

**Hammock Dunes Owners Association, Inc  
Board of Administrators Meeting  
November 21, 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, Dennis Vohs, Jane Ann Gass, Dave Yoder, Mike Gill

**Board Members Absent:** Marge Rooyakkers, Barry Williams, 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.

**Approval of Minutes – September 19, 2016**

**ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor, the Board approved the minutes of the September 19, 2016 Board of Administrators meeting with the following amendment:**

- **On page 2, Legal Affairs Advisor, the first sentence should be changed to say, “Mr. Gill confirmed he has developed a good working relationship with Becker & Poliakoff attorney Robyn Severs and will continue to involve Ms. Severs as necessary.**

**Hammock Dunes Club Administrator Report**

Mr. Bagnall reported the Club House renovation project is actively moving forward. The ten year fixed rate is around 3.8/3.9% for a 15 year amortization. The Board passed a resolution to renovate the Creek bunkers. The green side bunkers will be done in 2017 and the fairway bunkers will be done in 2018. The membership is 648 members with potentially 6 or 7 new members joining at the end of the year. The Board discussed the Hurricane Matthew impact on local Clubs such as Ocean Hammock and how that favors the Hammock Dunes Club.

**FY 2017 Budget Adoption**

**Hammock Dunes Owners' Association, Inc.**

Mr. Aiello presented the proposed budget that was addressed at the budget workshop. The monthly assessment is \$128.

**ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to adopt the proposed FY 2017 HDOA budget as presented. Motion carries.**

**Granada Estates Neighborhood Association**

Mr. Aiello presented the proposed budget that was addressed at the budget workshop. The monthly assessment is \$54.

**ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor, the Board voted on whether to adopt the proposed FY 2017 Granada Estates Neighborhood budget as presented. Motion carries.**

**Ocean Estates Neighborhood Association**

**Carino la Mer**

Mr. Aiello presented the proposed budget that was addressed at the budget workshop. The monthly assessment is \$211.

**ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor, the Board voted on whether to adopt the proposed FY 2017 Carino la Mer budget as presented. Motion carries.**

## **Grande Mer**

Mr. Aiello presented the proposed budget that was addressed at the budget workshop. The monthly assessment varies per lot.

**ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor, the Board voted on whether to adopt the proposed FY 2017 Grande Mer budget as presented. Motion carries.**

## **Playa del Sur**

Mr. Aiello presented the proposed budget that was addressed at the budget workshop. The monthly assessment is \$268.

**ON MOTION BY Bruce Aiello, seconded by Jane Ann Gass, with all in favor, the Board voted on whether to adopt the proposed FY 2017 Playa del Sur budget as presented. Motion carries.**

## **Committee Reports:**

### **Legal Affairs Advisor**

Mr. Gill confirmed the HDOA filed with FEMA for public assistance and is waiting on an identification number for the SBA. There is a meeting with Flagler County and the Ocean Hammock HOA and Resort later in the week. Mr. Gill also deferred conversation about a proposed new house in Carino la Mer until the Design Review Committee Report.

### **Communications & Community Relations**

Ms. Gass stated perhaps monthly communication whether by US mail, email blast, newsletter, or website should be sent to the membership about Hurricane Matthew updates. The Board discussed utilizing the website as a positive means to communicate the Hurricane restoration status.

### **Maintenance Committee**

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

#### **Walkovers**

Mr. Yoder stated walkover contractor, Kevin Partel, has started the comfort station dune walkover and should be complete by the end of November. The Board discussed the current walkover status and what will be done next. Mr. DeGiovanni stated Mr. Eckert, Mr. Yoder, and Mr. Houk will meet with Mr. Partel to review the walkovers and determine the next steps.

#### **Fencing**

Mr. Houk stated the fence repairs for Jungle Hut, North Gate, and WCI lot have been ordered and the contractor should be scheduled for mid-late December.

#### **Paving**

Mr. Yoder reported the paving is complete and P&S did a nice job; however the man-hole rings were not installed per the DCDD specification. Mr. Bagnall reviewed the history about a similar situation 10 years ago. P&S stated the rings will not fail and they are the same rings used on I95. Mr. DeGiovanni stated P&S should provide an extended warranty for the rings and leave the rings in place without changing. The Board agreed this was a better solution.

