

**Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
November 16, 2015**

Call to Order:

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

Board Members Present: George DeGovanni, Bruce Aiello, Cosmo DiPerna, David Yoder, Dennis Vohs, Marge Rooyakkers

Board Members Absent: Barry Williams, 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.

Mr. DeGovanni stated Mr. Huxtable submitted his letter of resignation and will no longer be on the Hammock Dunes Board of Administrators.

Approval of the Minutes – October 19, 2015, Board of Administrators Meeting

ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor, the Board approved the minutes of the October 19, 2015 Board of Administrators as written.

Hammock Dunes Club Administrator Report

Nothing additional...

FY 2016 Budget Adoption

Hammock Dunes Owners' Association

ON MOTION BY Mr. Aiello, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve the proposed FY 2016 operating budget for the Hammock Dunes Owners' Association as presented. Motion carries.

Granada Estates Neighborhood Association

ON MOTION BY Mr. Aiello, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve the proposed FY 2016 operating budget for the Granada Estates Neighborhood Association as presented. Motion carries.

Ocean Estates Neighborhood Association

ON MOTION BY Mr. Aiello, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve the proposed FY 2016 operating budget for the Playa del Sur Neighborhood Association as presented. Motion carries.

ON MOTION BY Mr. Aiello, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve the proposed FY 2016 operating budget for the Grande Mer Neighborhood Association as presented. Motion carries.

ON MOTION BY Mr. Aiello, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve the proposed FY 2016 operating budget for the Carino la Mer Neighborhood Association as presented. Motion carries.

Committee Reports:

Maintenance Committee

Gate House Renovation Update

Mr. Yoder stated the gate house will be open to the public on Wednesday, November 18th.

Clock Tower and Gazebo Painting

Mr. Houk presented two quotes to paint the Clock Tower and Gazebo. The same spec will be used on the Clock Tower and Gazebo as was used for the new gate house and the 2 Camino Office Complex. Mr. DeGiovanni recommended to the Board to paint the Clock Tower and Gazebo since everything else at the entrance has been done. Mr. Yoder stated the Board should review trim colors and the update all entry buildings including the gate house with a trim color.

ON MOTION BY Dave Yoder, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve East Coast Painting to paint the Clock Tower and Gazebo at a cost not-to-exceed \$5,000. Motion carries.

Asphalt Repair/Grande Mer

Mr. Houk stated pot holes on Granada Drive in the Grande Mer Neighborhood should be patched.

ON MOTION BY Dave Yoder, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve an asphalt patch on Granada Drive for \$2,500. Motion carries.

Road Striping

Mr. Yoder presented preliminary estimates to re-stripe Camino del Mar, Camio del Rey, and Camino del Sol.

ON MOTION BY Dave Yoder, seconded by Bruce Aiello, with all in favor, the Board voted on whether to re-stripe Camino del Mar, Camino del Rey, and Camino del Sol at a cost not-to-exceed \$15,000. Motion carries.

Communications & Community Relations

Mr. Bill Conner updated the Board on the real estate module and the procedure for updating the realtor information. The Board discussed how much should be charged to the realtor for adding and maintaining their listing. By consensus the Board agreed realtors should be able to showcase their listing on the module for free. The Board agreed to beta test the module with select realtors.

Tidal Technologies Proposal

The Board discussed Tidal Technologies Proposal for website maintenance.

ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve the Tidal Technologies proposal as submitted, initial payment of \$2,625 and \$200 per month in the second quarter. Motion carries.

Social Committee

Mr. DiPerna stated the Volunteer Recognition Dinner turned out great!

Community Planning

Mr. Vohs stated Berkshire Hathaway has signed up for six MLS's from Miami to Jacksonville which means their listings show up on each one.

Security & Emergency Response Committee

Ms. Rooyakkers stated the Security Committee has tested the sticker transponder and they work great. The Committee recommends transitioning to the sticker transponder and discontinuing the white bulky transponder. The Board agreed the stickler transponder will become the new transponder and the price will be \$45 per transponder.

ON MOTION BY Marge Rooyakkers, seconded Cosmo DiPerna, with all in favor, the Board voted on converting 100% to the EZGO sticker transponder once the current stock of white transponders has been depleted and the cost shall be \$45. Motion carries.

Design Review Committee

Mr. DiPerna stated the Committee has reviewed 13 new homes this year and a full report will be in the December issue of Inside the Gates.

Finance Committee

Mr. Aiello stated all Associations are within budget. Mr. Aiello asked Mr. Houk to continue to pursue BB&T and the other delinquencies with legal firm Brooks & Casey, specifically the Harkins property.

Declarant & Development Committee

Mr. DeGiovanni stated the Committee continues to investigate the Oare Property. Mr. DeGiovanni stated he would like to meet with Flagler County administration to review the parcel.

Association Updates/Discussion:

114 Island Estates Parkway Maintenance

The Board discussed doing landscape maintenance; mow, edge, and blow, to this property.

ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to mow, edge, and blow the front yard of 114 Island Estates Parkway. Motion carries.

New Business

Ms. Rooyackers stated she's in communication with "The Friends of A1A Byway" about getting additional help or funds to assist with the invasive vine problem on A1A. The Board stated they support her inquires. Ms. Rooyackers presented the A1A Scenic & Historic Coastal Byway fundraiser. The Board agreed an email should be sent to the Community advertising the event.

Mr. Aiello asked Mr. Houk to replace the 25mph sign where the "wait for gate sign" is located on Mariners Drive. Mr. Aiello also asked Mr. Houk to remove the light pole that had a camera on it. The camera was removed from the pole since the palm trees obstructed the camera. The black box that houses the digital recorder should be painted black. Mr. Aiello asked the DRC to consider banning the Washingtonia palms from Hammock Dunes or Island Estates.

Mr. Aiello asked the Board to consider the Island Estates Neighborhood Association's request to mow the back yard of the Harkin's property.

ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to allow the Island Estates Neighborhood Association to mow the back yard with the Island Estates Neighborhood Association assuming all liability. Motion carries.

Mr. DeGiovanni discussed Mr. Mead's property at 6 San Gabriel Way and the HDOA common property that abuts the property to the north. The HDOA common property (strip of land) is about 10 ft. wide by 100 ft. and blends with the Mead's property.

ON MOTION BY Bruce Aiello, seconded by Marge Rooyackers, with all in favor, the Board voted on whether to sell the piece of property north of 6 San Gabriel Way not-to-exceed \$20,000 with Mr. Mead paying all closing costs and surveys. Motion carries.

Mr. DeGiovanni addressed the Board about the Coldwell Banker trademark violation and stated an acceptable resolution has been finalized. Mr. DeGiovanni asked the Board to be vigilant for trademark violations.

Mr. DeGiovanni confirmed the Maintenance Committee will establish a 10-year maintenance plan and that Southern States Management will establish a financial model that compliments the plan.

Mr. DeGiovanni informed the Board that additional management staffing may be necessary similar to how the Club operates with their administrative team since the Hammock Dunes Board has evolved from previous Boards and Board responsibilities have increased. Mr. DeGiovanni stated the HDOA

Board should be advisors rather than implementers. One example was the Icontact transition from the Board to SSMG. By consensus the Board agreed with Mr. DeGovanni's approach.

The Board discussed getting a professional reserve study and Mr. Houk stated he will reach out for bids.

Audience Comments:

No comments.

Adjournment

ON MOTION BY Cosmo DiPerna, seconded by Dave Yoder, with all in favor, the meeting was adjourned at 12:20p.m.