collar requirement can be waived and a new legal agreement will be drafted and signed.

ON MOTION BY George DeGiovanni, seconded by Cosmo DiPerna, with all in favor the Board voted on whether to remove the requirement to have electric collars on the dogs in the rear yard as long as the gates are secured at all times. The dogs will be required to have electric collars outside the rear gates. A new legal agreement will be drafted. Motion carries.

Audience Comments:

There were no member comments.

Adjournment

ON MOTION BY Cosmo DiPerna, seconded by Barry Williams, with all in favor, the meeting was adjourned at 12:00p.m.