

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
April 18, 2016

Call to Order:

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

Board Members Present: George DeGovanni, Bruce Aiello, David Yoder, Dennis Vohs, Marge Rooyakkers, Jane Ann Gass, Barry Williams

Board Members Absent: Cosmo DiPerna, Jon Rapaport

HD Club Administrator Present: George Bagnall

Community Management Present: Travis Houk, Southern States Management Group

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

Approval of the Minutes – March 21, 2016, Board of Administrators Meeting

Approval of the Minutes – March 28, 2016, Annual Meeting

Approval of the Minutes – March 28, 2016, Organizational Meeting

ON MOTION BY Bruce Aiello, seconded by Jane Ann Gass, with all in favor, the Board approved the minutes of the March 21, 2016 Board of Administrators with the following amendments:

- **On page 1, under Communications and Community Relations, in the third sentence the word “and” should be removed between “website and Mr. Houk”. There should be a period after website.**
- **On page 1, the word “present” should be added after “HD Club Administrator”.**

ON MOTION BY Jane Ann Gass, seconded by Dennis Vohs, with all in favor, the Board approved the minutes of the March 28, 2016 Annual Meeting with the following amendments:

- **George Bagnall should be added as the HD Club Administrator.**
- **The word director should be changed to Administrator.**

ON MOTION BY Bruce Aiello, seconded by Dave Yoder, with all in favor the Board approved the minutes of the March 28, 2016 Organizational Meeting with the following amendments:

- **The word “present” should be added after HD Club Administrator.**
- **The word director should be changed to Administrator.**

Hammock Dunes Club Administrator Report

Mr. Bagnall reported the Club is close to sending out the revision to the bylaws. The ad-hoc committee for the renovation project will prepare something for later in the Fall of 2016. The golf course renovation project is on schedule for May 2, 2016. Mr. Aiello asked if an HDOA Board member can attend the question/answer session with the Club president. The Board agreed an HDOA Board member should attend the four remaining meetings and allocated the schedule among the board members.

Bob Dickinson/Design Review Committee – Oak Tree Removal & Replacement Policy

Mr. Dickinson reviewed the issues and discussion the Design Review Committee (DRC) has been wrestling with about the on-going maintenance issues created by the mature oak trees in various sub neighborhoods in Hammock Dunes. Specifically, Mr. Dickinson stated the DRC is charged with protecting the long-term visual impact that is provided by the oak trees while recognizing the need to be flexible when the oak trees present a hazard or endanger private or common property. Through the DRC, Mr. Dickinson presented an “Oak Tree Removal & Replacement Policy” that incorporates three significant elements: 1. Oak tree must be identified on a site survey with a ribbon tied to the tree for a

visual inspection. 2. Refundable deposit of \$400 per caliper inch of replacement tree will be required. 3. The minimum caliper replacement tree will be 6 inches at a DRC approved location that will provide similar community benefit.

The Board had extensive discussion about the policy and replacement trees and/or should the owner be provided with another option of a replacement tree. Mr. Dickinson noted that if the tree is not a street tree, it's possible the DRC will not require a replacement tree but the owner will still need to obtain approval from the DRC.

ON MOTION BY George DeGovanni, seconded by Marge Rooyakkers, with Mr. DeGovanni, Mr. Vohs, Mr. Yoder, Mr. Williams, Ms. Gass, & Ms. Rooyakkers in favor and Mr. Aiello abstaining, the Board voted on whether to approve the oak tree removal and replacement policy as presented by Bob Dickinson with the option to choose either the high-rise cathedral live oak tree or the standard live oak. Motion carries.

Committee Reports:

Communications & Community Relations

Ms. Gass reported the website is still in process and the Committee is meeting with website consultant Chris Austin on April 28, 2016 to discuss SEO.

Ms. Gass reported the first news item has been added to the website. If there are any additional news items, please let Ms. Gass know.

Maintenance Committee

Updates per the monthly report

Mr. Yoder reviewed the monthly report item by item.

