

**Hammock Dunes Owners Association, Inc  
Board of Administrators Meeting  
September 19, 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, Dave Yoder (via phone), Jon Rapaport (via phone)

**Board Members Absent:** Jane Anne Gass, Barry Williams, Marge Rooyakkers, Cosmo DiPerna

**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.

**Declarant Administrator Seat Appointment – Mike Gill**

Mr. DeGovanni stated he would like to propose Mike Gill as a candidate to fill one of the vacant Declarant seats on the HDOA Board of Administrators. The Board reviewed Mr. Gill's qualifications.

**ON MOTION BY George DeGovanni, seconded by Bruce Aiello, with all in favor the Board voted on whether to appoint Hammock Dunes property owner, Mike Gill, to fill one of the two (2) vacant Declarant Board Administrator positions (as the HDOA Board Legal Affairs Advisor, concerning all legal issues associated with HDOA Board governing documents and to act as the primary interface with Law Firms on all HDOA legal matters.) for a 1-year term with all HDOA Board Administrator rights including voting. Motion carries.**

**“Exhibit A” Proposed Amendment to Declaration of Protective Covenants, Conditions and Restrictions for Hammock Dunes**

The Board reviewed the proposed amendment drafted by the HDOA attorney, Robyn Severs. Mr. Aiello stated it's important this amendment is approved to assist in the collection of assessments when there is a possible bank foreclosure.

**ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor the Board voted on whether to approved ““Exhibit A” Proposed Amendment to Declaration of Protective Covenants, Conditions and Restrictions for Hammock Dunes. Motion carries.**

**Committee Reports:**

**Maintenance Committee**

**Updates per the monthly report**

**Dune Walkover Proposals - Partel**

Mr. Houk presented two bids from DEP consultant and contractor, Kevin Partel, to repair boards and stairs at Clicker Beach and the south Grande Mer walkover which are both property of the HDOA.

**ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor the Board voted on whether to approve \$10,883 per Kevin Partel's bid to repair the walkover at Clicker Beach and the walkover at the south Grande Mer approach. Motion carries.**

**Landscaping Proposals – Corey**

Per the landscape beautification project, the Committee requested approval for two landscape projects. The first is at the corner of Camino del Rey and Camino del Mar. The second is the HDOA common property that abuts HD Club golf course property.

**ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor the Board voted on whether to approve Corey’s proposal of \$2,772 to landscape the corner of Camino del Rey and Camino del Mar. Motion carries.**

**ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor the Board voted on whether to approve Corey’s proposal of \$6,554 to landscape HDOA sections adjacent to the HD Club links golf course. Motion carries.**

**Light Poles Refurbishment**

Mr. Houk presented a proposal to media blast light poles in Hammock Dunes that are deteriorating. The Committee proposed to do three light poles as a test.

**ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor the Board voted to refurbish three light poles in Hammock Dunes as proposed. Motion carries.**

**Palm Tree Booting**

Mr. Houk stated that he reviewed with Corey a palm tree “debooting” plan. The plan consists of multiple roads over a 5-10 year stretch. The Committee recommended Camino del Mar first since several landscape beautification projects have already been on Camino del Mar and it’s the main entrance to Hammock Dunes. The Board discussed whether debooting was necessary. By consensus the Board agreed to do 6 palm trees on Camino del Mar and evaluate again at their October Board meeting.

**Design Review Committee**

**8 Corte del Mar Variance Request**

Mr. Houk presented a variance request approved by the DRC for 8 Corte del Mar. Specifically, the proposed pool encroaches into the 30 ft. rear setback. The pool is proposed at 29 ft. Multiple homes have pools in the area with a precedent already set.

**ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor the Board voted on whether to approve the variance as proposed. Motion carries.**

**4 Valencia Court Variance Request**

Mr. Houk presented a variance request approved by the DRC for 4 Valencia Court. Specifically, the proposed pool encroaches into the 50 ft. rear setback. The pool is proposed at 20 ft. Multiples homes have pools encroaching into the 50 ft. setback with a precedent already established.

**ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor the Board voted on whether to approve the variance as proposed. Motion carries.**

**Adjournment**

**ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor, the meeting was adjourned at 10:20p.m.**