

**Hammock Dunes Owners Association, Inc**  
**Board of Administrators Meeting**  
**December 19, 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, Dennis Vohs, Jane Ann Gass, Dave Yoder, Marge Rooyakkers, Mike Gill

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

**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 Minutes – November 21, 2016**

**ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor, the Board approved the minutes of the November 21, 2016 Board of Administrators meeting with the following amendment:**

- **On page 3, Financial Committee, the interest rate should be changed to “2.63”.**

**Hammock Dunes Club Administrator Report**

Mr. Bagnall reported the new Club Board has been elected. The new president is Chauncey Dewey and the Club representative to the HDOA Board will be Maria Dumke. As of December 1, 2016 there are 651 members; 431 full members, 169 social, 49 sports, and 2 national. The Pipeline Marketing plan has picked back up. The “Strategic Planning Committee” is reviewing the grandfather clause and the membership structure again. Further, the Committee is reviewing the implementation of new services such as Concierge Services. The dune walkover connection is complete knowing that it may only be temporary. Rounds of play are up at the links and the creek.

**Dunes Restoration Update**

Mr. Dave Eckert addressed the Board about the Dunes restoration project. Mr. Eckert started the presentation with review of the info provided at the town-hall meeting. The FL DEP and Flagler County have not provided a beach scraping permit and it's now unlikely a permit will be issued. The project has now evolved into a trucked sand project and/or a dredging project. A barge project such as the dredging option cannot be done before turtle season. The Board discussed the options and how FEMA will financially support the plan. Mr. Eckert reviewed the scope of work/timing and stated trucked sand is a necessary investment to add to the thickness of the dune; however he confirmed any major storm in the summer that pounds at the base of the piled up sand could wash it away. Trucked sand would be done in 2017. Dredging sand with Flagler County coordination and support would be done in 2018. Mr. Eckert has put together an RFP for trucked sand and will coordinate with legal counsel on the FEMA requirements. At the legislative session on Wednesday, December 21, 2016, Mr. DeGovanni, Mr. Eckert, and Mr. Gill will address the political leaders about the dunes project. The Board had additional discussion on access points to the beach for the trucks and how the project will affect the Hammock Dunes owners.

**ON MOTION BY George DeGovanni, seconded by Mike Gill, with all in favor, the Board voted on whether to approve “Phase 1”, calendar year 2017, dune restoration plan and scope of work not-to-exceed 1.7 million. Approval includes retaining Taylor Engineering as the HDOA engineering consultant and issuing the request for bids to contractors for sand and dune restoration; provided copies of the scope of work/request for bid to FEMA and Flagler County officials for their information only. Approval also allows the HDOA treasurer to develop a finance plan to support phase 1. Motion carries.**

**ON MOTION BY George DeGovanni, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve 2018 “Phase 2” follow-on dune restoration plan. Approval allows cost analysis, contractor discussions and petitioning county, state, & FEMA support and funding. Motion carries.**

## **Committee Reports:**

### **Legal Affairs Advisor**

Mr. Gill confirmed Mr. Eckert did a great job covering the dune project. The Weinert lot project is moving forward and Mr. Houk will send a draft to Mr. Weinert’s representatives. The DRC manuals will be coming for final approval and Mr. DiPerna will update the Board. Lastly, dune walkover easement agreements will be discussed with counsel, Robyn Severs.

### **Communications & Community Relations**

Ms. Gass stated the Committee will hold-off communicating about the dune project until there is specific information to provide that is not confidential to the Board. The Board agreed. Once contractors are selected, with specific dates, the Board will begin a communication campaign. Ms. Gass reported a magazine company contacted the HDOA about interest in participating in a new magazine for “Hammock” residents. The HDOA will decline.

### **Maintenance Committee**

#### **Updates per the monthly report**

#### **Light Pole Quotes**

Mr. Yoder presented a quote to replace two single light poles, three double headed light poles, and one three headed column light. These poles were damaged during Hurricane Matthew.

**ON MOTION Dave Yoder, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve Palmetto Electric’s proposal not-to-exceed \$30,000. Motion carries.**

Mr. Yoder stated the Committee is still working with P&S on the man-hole ring warranty and will then advise DCDD they are not being replaced as the Board agreed.

Mr. Yoder confirmed the golf course crossings along with the stamped concrete on the exit side next to the main gate will be addressed later this summer.

The Board discussed the dune walkover project and agreed the platform stabilization plan should now be placed on hold since the beach will be a construction site and additional damage to the walkovers may occur. Clicker Beach and Grande Mer may be options for reconstruction/repair; however the dune project will determine what can be done. The condominium towers and the Club are on their own (financially); however any work done may need to be removed once the dune project starts.

### **Social Committee**

The Board complimented Mr. Williams on his articles for the latest Inside the Gates magazine.

### **Community Planning**

The DCDD is doing more work on doubling the water plant size. The intersection of Jungle Hut and Hammock Dunes Parkway is now open.

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

Ms. Rooyakkers stated there is a staff meeting with all Securitas officers on Saturday, January 7<sup>th</sup>. Mr. Georg and Mr. Houk will also attend along with Ms. Rooyakkers.

### **Design Review Committee**

Mr. DiPerna presented the recently updated Design Review Manuals and stated the Board administrators for their respective neighborhoods should review and make comments/corrections. The Board discussed the manuals and how they should be revised/interpreted; specifically if they should make it easier for owners or more restrictive. Mr. Gill cited a good example as the fine schedule that has rarely been used and should be eliminated.

### **Financial Committee**

Mr. Aiello stated he's reviewing several options for Hurricane Matthew funding and potentially self-funding may be an option. Mr. Aiello will be meeting with banks to discuss additional options too.

### **Declarant & Development Committee**

Mr. DeGiovanni stated the important DDC items have already been discussed.

### **Association Updates/Discussion**

The Board thanked Mr. George Bagnall for his service.

### **New Business**

Nothing additional.

### **Adjournment**

**ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers, with all in favor, the meeting was adjourned at 11:55 a.m.**