

**Hammock Dunes Owners Association, Inc**  
**Board of Administrators Meeting**  
**October 19, 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, Ron Huxtable, 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.

**Approval of the Minutes – September 21, 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 September 21, 2015 Board of Administrators Meeting with the following amendment:**

- **On the 4<sup>th</sup> page under 2 Via Capri Self Help/Delegation to Villas AND 5 LaCosta Self Help Delegation to Villas the Board requested the dollar amount that the Villas Neighborhood Association approved to spend on Self Help be included in the minutes.**

**Hammock Dunes Club Administrator Report**

There is no report.

**Committee Reports:**

**Maintenance Committee**

**Gate House Renovation Update**

Mr. Yoder stated the gate house project is moving forward without any issues. The project is still on scheduled for a mid- November opening.

**A1A Sign Planning Board Update**

Mr. Yoder confirmed the Flagler Counting Planning Board approved the variance for the A1A sign and the Committee is moving forward to complete the engineered plans as well as the required survey work. Construction should begin in December. The Board discussed the landscape for the sign and negotiating with Corey to absorb the landscape maintenance.

**Granada Estates Street Tree Trimming**

Mr. Houk stated several owners have asked the Granada Estates Neighborhood Association to trim the oak tree canopy that overhangs the road. The Board stated the branches that overhang into the street can be trimmed but the oak branches on the private residential property will not be touched. As the administrator for Granada Estates, Mr. DeGovanni recommended the Board approve this project. Mr. Houk stated the contractor will trim the trees to the municipal height limit.

**ON MOTION BY George DeGovanni, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve the contract with A+ Tree Service at cost of \$40 per tree not to exceed \$10,000 which will come out of the Granada Estates Neighborhood landscape reserve. Motion carries.**

### **Carino la Mer Walkover Repair Proposal**

Mr. Yoder updated the Board about the walkover connection for the new house currently under construction on A1A. The walkover is the responsibility of the Ocean Estates Neighborhood Association, Carino la Mer. Mr. Houk stated the walkover required repair.

**ON MOTION BY Dave Yoder, seconded by Ron Huxtable, with all in favor, the Board voted on whether to approve the quote from Kevin Partel of \$6,025 to repair the walkover at 3747 North Oceanshore Blvd. Motion carries.**

### **Communications & Community Relations**

#### **December Inside the Gates**

Mr. Huxtable said articles are due by November 15, 2015.

Mr. Huxtable and Mr. Houk will meet with Vicki Dillard to review the lobby interior improvements at the 2 Camino Office Complex.

Mr. DeGiovanni said Jeff Annon secured social media accounts and he will forward the information to them.

### **Social Committee**

Mr. DiPerna stated everything is on schedule for the Volunteer Recognition Dinner.

### **Community Planning**

Mr. Vohs stated the DOT conducted a test of the Hammock Dunes Toll Bridge and gave a grade of 97 which is the highest grade it has received. DCDD is concerned about the intersection between Hammock Dunes Parkway and Jungle Hut Road. A security consultant recommended the 4-way stop changed to a 2-way stop and also removing some trees and the rumble strips. A final determination from the DCDD Board has not been determined. The Board agreed the stop signs should not be removed.

### **Security & Emergency Response Committee**

Ms. Rooyakkers updated the Board about the sticker transponders and that they are working great. Mr. Houk is investigating if alternative colors can be ordered other than white. Ms. Rooyakkers asked the Board to approve IP web-based transponder system. The Board agreed not to wait until 2016 and implement the IP systems as soon as possible.

**ON MOTION BY Marge Rooyakkers, seconded by Cosmo DiPerna, with all in favor the Board voted on whether to approve the IP quote from Access Control Technologies at a price not-to-exceed \$9,000 which will come out of the Smart Pass Reserve. Motion carries.**

Ms. Rooyakkers informed the Board about an update that will go out on colored paper with the budget mailing.

Mr. DiPerna asked if the Security Committee would grant dispensation for cleaning personnel to come in Hammock Dunes on Sunday since the towers have rental units. The Board said this exception would not be permitted.

### **Design Review Committee**

Mr. DiPerna stated the Committee reviewed another new home. Mr. DiPerna confirmed 13 new homes have been reviewed to date.

### **Finance Committee**

#### **FY 2016 HDOA, Ocean Estates, & Granada Estates Budgets Budget Workshop, October 26<sup>th</sup>**

Mr. Aiello stated the annual budget workshop is scheduled for Monday, October 26<sup>th</sup> at 10am in the Club. Mr. Aiello reviewed each budget and stated the HDOA monthly assessment is going up \$4.00 since the Securitas and Corey contract went up and the capital reserve asset replacement costs were

increased by 2.5%. The Granada Estates Neighborhood is going from \$51 to \$53; the same criteria for the HDOA affected Granada Estates too (with the exception of the Securitas contract). Ocean Estates Grande Mer had a small increase; Carino la Mer stayed the same; Playa del Sur had a \$6 increase.

Mr. Aiello reviewed the financial statements for the HDOA, Granada Estates, & Ocean Estates. Mr. Aiello stated the attorney should go after BB&T for non-payment of assessments.

#### **Declarant & Development Committee**

Mr. DeGiovanni stated Committee members met with Janet Martinez, legal agent for the Oare Trust which includes the Oare Property between the 3<sup>rd</sup> hole and the Two Camino Office Complex. The Oare Trust has a project manager that reviews all the Oare properties. Ms. Martinez confirmed to the Committee members that she will review the property and get back to Mr. DeGiovanni. Mr. DeGiovanni stated the Committee will engage Flagler County about the status of the property.

#### **Association Updates/Discussion:**

##### **Prigoda Presuit Mediation, 6 Bellano Court**

Mr. Houk stated the attorney recommended Presuit Mediation for this property; which is just another step in the process to force a foreclosure or eventually foreclose on the property. Mr. Aiello stated this is part of the normal process.

**ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor, the Board voted on whether to move forward with Presuit Mediation as recommended by the Hammock Dunes attorney. Motion carries.**

#### **New Business**

Mr. DeGiovanni stated when the billboard at the corner of the A1A connector road, between A1A and Hammock Dunes, is removed there should be a directional sign that announces Hammock Dunes as well as the other Hammock communities.

#### **Audience Comments:**

No comments.

#### **Adjournment**

**ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor, the meeting was adjourned at 11:30a.m.**