### **Golf Course Crossings**

Mr. Houk and Mr. Yoder reviewed the proposal from Cline Co. to refurbish the golf course road crossings with new stamped concrete. The Board agreed to omit the proposed new Casa Bella stamped concrete crosswalk. Further, the Via Verona golf course crossing has existing pavers and should not be done. The Board had discussion about when to do the project and it was agreed to start as soon as possible as long as it does not conflict with a Club golf event. Mr. Houk will meet with the Club to come up with a bypass during construction. The Committee will meet with Cline to discuss the traffic plan.

**ON MOTION BY Dave Yoder, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to accept Cline Co. proposal to install new stamped concrete for all golf course crosswalks with the exception of the Via Verona crosswalk at a not-to-exceed amount of \$70,000. Motion carries.**

### **Solar Quotes**

Mr. Yoder and Mr. Houk reported on quotes for solar lighting at \$6,500. The solar lighting is for the A1A sign and Mr. Houk distributed a picture of a similar sign with a panel adjacent to the sign. Mr. Yoder stated the panel could be stolen off A1A and has maintenance responsibilities. Since the hard wire option is only two thousand more than the solar quote, the Committee believes a hard wire is the best option. Mr. Bagnall recommended to Mr. Yoder and Mr. Houk to speak with FPL and see if they will provide power.

### **Cordoba Natural Area**

Mr. Houk reported on a lake bank on Cordoba Court. The owner adjacent to the natural area would like it to be cleared as the HDOA has done in other places. Another owner on Cordoba requested for the lake bank to be left natural. After discussion, the Board agreed the lake bank should be cleaned out of the vines and invasive shrubbery and then phase 2 will be to get a quote to restore the landscape. If headlights are an issue, additional privacy planting will be installed.

### **Social Committee**

Mr. DiPerna stated the HDOA end-of-the year party is scheduled for December 16<sup>th</sup>. DDC members are invited along with Robyn Severs, Travis Houk, and Carsten Georg. The Board commended Barry on the car show and the volunteer recondition dinner.

### **Community Planning**

Nothing additional.

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

Mr. Georg reported there is a discrepancy in the cost of the new proposed pedestrian camera. Mr. Georg will address with Securitas and report back to Marge Rooyackers.

### **Design Review Committee**

Mr. DiPerna reported on a proposal for a modern house on A1A, Carino la Mer Neighborhood. The Committee is divided on whether to approve the house and if the Committee has legal grounds to approve it. Mr. Gill stated Ms. Severs confirmed the approval of the house is within the authority/discretion of the DRC and an owner vote is not required. Additionally, Mr. Gill stated if the house is approved it may be difficult to deny a similar home in the Playa del Sur community. The DRC will address the submittal with the owner at the next meeting.

### **Financial Committee**

As stated earlier, Mr. Aiello confirmed the HDOA applied for public assistance and a small business loan through the FEMA programs. The maximum amount for a small business loan is 2 million if approved. The interest rate is 2.3%. Ms. Severs and law firm Clark Hill out of Washington DC prepared the legal documents and organized the filing.

### **Declarant & Development Committee Hurricane Matthew Update**

Mr. Dave Eckert updated the Board about the beach/dunes repair and restoration project. Mr. Eckert confirmed political contacts have been made with various political leaders including Ron DeSantis and a special contingent visited with Senator Travis Hutson about the beach repair. The Board had extensive discussion with Mr. Eckert about the project including Flagler County funding and responsibilities. Further, potential options to restore the dunes including hardening the dunes, trucked sand, dredging,

and geo tubes were discussed. Mr. Gill asked that a major editorial called “Shrinking Shores” be attached to the minutes. Mr. Gill emailed the link to the Board members. Mr. DeGovanni commended Mr. Eckert, Mr. Gill and the recovery team on the hard work! Additional meetings with the Flagler County appointed engineering firm are forthcoming.

**Walkover Easement Documentation**

Mr. DeGovanni stated previous documentation stated Article 12 of the HDOA Declaration served as the easement agreement for the dune walkover. The Board discussed whether simple easements need to be done to clean the record. Mr. DeGovanni also pointed out the Property Appraiser is using the Grande Mer deed for the Club Dunes and the La Grande dunes. The legal description is correct. Mr. Gill stated eventually the County will need to be engaged but given the current climate and application with Flagler County; the Board should not make contact with Flagler County to correct the site at this time.

**Association Updates/Discussion**

Nothing further.

**New Business**

Nothing additional.

**Adjournment**

**ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor, the meeting was adjourned at 12:40p.m.**