

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
May 16, 2016

Call to Order:

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

Board Members Present: George DeGovanni, Bruce Aiello, Dennis Vohs, Marge Rooyakkers, Barry Williams, Cosmo DiPerna

Board Members Absent: Jane Ann Gass, Dave Yoder, Jon Rapaport

HD Club Administrator Present: George Bagnall

Community Management Present: Travis Houk, Southern States Management Group

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

The Board had closed meeting legal discussion about the Design Review Committee and variance requests.

ON MOTION BY George DeGovanni, seconded by Bruce Aiello, with Mr. DeGovanni, Mr. Aiello, Mr. Vohs, Mr. Williams, & Ms. Rooyakkers in favor and Mr. DiPerna abstaining, the Board voted on whether to approve the following process regarding neighborhood covenant variance requests:

Recommendation for approval is documented on the "Variance Request Form" submitted by the Hammock Dunes Design Review Committee. The HDOA Board of Administrators will review the documentation and approve or deny the submittal. Further, variance requests that border Hammock Dunes Club property must be approved by the Hammock Dunes Club per a meeting with the HD Club General Manager and the HDOA Board Administrator. Variance forms will be filed with the legacy documentation for each Hammock Dunes address.

Motion carries.

Approval of the Minutes – April 18, 2016

ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers, with all in favor, the Board approved the minutes of the April 18, 2016 Board of Administrators with the following amendments:

- **On page 3, under "New Business" add the following sentence, "A gift certificate of \$150 has been provided."**

Hammock Dunes Club Administrator Report

Mr. Bagnall reported the Club has been active with potential new members visiting daily. The revision of the Bylaws to revise the election procedures has been mailed to the members. The proposal to renovate the Clubhouse and Pool area is progressing and the plan is to take the proposals to the membership in the Fall. The golf course renovation project is proceeding on schedule.

Committee Reports:

Communications & Community Relations

Mr. Houk reported for Ms. Gass. Mr. Houk stated that he and Ms. Gass and Mr. Bill Conner met with Chris Austin about Search Engine Optimization (SEO). The consensus from the meeting was that three additional tiles should be added notating the two separate golf courses and a "beach" tile. Golf and

beach are the two most important assets for Hammock Dunes and the most frequently searched. Additional info about golf and beach on the website may increase SEO numbers. Additionally, there was discussion during the meeting with Mr. Austin about adding a “connecting” web page when a user clicks on the HD Club tile (instead of automatically transferring to the Club webpage). The additional tile will have SEO words that will assist with the “spiders” that google and other search engines initiate.

Mr. Vohs stated perhaps a regular update or program about the weather or ocean temperature could be dynamic and constantly updated or regularly visible on the website to alert prospective buyers.

Maintenance Committee

Updates per the monthly report

Mr. Houk reported for Mr. Yoder. Mr. Houk stated the maintenance committee is getting updated bids on road paving which is scheduled for September after the golf course renovation project. The construction on the A1A marquee sign is on-going with the stucco contractor scheduled. The maintenance committee will review the master plan for the marquee sign and the A1A clearing project. Mr. Houk stated that he and Mr. Bill Apsey are doing an internal audit for all FPL transformer boxes. Pressure cleaning of the roadways will begin.

Dune Fertilization

Mr. Houk asked the Board for approval to proceed with the budgeted dune fertilization at a not-to-exceed amount of \$6,000.

ON MOTION BY Marge Rooyakkers, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve annual dune fertilization at a cost of \$6,000. Motion carries.

Paul Baliker Statue

Mr. Houk stated Paul Baliker is proposing the same blue heron statue in the same location as he did a few years ago. Mr. Baliker is proposing to loan the statue with no charge for one year. The only expense the HDOA would incur is the installation of the statue once it is delivered. Mr. Houk will draft a liability release form and mimic the one from last time if one was done. By consensus the Board agreed to proceed with the statute installation and the loan agreement.

Social Committee

Mr. Williams stated the first pool party on April 27, 2016 was successful with about 75 people and \$965 raised for “K-9’s for Warriors”. The next pool party is July 27, 2016. Mr. Williams is investigating food trucks and having the party at the comfort station in Playa del Sur.

