

**Hammock Dunes Owners Association, Inc**  
**Board of Administrators Meeting**  
**July 18, 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, Barry Williams, Dennis Vohs, Jane Ann Gass

**Board Members Absent:** 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.

**Motion carries.**

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

**ON MOTION BY Bruce Aiello, seconded by Jane Ann Gass, with all in favor, the Board approved the minutes of the June 20, 2016 Board of Administrators with the following amendments:**

- **On the second page, under Maintenance Committee (Updates per the Monthly Report), the 7<sup>th</sup> sentence should be revised to state; “The DRC and Maintenance Committee did review and approve the landscape plan.”**
- **On page three, the following sentence should be added under Association Updates/Discussion after the first sentence, “A letter will be sent to the property manager.”**

**Hammock Dunes Club Administrator Report**

Mr. Bagnall reported the Hammock Dunes Club has maintained its “Emerald” status. The Club has 643 dues paying members. The Club Board approved the renovation project as rendered with a loan finance request at a not-to-exceed 8.3 million dollars to be presented for a vote to the Club membership. There will meetings and presentations to the Club membership about the project. The Club hired a new chef. The renovation of the Links Course is a little behind schedule. A new water aerobics instructor has been hired. Mr. DeGovanni, Mr. Bagnall, Mr. Vohs, and Mr. Aiello reported on the meeting with WCI Communities attended by Jon Rapaport and Dwight Thomas. The year of 2020/2021 appears to be the preliminary timeframe for construction on the vacant parcel with two separate towers.

**Committee Reports:**

**Communications & Community Relations**

Ms. Gass reported the SEO for the website continues to be in process with significant improvements being made with the “news article” updates. Ms. Gass stated a FEMA email will be put together and sent to the owners. Mr. DeGovanni indicated it may be easier to duplicate his existing email rather than recreate an email. Ms. Gass confirmed the Summer edition of Inside the Gates will be distributed soon. The Board discussed if the Board should send out a community announcement about a candidate non-partisan meet and greet for the local community. By consensus the Board agreed not to send out any political correspondence regardless of content.

## **Maintenance Committee**

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

Mr. Yoder reported the Committee will have paving bids to review at the August Board meeting. Mr. Houk reminded the Board about the agreement the Casa Bella Neighborhood Board and the HDOA made regarding the Casa Bella section of Ave. de la Mer. The agreement confirmed when the road was deeded to the HDOA; the existing speed humps installed by Casa Bella Neighborhood would be removed when the road is paved since it will be a community road. The Board confirmed speed limit signs exist in Casa Bella.

Mr. Yoder confirmed the A1A sign is complete with the exception of the roof tile which will be done asap. The electric is not in place but the conduit around the sign has been installed. Mr. Yoder stated the Committee solicited pricing.

The perimeter fence at the front gate will be complete in early August.

Mr. Yoder confirmed the Committee is waiting on confirmation from Paul Baliker, but Committee member, Bill Apsey, spoke with Mr. Baliker and he confirmed the statue is currently being cast in Colorado.

A DCDD light pole fell over at the entrance to Hammock Dunes. The Committee did a visual separate evaluation of all light poles in Hammock Dunes and their structural integrity. A report is complete and pricing will be solicited for replacement of the poles that may be compromised.

Mr. Yoder confirmed FPL has verbally stated transformers will be replaced; however the Board has requested confirmation in writing about when they will be replaced and what will be replaced. Mr. Houk will follow up with FPL thru confirmation from Robyn Severs.

Mr. Yoder confirmed the Committee is reviewing the signage and updating the language/verbiage for the directional signs.

Mr. Aiello reminded the Board that approval of maintenance items over \$1,000 must be approved by the Board if they are not within the budget. Mr. Aiello stated although the item might be within the budget, the expense should be brought to the Board and confirmed since it may be a reserve expense. The Board discussed using the monthly budget number as a threshold as long as the President and Treasurer have approved the expense. By consensus the Board agreed.

## **Social Committee**

Mr. Williams stated the party is July 27<sup>th</sup> and a food truck will be on-site providing food for sale. The theme will be summer fun activities with footballs, cornhole, kites, etc. Flyers will be posted and emails will be sent.

## **Community Planning**

Mr. Vohs stated the new rate structure for water and irrigation from the DCDD will begin and will be about a 12% reduction in water expense. The November invoice will reflect the savings. Mr. Vohs reviewed the analysis from the new owner survey. Mr. Houk and Mr. Jeff Annon will create a report similar to the other reports that have been done.

## **Security & Emergency Response Committee**

Ms. Rooyackers indicated she'll confirm the language in the post orders about requiring a driver's license. A lighting ordinance per the sea turtle regulations will be sent to all condominium towers (overlooking the beach) reminding owners about their lighting requirements and how they impact sea turtle nesting. Mr. Aiello asked the Committee to look at the north gate exit/entrance times.

## **Design Review Committee**

Mr. DiPerna stated there is a lot of activity in Island Estates with Ocean Side Homes bringing three new homes to the Committee for review. Mr. DiPerna updated the Board the new DRC manuals are being revised and the DRC will review at their next meeting.

Mr. DeGovanni updated the Board about a request for lot binding in Ocean Estates. Specifically the owner has three consecutive lots and is requesting to split the middle lot (bind the halves to the adjacent lot) and make two lots. Lot binding per the 2<sup>nd</sup> amendment to the CC&R's for Ocean Estates must be approved the HDOA. The Board asked the DRC to meet with the owner and his builder to understand

the lot binding request and the plans/proposal that are being presented. The Board discussed restrictions and potential updated requirements if the request for lot binding is approved.

#### **DRC Variance Request**

Mr. Houk presented a request that has been approved by the DRC and the HD Club for a fence to be constructed at the 20 ft. setback for 12 Cordoba Court.

**ON MOTION BY Cosmo DiPerna, seconded by Dennis Vohs, with all in favor the Board voted on whether to approve the variance to allow the fence at the 20 ft. setback. Motion carries.**

#### **Finance Committee**

Mr. Aiello reported at the next meeting the Board will bring a proposed legal amendment regarding the collection of assessments. The Harkins property is going to court in two weeks. The real estate agent for the Harkins foreclosure sale requested the HDOA to reduce their collection but the Finance Committee unanimously said they will not accept anything less than what was already agreed.

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

Mr. DeGiovanni stated the DDC discussion items such as lot binding, WCI, and lamp posts have already been discussed under the other Committees. Mr. Bagnall stated the new \$10,000 deductible option for flood insurance could result in big savings and indicated this might be something that should be communicated to the residents.

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

##### **Audubon Certification**

Ms. Rooyakkers indicated the Committee continues to meet about the Audubon Certification project and a conference call with Audubon reps is scheduled. The Board discussed the project.

##### **New Business**

No new business.

##### **Audience Comments:**

No additional comments.

##### **Adjournment**

**ON MOTION BY Dennis Vohs, seconded by Bruce Aiello, with all in favor, the meeting was adjourned at 12:08p.m.**