

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
March 21, 2016

Call to Order:

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

Board Members Present: George DeGovanni, Bruce Aiello, Cosmo DiPerna, David Yoder, Dennis Vohs, Marge Rooyakkers, Jane Ann Gass, Barry Williams

Board Members Absent: Jon Rapaport

HD Club Administrator: George Bagnall

Community Management: Travis Houk, Southern States Management Group

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

Approval of the Minutes – February 15, 2015, Board of Administrators Meeting

ON MOTION BY Cosmo DiPerna, seconded by Bruce Aiello, with all in favor, the Board approved the minutes of the February 15, 2016 Board of Administrators as written.

Hammock Dunes Club Administrator Report

Mr. Bagnall reported as of March 1, 2016 there are 641 memberships and 643 members (2 memberships are corporate with two people each). The membership breakdown is the following: 421 full, 47 sport, 173 social, 2 national, and 1 preview. Mr. Bagnall reported "Rule 64" was recently revised based on input from members since its adoption at the Club's December 2015 meeting. "Rule 64" was modified and sent out to the Club membership again in March. The test drive membership will be extended for the balance of 2016. The Club membership expansion info update will be pushed out until later in the year. Golf rounds are up in February which almost made up the January deficit. The Club contracted for some advertising at Daytona Beach airport on some large screens which will run for two years.

Committee Reports:

Communications & Community Relations

Ms. Gass reported the website transition to local web contractor, Chris Austin (Tidal Technologies) is live and the real estate module is also live on www.hammockdunes.com. There have been a few issues with some of the mobile software platforms such as Microsoft; however Chris is working on the updates. Ms. Gass stated there a few questions about the "news" updates for the website and Mr. Houk and she will work on a game plan for updating this info. Some of the photos and copy/text on the website needs to be edited and updated. Ms. Gass confirmed that Mr. Houk and she will review the 2 Camino lobby to update the marketing/photography that Mr. Ron Huxtable was organizing before he resigned. The Board discussed the process for updating the website with various items including the "news" feature and agreed once a month is plenty. Ms. Gass stated the new issue of "Inside the Gates" looks great and will hit addresses soon. Ms. Gass stated she visited the farmer's market in European Village and stated it was not the location for Hammock Dunes marketing.

Inside the Gates – Heise Contract

The Board reviewed the updated contract from John & Mary Heise to extend the current contract at \$2,900 per issue to include Summer 2016, Winter 2016, and Spring 2017.

ON MOTION BY Dennis Vohs, seconded by Marge Rooyakkers, with all in favor, the Board voted on whether to extend the John & Mary Heise's contract for the "Inside the Gates" magazine for three more issues at \$2,900 per issue. Motion carries.

Maintenance Committee

Updates per the monthly report

Mr. Yoder asked the Board to appoint Mr. George Kupfrian to the Maintenance Committee since Mr. Rory Burke resigned.

ON MOTION BY Dave Yoder, seconded by Barry Williams, with all in favor, the Board voted on whether to appoint Mr. George Kupfrian to the Maintenance Committee. Motion carries.

Mr. Yoder stated the A1A sign is progressing. The block work continues to move forward with each phase inspected by Flagler County. The HVAC wall behind the main gate house has started and the Committee will monitor the construction.

Mr. Yoder stated there are two significant walkovers that are falling apart with the stairs completely washed away. One walkover is the Leverton walkover and the other walkover is the Gass walkover. Mr. Houk stated the quotes are \$2,727 and \$2,477 from DEP consultant Kevin Partel. Mr. Aiello stated the expense will come out of the Playa del Sur walkover reserve.

ON MOTION BY Dave Yoder, seconded by Barry Williams, with all in favor, the Board voted on whether to repair two walkovers at cost of \$2,727 and \$2,477 submitted by Kevin Partel. Motion carries.

Mr. Yoder stated the Maintenance Committee and the Design Review Committee will evaluate and review the clearing on A1A adjacent to the south gate. Mr. Yoder updated the Board that the Committee is reviewing if additional directional signage at the main rotary circle is needed to direct EMS and emergency vehicles to Porto Mar Road which is off Ave. de la Mer. Mr. Houk stated there have been some complaints from Savona residents that emergency vehicles are having difficulty at the rotary and Ave. de la Mer intersection. Mr. Yoder stated the Committee will review and speak with the Fire Marshal if necessary.

The Committee is still reviewing the possibility of adding LED lights bulbs to the Hammock Dunes street lights. The Committee will obtain a proposal for the out-of-pocket up-front money and attempt to find out the payback/return. Mr. Houk will attempt to isolate the FPL electric bills and he will also provide the annual electric cost.

