

**Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
September 21, 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, Barry Williams, Marge Rooyakkers, Jon Rapaport (via phone until 10:30am)

Board Members Absent: Dennis Vohs, Ron Huxtable

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 – August 17, 2015, Board of Administrators Meeting

ON MOTION BY Cosmo DiPerna, seconded by Dave Yoder, with all in favor, the Board approved the minutes of the August 17, 2015 Board of Administrators Meeting with the following amendments:

- **On page one, the second to last sentence under Civil Plan Approval, should be reworded to say, “Mr. DeGovanni stated Cline recommended an 8 inch thickness which was the concrete manufacturer recommended thickness. The civil engineer recommended a 6 in thickness with 8 in crushed sub base.”**
- **On page two, under Island Estates Transponder Reader, the motion should include the transponder reader price of \$5,663.**
- **On page two, under Coquina Column Approval, the last sentence should say, “Mr. DeGovanni stated this will come out of the Street Lights reserve.”**

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 and he is pleased with the progress. There have been no delays and the anticipation completion date is mid-November.

Camino del Mar Bridge Proposal

Mr. Yoder stated the Board discussed the Lamphier painting proposal to address the Camino del Mar Bridge at previous meetings. The Camino del Mar Bridge is the last bridge to paint/recondition with Lamphier per the schedule that was established three years ago. Lamphier has agreed to offer a 10% discount since the road is closed and they can stage at the bridge.

ON MOTION BY Dave Yoder, seconded by Marge Rooyakkers, with all in favor, the Board voted on whether to approve Lamphier’s proposal of \$30,536, which will come out of the bridge reserve, to paint the bridge and repair the balustrades. Motion carries.

Flagler County Planning Board Meeting – A1A Sign

Mr. Yoder stated A1A Pride approved the Hammock Dunes A1A Sign with a 2ft reduction of the base. Mr. Yoder confirmed he will attend the Planning Board Meeting in October and hopefully receive Flagler County approval for the sign.

Cline Proposal Granada Drive

Mr. Yoder stated there are some pot holes in the old road patch on Granada Drive. Mr. Houk distributed pictures and the Cline proposal.

ON MOTION BY Dave Yoder, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve Cline's proposal of \$3,100 which will come out of the paving reserve. Motion carries.

Bechtol Proposal – Road Testing

Mr. Yoder stated the Maintenance Committee met with Bechtol representatives to review the paving report that Bechtol issued last year. The Committee developed a future road paving plan that identifies which roads should be addressed first. Bechtol requested to do some additional destructive testing at a not-to-exceed price of \$3,000. The purpose of the testing would be to determine the base and then confirm the amount of the overlay needed. Mr. Aiello said Island Estates did the testing and were happy with the results. Mr. Yoder stated the testing could save thousands when time to pave.

ON MOTION BY Dave Yoder, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to contract with Bechtol for destructive testing on the roads identified by the Maintenance Committee. Motion carries.

Oak Tree Canopy Proposal

Mr. Yoder presented two proposals to trim the street front oak tree canopy on Camino del Rey, Camino del Mar, Camino del Sol, Granada Drive, & Ave. de la Mer. Mr. Yoder asked for approval of not-to-exceed \$13,000 and approve the contract for A+ Tree Service. Mr. DiPerna asked the Board to consider trimming neighborhood oak trees that overhang the neighborhood streets, specifically Granada Estates.

ON MOTION BY Dave Yoder, seconded by Marge Rooyakkers, with all in favor, the Board voted on whether to approve a not-to-exceed amount of \$13,000 with A+ Tree Service, for HDOA master roads only, to come out of the landscaping reserve. Motion carries.

Communications & Community Relations

Website Status

Mr. Bill Conner updated the Board on the real estate module proposal and his meetings with Lois Duncan, Mobile Mojo Media Solutions. Ms. Duncan has proposed to develop a custom real estate module, hosted on www.hammockdunes.com, that will showcase Hammock Dunes properties for sale with links to the listing agents of the specific property. The link will not be to their website. Agents will be charged fees to feature their properties. They will have a username and password which will allow them to do maintenance and update their listings.

ON MOTION BY Cosmo DiPerna, seconded by Marge Rooyakkers, with Mr. DeGovanni, Mr. DiPerna, Mr. Williams, Mr. Yoder & Ms. Rooyakkers in favor, and Mr. Aiello opposed, the Board voted on whether to fund the featured property real estate module for six months at a not to exceed amount of \$3,500. Motion carries.

Mr. Conner updated the Board about the website maintenance contract. Mr. Conner explained the differences between mobile friendly and mobile responsive websites. The Hammock Dunes website is currently setup for mobile friendly; however mobile websites are moving to mobile responsive which creates a more interactive platform and less maintenance. The Board discussed the website contract with John Morris and Mr. Houk was asked to send a copy to the Board. Mr. Conner will report back to the Board after additional research.

Mr. Houk stated the December edition of Inside the Gates will go out around December 1st and articles need to be ready around November 1st.