The DRC along with the Maintenance Committee is developing a replacement/restoration plan along A1A where the vines/Brazilian pepper has been cleared. Specifically, Bob Dickinson identified clusters of palm trees that will be planted to achieve a foreground attractive appearance and then leave a conservation area between the LaCosta homes as a natural buffer. The Board agreed to move forward with a conceptual master plan as described by Mr. Dickinson which will be presented to the DRC and Maintenance Committee. The plan will be implemented in phases.

Mr. Yoder stated the Committee is meeting with Paul Baliker about a proposed statue at the front intersection to Hammock Dunes that is similar to the Baliker statue that was previously approved and installed.

Mr. Yoder reported on FPL transformer boxes and stated the Maintenance Committee would do an internal audit. Additionally, the Board requested that their legal counsel contact FPL and put them on notice about the hazardous condition of the transformer boxes.

Mr. Vohs asked Mr. Dickinson about the dune access opening at Jungle Hut Road and Varn Park; stating the access should be closed and restored to a dune. Mr. Dickinson stated to close these "breaches" would require public hearings and must be initiated by Flagler County before they can move forward with a restoration. Mr. Aiello stated large coquina rocks may be another alternative to close the breaches.

Mr. Yoder stated the Flagler County Fire Marshall stated he will train his officers with no additional need to add directional signage.

Mr. Houk stated Mariners' Drive and North Gate require new call-boxes at approximately \$1,500 per call-box from Access Control Technologies.

ON MOTION BY Jane Ann Gass, seconded by Dennis Vohs, with all in favor, the Board voted on whether to spend \$3,000 on two call-boxes. Motion carries.

Mr. Yoder reported on updated pricing on LED light bulbs. The Board discussed potentially doing the north section of the community only. By consensus the Board agreed to change out the existing CFL light bulbs to LED bulbs once the CFL bulbs expire. This will be done on an as needed basis once the existing bulbs go out.

The Board discussed updating the flowers to a different look other than the English garden floral bouquet look. The maintenance committee will review with Corey and their sub contractor bloom masters.

Social Committee

Mr. Williams stated the first pool party is April 27, 2016, 6pm at Tuscany Beach Club.

Community Planning

Mr. Vohs stated a new survey will be sent (by email) to new owners (within the last three years). Mr. Houk stated he will send the survey from the SSMG email account since documents cannot be attached thru the Icontact email blast system.

Security & Emergency Response Committee

Ms. Rooyakkers stated Mr. Elmer Stainbrook has been added to the Committee. By consensus the Board agreed. Ms. Rooyakkers reported that she has another alternative for owners requesting that they do not want to stick the transponder on the windshield. Ms. Rooyakkers stated a rectangular piece of plastic can be used and will be provided by request only. The transponder can be placed on the plastic and then held up the windshield.

Design Review Committee

Mr. Houk reported Mr. Dickinson is updating all the DRC manuals.

Finance Committee

Mr. Aiello reported the February financials are included in the package. All associations are favorable to budget except for Playa del Sur.

Declarant & Development Committee

Mr. DeGiovanni stated WCI will be invited for a joint HD Club and HDOA meeting during June or July. Mr. DeGiovanni stated Mr. Mike Gill has been added to the Committee since Charlie Swinburn resigned. By consensus the Board agreed. Mr. DeGiovanni updated the Board about a request that came from a current owner in Playa del Sur. The owner has made a request to bind or combine their three lots in Playa del Sur; three lots would now become two lots. Mr. Houk sent notification to the owner and advised him not to proceed. The DDC will be meeting with the owner along with his builder to understand his request and review the proposed plan. Once there is an understanding about the request, the DDC will evaluate if it can be done and review the impact of current owners in Playa del Sur. The discussion/evaluation will then be presented for Board and/or legal review.

Association Updates/Discussion:

Mr. DeGiovanni asked Ms. Rooyakkers about the Audubon certification. Ms. Rooyakkers stated the Audubon documentation will be submitted by the end of April.

New Business

The Board discussed sending an email or adding a website news item about the First Tee. The Board also discussed if the HDOA should donate monetarily to the First Tee as a Club initiative. The Board asked Mr. Aiello to look into a donation.

Audience Comments:

No comments.

Adjournment

ON MOTION BY Jane Ann Gass, seconded by Marge Rooyakkers, with all in favor, the meeting was adjourned at 1:15p.m.