Mr. Yoder stated the WCI fence has been removed and the location looks much better. Corey will begin mowing the vacant lots twice per month and clean out the garbage and left-over debris. Corey will seed the lots as necessary.

Social Committee

Mr. Williams stated the Committee is looking at the possibility of doing social parties at community residential houses. Mr. Williams confirmed he hopes to have the 2016 social party calendar finalized as soon as the condos agree to use their space.

Community Planning

Mr. Vohs stated the Committee is looking at doing a new survey specifically targeted at new owners within the last three years.

Security & Emergency Response Committee

Golf Course Maintenance Gate Proposal

Ms. Rooyakkers stated there is an issue with HD Club employees leaving the pickle ball/tennis court gate open at the golf course maintenance area off Jungle Hut Road. The Board agreed the \$19,000 proposal to install a new automatic gate paid by the HDOA is not reasonable. The Board asked Ms. Rooyakkers to document when the gate is left open and to notify the Club immediately. The Club will come up with a discipline process to address the employees that leave the gate open.

Ms. Rooyakkers stated the white transponders are almost gone and the sticker transponders will be the only ones available. Mr. Houk confirmed there are plenty of loaner transponders that will be available. Mr. DiPerna commented that he has received a lot of positive feedback about the gate officers. Ms. Rooyakkers updated the Board about a violation of construction hours from an owner in Hammock Dunes and the Security Committee will address it with a violation letter.

Design Review Committee

Mr. DiPerna stated the Committee approved another house at the March DRC meeting. Further, the DRC is evaluating if mature oak trees should be approved to be cut down.

1 Monterrey Mediation Update

Mr. DeGiovanni updated the Board on the mediation settlement agreement between the HDOA and Mr. & Mrs. Kopec. An oak tree will be paid and delivered by the Kopecs to Monterrey and installed by Corey on the adjacent neighbor's property; specifically on the property line.

Mr. Dave Eckert commented about the Design Review Committee and stated the DRC should utilize the Declarant Committee when specific issues arise; citing document variances as one example. Additionally, Mr. Eckert cited the Playa del Sur documents with regards to the permitting of the various Playa del Sur walkovers and confirmed owners are not permitted to improve their adjacent walkover without HDOA and DEP approval.

Mr. DeGiovanni reviewed a miscommunication issue that recently happened with the HDOA dune walkover that ties in to the Gass' walkover connection. Two cantilever benches have been installed on the HDOA walkover without HDOA or DEP approval. The Board discussed the walkover and what should be done. It was agreed that general contractor, Mike Dove, should have known written approval is required for all exterior changes since he's built multiple homes in the community for many years. Mr. Houk will meet with Mr. Dove and present a violation letter to him. The HDOA will hire Kevin Partel to bring the walkover to its original permitted design with any cost associated billable back to Mr. Dove. The Board agreed if the Playa del Sur community would like the HDOA to review blanket modifications such as benches for all Playa del Sur walkovers, the Playa del Sur residents should organize a Committee and obtain approval from their residents. The design should be submitted to the Design Review Committee and the HDOA Board.

Finance Committee

Mr. Aiello stated the audits are now complete for the HDOA, Ocean Estates, and Granada Estates. Mr. Aiello confirmed the HDOA is about \$20,000 under budget for the first two months. Mr. Aiello reviewed the reserve schedule with the Board and how it's determined during the budget season since a few Board members asked questions recently. Mr. Aiello educated the Board on restricted reserves, unrestricted reserves, useful life, remaining life, and the budget allocation for each reserve category.

Declarant & Development Committee

Mr. DeGiovanni confirmed nothing additional with the Oare property. WCI and DDC representatives hope to meet in June or July to discuss future plans.

Resolution Regarding Rules Governing Right to Speak at Meetings

As he did last month, Mr. Houk distributed a draft resolution regarding rules governing right to speak at meetings to the Board members. The previous resolution adopted in February did not include Annual Meetings; however the procedure is the same for all meetings. The proposed resolution is for all meetings including board meetings.

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 Meetings as written. Motion carries.

Association Updates/Discussion:

Annual Meeting – March 28, 2016

Mr. DeGiovanni reviewed the 2016 Annual Meeting brief and the process for the Annual Meeting. Mr. DeGiovanni directed Mr. Houk to have signs that clearly specify that owners must sign for a specific agenda item if they do not want to participate in the 3x5 cards Question and Answer.

Audience Comments:

No comments.

Adjournment

ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor, the meeting was adjourned at 12:30p.m.