

**Hammock Dunes Owners Association, Inc**  
**Board of Administrators Meeting**  
**August 15, 2016**

**Call to Order:**

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

**Board Members Present:** George DeGovanni, Cosmo DiPerna, Bruce Aiello, Dave Yoder, Marge Rooyakkers, Dennis Vohs, Jane Ann Gass

**Board Members Absent:** Jon Rapaport, Barry Williams

**HD Club Administrator Present:** George Bagnall

**Community Management Present:** Travis Houk, Carsten Georg, Southern States Management Group

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

**Approval of the Minutes – June 20, 2016**

**ON MOTION BY Cosmo DiPerna, seconded by Dennis Vohs, with all in favor, the Board approved the minutes of the August 15, 2016 Board of Administrators with the following amendment:**

- **On the first page, the words “motion carries” above “Approval of Minutes” should be deleted.**

**Hammock Dunes Club Administrator Report**

Mr. Bagnall reported the most recent version of the renovation project was sent out to the Hammock Dunes Club membership. The project consists of outdoor dining, new fitness facility, interior Clubhouse update, pool renovations, etc. The meeting is scheduled for early October and the vote in November. There are 644 dues paying members. The Links renovation hit a snag with the summer drought and now the first fairway and other areas will be sodded instead of sprigged. The Board had extensive discussion about the renovation project and the feedback among members including discussion on the up-coming town hall meeting and the loan details.

Ms. Gass stated she received an email request from an HD Club Board member about sending out an email to all HDOA owners about their interest in the HD Club and what would make them want to join. The Board confirmed personal emails are not blasted to the residents and the request was not sponsored by the HD Club therefore an email does not need to be sent.

**Committee Reports:**

**Communications & Community Relations**

**2 Camino Office Lobby Proposal**

Ms. Gass reported about the Two Camino Office proposal from consultant Vicki Dillard to revamp the HDOA sections/walls in Two Camino with updated photography and artwork. Ms. Gass explained how the new sections will look.

**ON MOTION BY Jane Ann Gass, seconded by Cosmo DiPerna, with all in favor the Board voted on whether to spend \$4,500 to revamp the Two Camino Office HDOA designated areas. Motion carries.**

**Maintenance Committee**

**Updates per the monthly report**

**Paving Bids**

Mr. Yoder reported three bids were received for the paving of multiple HDOA, Granada Estates, & Ocean Estates roads in the Community as specified in the capital maintenance report. The maintenance committee interviewed two of the bidders and the low bid was from P&S Paving. P&S Paving is the prior paving contractor that has worked in Hammock Dunes without complaints. The Committee recommended approving the P&S Paving contract. The Board had discussion about the

paving contract. The specifications are a minimum of 1" overlay with a curb reveal mill. Broken curb sections that abut the roads will also be replaced. Total approximate cost is \$231,000. As previously discussed, the agreement with Casa Bella Neighborhood and the HODA when the HDOA was deeded Ave. de la Mer, was not to replace the speed humps. The paving is scheduled for October. Mr. Houk stated Mr. Williams asked if the HDOA would consider striping a cross-walk on Ave. de la Mer in front of the Casa Bella Amenity Center. By consensus the Board agreed striping a cross-walk was not necessary since there are no other striped cross-walks in Hammock Dunes.

**ON MOTION BY Dave Yoder, seconded by Marge Rooyakkers, with all in favor the Board voted on whether to pave the HDOA sections that have been previously documented in 2016 with P&S Paving at a cost of \$121,250.11. Motion carries.**

**ON MOTION BY Dave Yoder, seconded by Cosmo DiPerna, with all in favor the Board voted on whether to pave the Granada Estates sections that have been previously documented in 2016 with P&S Paving at a cost of \$75,395.18. Motion carries.**

**ON MOTION BY Dave Yoder, seconded by Bruce Aiello, with all in favor the Board voted on whether to pave the Ocean Estates/Grande Mer sections that have been previously documented in 2016 with P&S Paving at a cost of \$34,605.78. Motion carries.**

#### **A1A Sign Electric Bids**

Mr. Yoder stated the A1A sign is complete. Electrical bids were presented. The Board directed the Committee to get solar bids to power the sign lighting.

