

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
June 20, 2016

Call to Order:

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

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

Board Members Absent: Cosmo DiPerna, Dennis Vohs, 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 – May 16, 2016

ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers, with all in favor, the Board approved the minutes of the May 16, 2016 Board of Administrators with the following amendment:

- **On the first page, the language about the closed meeting should be changed to the following sentence, “Legal discussion was held by the Board regarding the Design Review Committee and variance requests in a closed meeting that is attorney client privilege and only open to the Hammock Dunes Board of Administrators.”**

Hammock Dunes Club Administrator Report

Mr. Bagnall reported the golf course renovation is going well and on schedule. The renovation of the Club house and the expansion is progressing with timetables on notification to the membership currently in process.

Committee Reports:

Communications & Community Relations

Ms. Gass reported the Search Engine Optimization (SEO) has been successful to-date with Hammock Dunes appearing much higher in the search rankings on Google. This has been achieved by doing multiple additions on the website including a “News Item” feed. Further, a “buffer” page for SEO has been linked between the HD Club website and the HD Club tile which provides additional information about the Club and the golf courses.

Ms. Gass asked if the Committee should send out a blast email about the “First Tee” event that is hosted at the Hammock Dunes Club. The Board agreed that charitable emails that are not sponsored by the Club or the HDOA should be not be sent to the membership thru a blast email but the Committee can add a news item report on the website since this helps SEO. Mr. Houk confirmed the Club stated they are not sponsoring the “First Tee”, just providing the venue. The Board asked the Committee to consider providing or publishing a list of community organizations that all Hammock Dunes residents can belong too.

Maintenance Committee

Updates per the monthly report

Mr. Yoder reported the Committee is currently soliciting bids to pave the North Gate roads and Ave. de la Mer. The A1A sign is almost complete and should be ready for final inspection soon. Mr. Yoder reported the electrical conduit will be installed prior to the landscaping with the landscaping scheduled for later in the month. Mr. Aiello asked the Committee to provide a copy of the landscape plan to Scenic

A1A as a courtesy. The Board discussed the landscape plan and Mr. DeGiovanni stated the DRC approved the plan and Mr. Houk will send a copy to the Board for info only. Mr. Yoder updated the Board on landscape restoration plans along A1A at the South Gate. The DRC and Maintenance Committee reviewed and approved the landscape plan. The Board asked the Maintenance Committee to review the potential of installing an aluminum fence similar to the fencing that buffers A1A and Carino la Mer. The Board had open discussion about whether it was necessary to remove the chain length fencing and install aluminum picket fencing.

Mr. Yoder reported FPL installed three new FPL transformers in the Casa Bella Community and Mr. DeGiovanni reported HDOA legal counsel, Robyn Severs, has sent a letter to the regional manager for FPL. Mr. Yoder also reported that Bill Apsey, Travis Houk, and Doug Smith (maintenance) reviewed every transformer in Hammock Dunes and drafted a report of their status. The report was also sent to the FPL regional manager.

Mr. Yoder reported the security fence/gate at the main gate will be installed in July; the fence contractor is waiting on the material to arrive.

Fountain Maintenance Proposal

Mr. Yoder reported the main rotary fountain went down during the storm a couple weeks ago. It appears to be coincidence not related to the storm. Mr. Houk presented two proposals. The first is to repair the motor and pump volute; \$2,700. The second is a complete replacement of the pump which includes the motor and everything associated with the pump; \$4,000. The Board discussed if the entire system should be repaired or just the bad components.

ON MOTION BY Dave Yoder, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve \$2,700 to repair the fountain. Motion carries.

Sidewalk Concrete Proposal

Mr. Houk presented a proposal to replace broken sidewalk in the Community. Specifically, two sections: 1.) From the Main Gate House to the rotary circle; 300 sq. ft. \$4,200. 2.) Calle del Sur; 202 sq. ft. \$2,828. The Maintenance Committee reviewed the proposal and recommended repair.

