

**Hammock Dunes Owners Association, Inc**  
**Board of Administrators Meeting**  
**February 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, David Yoder, Dennis Vohs, Marge Rooyakkers, Jane Ann Gass, Barry Williams

**Board Members Absent:** Bruce Aiello, Jon Rapaport

**Others Present:** Travis Houk, Southern States Management Group  
George Bagnall, Hammock Dunes Club

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

**Approval of the Minutes – December 21, 2015, Board of Administrators Meeting**

**ON MOTION BY Dennis Vohs, seconded by Cosmo DiPerna, with all in favor, the Board approved the minutes of the January 18, 2016 Board of Administrators as written.**

**Hammock Dunes Club Administrator Report**

Mr. Bagnall reported there are 642 members as of January 31, 2016. There have been 3 equity transfers and one conversion from a trial membership in January. For potential members from other local clubs, the 20k initiation fee has been extended. Golf rounds in January were down 644 rounds due to bad weather. The ad-hoc design committee is still working on plans for modification of the Club House. Once the plans have been approved by the Board, the proposal will go to membership for approval. The Distinguished Emerald Club review is scheduled for 2016. Pickle ball courts will be resurfaced. An ad-hoc committee is reviewing the election procedures.

**Committee Reports:**

**Maintenance Committee**

**Updates per the monthly report**

Mr. Yoder updated the Board on the various items per the monthly maintenance report. The trim color for the gate house and Two Camino Office Complex as well as the clock tower and gazebo has been delayed due to bad weather. The A1A Sign construction has been delayed due to bad weather; however the footing has been installed with concrete block to follow. WCI has yet to replace the fence around their property. The wall around the HVAC unit at the main gate house should begin soon. Mr. Houk and the landscape Committee will meet with Corey to discuss the area at the corner of Camino del Rey and Camino del Mer where the utility boxes are located. This was missed during the initial landscape replacement a couple months ago.

**Playa del Sur Entry Landscape Proposal**

Mr. Houk presented a plan to relandscape the Playa del Sur entry including the road leading to the comfort station. Mr. Houk stated the Design Review Committee also approved the plan. The Board discussed replacing the old landscape along the north San Gabriel Lake Bank in addition to the plan.

**ON MOTION BY Marge Rooyakkers, seconded by Dave Yoder, with all in favor, the Board voted on whether to approve the landscape plan and installation for the Playa del Sur entry at a not-to-exceed amount of \$2,000. Motion carries.**

**Communications & Community Relations**

**Bill Conner Website Update**

Mr. Bill Conner updated the Board about the real estate property search module. 47 different agents have Hammock Dunes listings in the MLS. An email was sent to the 47 agents advertising the new real estate module and 14 agents have activated their account. The proposal is to go live during the month

of March once the agents have submitted their listings for their account. The Board suggested allowing for-sale by owner listings on the module and contacting the real estate agency brokers individually. Mr. Conner stated a broadcast email has been sent to the 700 plus Flagler & Volusia County agents informing them about this new module.

Mr. Conner stated John Morris was gracious and understanding about the change in website contractors to Chris Austin. The transition will happen on March 1, 2016 with Mr. Austin's version to go live at the end of February.

### **Spring Edition – Inside the Gates**

Ms. Gass stated the Spring Edition will be ready soon and she asked the Board members to send her their articles.

### **Social Committee**

Mr. Williams stated there will be pool parties in April and July with dates still to be determined. The big car show will be scheduled for October after the golf course renovation project.

### **Community Planning**

Mr. Vohs stated he's done some additional research about the Tesla charging project; specifically in St. Augustine the charging station is surrounded by restaurants and shopping, etc. The Board discussed what the people would do during the charging timeframe. By consensus the Board agreed to table the Tesla project.

The waste water plan is going thru an expansion and design process. Water rates will hopefully decline over the next few months. The DCDD just transitioned to LED lights on their common property.

The Board discussed the European Village up-scale gourmet market on Sundays and whether an information booth about Hammock Dunes should be advertised.