Social Committee

Mr. Williams presented candidates for the Volunteer Recognition Dinner. The Board reviewed each resume and list of achievements and service.

ON MOTION BY Cosmo DiPerna, seconded by Marge Rooyakkers, with all in favor, the Board voted on whether to approve new honorees Vaughan Delk, Carol Swinburn, and Andy Furia with a special recognition to Barbara Tobias since she was a past honoree and deserving of additional recognition. Motion carries.

Mr. Williams stated the final Hammock Dunes party is scheduled for Wednesday, October 7th and it will be a college alma mater night.

Community Planning

Nothing additional to report.

Security & Emergency Response Committee

Ms. Rooyakkers stated that she had a meeting with Flagler County Sheriff Detectives. The detectives were extremely complimentary for all the additional measures that have been done. There is some concern the criminals that were involved in the burglaries this Spring will come back. The Committee will work on an update to remind Hammock Dunes residents to be vigilant and lock their doors.

The Board suggested additional signage that states camera surveillance. Mr. Aiello stated the signs should be inside the community since many of the signs in front of the gates are getting too much.

Design Review Committee

Mr. DiPerna stated the Committee reviewed two new homes at their meeting. There was some additional communication from the Hammock Dunes attorney on a few other DRC issues including fencing and solar panels. Mr. DiPerna said the Committee is working with these owners with guidance from the HDOA attorney. The Board discussed potentially banning contractors for violating the covenants.

Finance Committee

Mr. Aiello stated Granada Estates and Ocean Estates are under budget for the year. The master was under budget for the month and getting closer to operating under budget for the year. Mr. Aiello confirmed the Finance Committee discussed the FY 2016 budget and will make a presentation at the October meeting. The workshop is scheduled for Monday, October 26th. The Master is proposed to increase from \$120 to \$124. Mr. Aiello discussed Ocean Estates and Granada Estates but emphasized community discussion will take place at the budget workshop.

Mr. Aiello updated the Board about the HDOA loan negotiation with Intra Coastal Bank. The Board had additional conversation about the percentage rate and principal paid.

Declarant & Development Committee

Mr. DeGiovanni stated elements of the website need to be copyrighted and Mr. Huxtable and Mr. Conner are working to obtain those releases. The website will be copyrighted and submitted to the trademark office and not through an attorney.

Mr. DeGiovanni stated he contacted Craig Straky with Coldwell Banker about the copyright violations and he's waiting on his response.

Mr. DeGiovanni updated the Board about discussions with the Oare Property. The DDC plans to meet with the registered agent in October.

Association Updates/Discussion:

2 Via Capri Self Help Delegation to Villas

Mr. Houk said the Villas Neighborhood Association approved monies to clean up this property since it has been in foreclosure for years. A few years ago the Board delegated their “self help” authority to the Villas Neighborhood Association. Mr. Houk asked if the Board would do it again since the property needs to be cleaned up. As of now it’s vacant.

ON MOTION BY Marge Rooyakkers, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to delegate their self help authority to the Villas Neighborhood Association to clean up 2 Via Capri which will include pressure cleaning, removing the old debris in the pool area, and boarding up the pool. Motion carries.

5 LaCosta Self Help Delegation to Villas

Mr. Houk said the Villas Neighborhood Association approved monies to clean up this property since it is now in foreclosure. The previous owner is deceased and the house is slowly becoming an eye sore. Mainly the issue is pressure cleaning and to board up the pool if necessary. The Board has never delegated their self help authority for this property. The Board confirmed the house is vacant.

ON MOTION BY Marge Rooyakkers, seconded by Bruce Aiello, with all in favor, the Board voted on whether to delegate their self help authority to the Villas Neighborhood Association to clean up 5 LaCosta which will include pressure cleaning and boarding up the pool. Motion carries.

6 Bellano Court

Mr. Aiello stated 6 Bellano Court should be cleaned up to by the Granada Estates Neighborhood.

ON MOTION BY George DeGovanni, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to delegate self help to the Granada Estates Neighborhood not-to-exceed \$3,000 and include pressure washing and landscape work. Motion carries.

Audubon Sustainable Community

Ms. Rooyakkers updated the Board on what needs to be done to satisfy phase 2 of the Audubon International certification. Ms. Rooyakkers passed out folders and asked the Board to complete their section or attempt to complete their section and confirm with her. She said she’s happy to meet with each person if necessary. Ms. Rooyakkers asked if the Board will get back to her at the end of November.

New Business

HD Club Request - Fireworks

Mr. Houk stated the HD Club requested a small fireworks event for one of their wedding clients. Mr. Houk asked the Board if they had issues with the fireworks show. The Board discussed the event but shared concerns about the dunes and a possible fire hazard. A few Board members stated the event is fine as long as the fire marshal and Flagler County are aware. Mr. DeGovanni stated he will work with Mr. Houk on a determination after reviewing the master documents.

Audience Comments:

No comments.

Adjournment

ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers, with all in favor, the meeting was adjourned at 1:40p.m.