ON MOTION BY Dave Yoder, seconded by Marge Rooyakkers, with all in favor, the Board voted on whether to approve \$4,200 from the HDOA budget and \$2,828 from the Calle del Sur, Ocean Estates budget to repair the broken sidewalk. Motion carries.

Audience Comment

Audience member and Hammock Dunes resident, Dave Eckert, asked the Committee to review changing the language/verbiage on the many directional signs in the Community. He expressed and encouraged the Committee to review design enhancements since the directional signs can add to the character and beauty of the Community; creating a verbal image of the community.

The Board discussed the aesthetics of Carino la Mer and asked Mr. Houk to make sure all the address signs were lit and fencing repaired as needed.

The Board continued to discuss the beautification of A1A and how to enhance the approach to Hammock Dunes.

Social Committee

Mr. Williams stated the party is July 27th at the Hammock Dunes comfort station in Playa del Sur. Mr. Williams confirmed a food truck will be on-site and will offer great food selections. Mr. Houk will ask the Club if they have any games the HDOA can borrow for the party.

Community Planning

Mr. Houk stated he will provide info about the new survey results to Mr. Vohs when he returns to Hammock Dunes.

Security & Emergency Response Committee

Audience Comment

Audience member, Betsy Hill, addressed the Board about an incident that happened at the main gate. She stated one of her guests was driving a vehicle but did not have their driver's license. The main gate refused access since they did not have their driver's license and asked Ms. Hill's guest to park in the Two Camino parking lot.

The Board discussed Ms. Hill's request but stated the community post order specifically states all guests/contractors driving a vehicle into Hammock Dunes must produce a valid Driver's License. Mr. DeGiovanni stated the Board will ask their attorney to confirm if the current procedure of requiring a driver's license is correct. Ms. Rooyakkers stated the post orders need to be black and white; discretion leads to mistakes.

Transponder Data Inquiry

Ms. Rooyakkers stated a Hammock Dunes resident asked to receive transponder data information about three missing transponders and if they are being used. Mr. Houk confirmed the formal request from the resident was submitted in writing. By consensus the Board agreed to review the missing transponder data info, cancel the missing transponders, and release the results to the inquiring resident.

Design Review Committee

Mr. Houk reported three new Island Estates homes were brought to the DRC for review. One final approval was issued for a home in Playa del Sur. Mr. Houk stated there is a variance fence review that will be reviewed with the Club and then brought back to the HDOA Board.

Mr. DeGiovanni reported the variance that was approved last month for 35 San Gabriel will be modified since the home will not encroach into the setback to the level that was approved last month. Mr. DeGiovanni stated this is good news with a productive meeting with the owner and explaining the positives about moving the house forward which creates less of an encroachment variance and provides a better structural foundation since the home is further from the lake bank. Once Mr. Houk receives the final documentation, the variance will be amended and signed.

Mr. Aiello asked the Committee to change the deposit criteria for submissions such as pavers or improvements that affect the common areas since the manuals are being updated.

Finance Committee

Mr. Aiello reported the oldest and largest delinquency that has been discussed numerous times has been delayed another month by the courts. Ocean Estates appears to have finally paid off the sea wall.

Declarant & Development Committee

Mr. DeGiovanni updated the Board about lot binding and the different conditions for lot binding. HDOA legal counsel will provide some legal information about what the Board can and cannot do.

Mr. Aiello stated HDOA legal counsel is currently reviewing an assessment issue in the documents.

Mr. DeGiovanni stated WCI representatives will attend a joint HDOA and HD Club lunch/meeting July 14th to discuss future plans.

Association Updates/Discussion:

Mr. Aiello asked Mr. Houk to review a sign issue on Island Estates.

New Business

Mr. Houk introduced Carsten Georg; a licensed Community Association Manager that has joined the Hammock Dunes team at Southern States Management Group.

Audience Comments:

No additional comments.

Adjournment

ON MOTION BY Bruce Aiello, seconded by Jane Ann Gass, with all in favor, the meeting was adjourned at 12:11p.m.