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

Ms. Rooyakkers stated Mr. Houk and she attended a staff meeting with Securitas officers. Ms. Rooyakkers confirmed with the officers that anyone that comes thru the vendor/visitor lane must produce a valid driver's license. Residents that come thru the lane must produce photo identification if they don't have their driver's license. Mr. Bagnall stated a community he visited had a bar code scanner which provided better efficiency. The Security Committee will look into bar codes and if this is possible.

### **Fence/Gate Proposal – Main Gate Sidewalk**

Ms. Rooyakkers stated the Committee recommends adding a sidewalk fence/gate on the sidewalk adjacent to the main gatehouse. The officer at the gatehouse will have the code and the code will be available at the 2 Camino Office Complex. The lock will be a push button lock similar to what's at the comfort station.

**ON MOTION BY, Marge Rooyakkers, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to install a gate/fence on the sidewalk adjacent to the main gate with a push button electric lock at a not-to-exceed price of \$2,500. Motion carries.**

### **3<sup>rd</sup> Monitor Proposal – Main Gate House**

#### **Additional Camera Proposal – Main Gate House**

Ms. Rooyakkers stated the Committee discussed adding a third monitor inside the main gate. Securitas submitted a proposal for a third monitor. The Board discussed if a third monitor is necessary. Mr. DeGiovanni asked Dave Yoder and the Maintenance Committee to look at this project with the Security Committee and determine if this is necessary. Mr. DeGiovanni also asked the Committee to review the antennae at the main gatehouse and see if it was done per the Rinek construction plan. Ms. Rooyakkers stated the plan to add an extra camera will be tabled since Securitas must manually write the license tag number.

Ms. Rooyakkers stated the IP System will be complete in March and the neighborhood camera system should go live in March too. Ms. Rooyakkers asked the Club to review the golf course maintenance gate system.

#### **Design Review Committee**

Mr. DiPerna stated a new house was approved in the Montilla villas.

#### **1 Monterrey Drive – Mediation Resolution**

Mr. Houk stated the 1 Monterrey Drive Mediation has been scheduled for Friday, March 11, 2016. The Board discussed who should attend the mediation.

**ON MOTION BY Cosmo DiPerna, seconded by Marge Rooyakkers, the Board voted that Marge Rooyakkers, George DeGovanni, and Robert Dickinson will attend the mediation and make a determination on behalf of the HDOA Board of Administrators.**

#### **Finance Committee**

Mr. Houk stated the Finance Committee tabled additional discussion about a reserve study since the bids that were received were extremely high. Mr. DeGovanni reviewed the budget and stated the Finance Committee goes thru each reserve item and the useful life/remaining life each budget season. Mr. DeGovanni and Mr. Bagnall reviewed how the reserves are calculated.

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

Mr. DeGovanni stated there have been no new developments on the Oare property. Mr. Houk distributed a recap of the discussion items that were addressed with Flagler County. Mr. DeGovanni stated the Board should review the criteria regarding audience members at Board meetings and Annual Meetings. After a conference call with HDOA counsel, Robyn Severs, Ms. Severs drafted a resolution that specifically identifies the procedure on how audience members can speak at noticed meetings pursuant to Florida Statutes. Mr. Houk distributed the draft resolution to the Board members. Mr. DeGovanni reviewed the resolution with the Board. The Board discussed the structure and whether specific language should be added to further clarify the resolution.

**ON MOTION BY Cosmo DiPerna, seconded by Dennis Vohs, with all in favor, the Board voted on whether to adopt the Resolution Regarding Rules Governing Right to Speak at Board Meetings as written. Motion carries.**

#### **Association Updates/Discussion: Annual Meeting – March 28, 2016**

Mr. Houk stated the Annual Meeting is scheduled for Monday, March 28, 2016. Mr. DeGovanni stated he will distribute the Annual Meeting brief for everyone to review and comment.

#### **New Business**

Ms. Rooyakkers stated the Hammock Community Association asked the HDOA to send out an email blast stating Commissioner Frank Meeker will be speaking at one of their meetings concerning the barrier island. By consensus the Board agreed not to send out the email blast since the Hammock Community Association is not affiliated with the HDOA.

#### **Audience Comments:**

No comments.

#### **Adjournment**

**ON MOTION BY Dennis Vohs, seconded by Cosmo DiPerna, with all in favor, the meeting was adjourned at 12:25p.m.**