#### **Clicker Beach & Dune Walkover Pricing**

Mr. Houk presented some proposals from Kevin Partel to pressure clean the Clicker Beach tile roofs and remove the broken sand fencing on the beach. Additionally the stainless steel straps will be re-coated with a rust inhibitive solution.

**ON MOTION BY Dave Yoder, seconded by Bruce Aiello, with all in favor the Board voted on whether to spend \$2,200 to re-coat the stainless steel straps, and clean the Clicker Beach tile roof. Motion carries.**

**ON MOTION BY Dave Yoder, seconded by Bruce Aiello, with all in favor the Board voted on whether to spend \$1,375 to remove the broken sand fencing on the beach. Replacement will be addressed after the turtle season. Motion carries.**

#### **Landscape Improvements**

Per the ongoing landscape beautification project, Mr. Houk presented two plans to update the existing landscape. One section is adjacent to Viscaya on Camino del Mar. The other section is across from the comfort station on Calle del Sur.

**ON MOTION BY Dave Yoder, seconded by Bruce Aiello, with all in favor the Board voted on whether to approve the proposals of \$2,920 and \$2,524. Motion carries.**

#### **Social Committee**

Mr. Houk stated Mr. Williams confirmed the most recent social party was a success. The Committee will begin to solicit names for the Volunteer Recognition Dinner.

#### **Community Planning**

Nothing additional to report.

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

Ms. Rooyakkers stated the perimeter gate at the main entrance adjacent to the Main Gate is complete. Ms. Rooyakkers stated the Committee will bring a proposal to the Board to add a pedestrian camera that will be aimed at the new gate.

### **Design Review Committee**

#### **Lot Binding – Playa del Sur**

Mr. DiPerna stated the DRC reviewed the lot binding request and met with James Weinert's building contractor and had no objection with the conceptual request. Specific requirements will be confirmed in writing to the contractor and Mr. Weinert. The Board had extensive discussion about Mr. Weinert's lot binding request and the requirements that will be mandated with a recorded legal document.

**ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with Mr. DeGovanni, Mr. DiPerna, Mr. Aiello, Ms. Rooyakkers, Mr. Vohs, & Mr. Yoder in favor and Ms. Gass opposed, the Board voted on whether to approve the lot binding of Mr. Weinert's three vacant lots pending final approval of the Design Review Committee and the Hammock Dunes attorney, Robyn Severs. Motion carries.**

The Board agreed to send a letter to Playa del Sur owners about the Board's decision on lot-binding.

### **Finance Committee**

Mr. Aiello updated the Board about the principal that is being paid off per the loan against the Two Camino parcel. Mr. Aiello updated the Board on the collection status for the Harkins property in Island Estates.

### **Declarant & Development Committee**

Mr. DeGovanni updated the Board about the on-going discussion with the Oare Property representatives.

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

#### **Audubon Certification Policy Approval**

Ms. Rooyakkers reported on the Audubon Committee's progress. Ms. Rooyakkers asked the Board to approve the policy statement. Mr. Yoder stated the words "local communities" should be removed and replaced with "Hammock Dunes Neighbors."

**ON MOTION BY Marge Rooyakkers, seconded by Bruce Aiello, with all in favor the Board voted on whether to approve the Audubon Certification Policy Statement as amended. Motion carries.**

### **New Business**

Mr. Aiello stated the landscaping for the Island Estates entrance and Mariners Drive is HDOA common property and should be refreshed using Corey and DRC landscape architect, Bob Dickinson. The HDOA should not hire outside vendors unless approved by the Board. Mr. Houk confirmed a meeting with Island Estate reps as been scheduled with Bob Dickinson and Corey Landscaping.

### **Audience Comments:**

No additional comments.

### **Adjournment**

**ON MOTION BY Dennis Vohs, seconded by Bruce Aiello, with all in favor, the meeting was adjourned at 12:17p.m.**