Community Planning

Mr. Vohs stated the new survey (for HD residents new to the Community within the last three years) has been sent out and a follow-up email will be sent asking owners to send back their survey. A meet and greet with Flagler Officials has been scheduled.

Security & Emergency Response Committee

Ms. Rooyakkers stated the same “gypsy” group has reappeared in Volusia County and an email was blasted to the Hammock Dunes residents a few days ago. Mr. Aiello asked Mr. Houk to review the timing at the Mariners Drive exit gate. Mr. Aiello also requested the south gate issue with the Island Estates gate house be reviewed and see if it can be changed.

Design Review Committee

Mr. DiPerna commented the Island Estates Community continues to have active construction. Mr. DiPerna stated new blood should be added to the DRC and back-up some of the existing Committee members. It has been recommended to add two new members; specifically Hammock Dunes residents Lorraine Caucci and Mike Gill. Both residents are interested in joining the Committee and have been interviewed by Mr. DeGiovanni and Mr. Houk. Mr. DiPerna will also speak with them.

ON MOTION BY George DeGovanni, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to add Lorraine Caucci and Mike Gill to the Design Review Committee effective July 2016. Motion carries.

DRC Variances

Mr. Houk presented three setback variances. The variance forms have been completed for the following: 35 San Gabriel Lane, 4 Via Capri, & 9 Montilla Place.

35 San Gabriel – The owner has requested to go back to the Flagler County rear setback of 20 ft. The home is adjacent to Lake San Gabriel. By neighborhood declaration, the rear setback is 50 ft. The DRC has recommended approval since the majority of the homes on Lake San Gabriel encroach into the 50 ft. setback; specifically the adjacent homes are at the 20 ft. setback.

ON MOTION BY George DeGovanni, seconded by Dennis Vohs, with all in favor, the Board voted on whether to approve the variance request per the recommendation by the DRC. Motion carries.

4 Via Capri – The owner has requested a screen enclosure over the existing pool. By neighborhood declaration, the rear setback is 30 ft. The DRC recommended approval since existing homes have screen enclosures over pools in the setback and it will be compatible with existing homes.

ON MOTION BY George DeGovanni, seconded by Dennis Vohs, with all in favor, the Board voted on whether to approve the variance request per the recommendation by the DRC. Motion carries.

9 Montilla – The owner (prospective buyer) requested to install a pool behind their home. The sale of the home is contingent on the approval to install a pool. The pool installation is adjacent to the 11th hole. The DRC recommended approval since the existing homes have pools in the rear setback adjacent to the golf course.

ON MOTION BY George DeGovanni, seconded by Dennis Vohs, with all in favor, the Board voted on whether to approve the variance request for the pool installation per the recommendation by the DRC and contingent HD Club approval. Motion carries.

Finance Committee

Mr. Aiello reported the oldest and largest delinquency has a court date foreclosure hearing in June. The April 30th financials are in draft format and everything appears to be favorable to budget.

Declarant & Development Committee

Mr. DeGovanni stated the WCI meeting with HDOA and HD Club reps is scheduled for July 14, 2016. There is some consideration to invite Flagler County representatives to the meeting; future details including who will attend the meeting will be coordinated.

Mr. DeGovanni stated the proposal from Bob Mead to purchase the piece of property behind his home will require a vote of the HDOA membership. The Board determined not to pursue this purchase.

Lot Binding

Mr. DeGovanni reviewed the lot binding history and a recent meeting/discussion with the DDC and an owner that requested to bind their lots. Mr. DeGovanni stated legal counsel is working on a legal opinion about how to address this issue. The Board discussed the lot binding situation for Ocean Estates and what legal steps should be put in place before it's reviewed by the Board.

Audience member, David Eckert, addressed the Board about his concerns with lot binding and the HDOA Board acting (without a membership vote) on behalf of the Ocean Estates Neighborhood.

Association Updates/Discussion:

Nothing additional.

New Business

Mr. Aiello confirmed the HDOA Board member attendance schedule for the HD Club President meetings.

Audience Comments:

No comments.

Adjournment

ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers, with all in favor, the meeting was adjourned at 12:20p.m.