

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
April 17, 2017

Call to Order:

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

Board Members Present: George DeGovanni, Bruce Aiello, Dennis Vohs, Jane Ann Gass, Dave Yoder, Marge Rooyakkers, Stan Pierce, Mike Gill, Scott Keiling (via phone)

Board Members Absent: Cosmo DiPerna

HD Club Administrator Present: Maria Dumke

Community Management Present: Travis Houk, Carsten Georg, and Tyler Schreiner Southern States Management Group

A quorum was established. Members' Sign-In Sheet located in Association meeting file.

Approval of Minutes – February 20, 2017

ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor, the Board approved the minutes of the March 20, 2017 Board of Administrators meeting with the following amendments:

- **On page one, under “Duneview Appointment – Stan Pierce”, the word retired should be removed and replaced with the word “resigned”.**
- **On page two, under “County 50/50 Appeal” the second sentence should be changed to say the following; “Mr. DeGovanni stated he contacted Mr. Coffey and told him that the HDOA Board must address the membership at the Annual Meeting on why Flagler County is hesitant to support the HDOA...”**
- **On page two, under “Outside Publication”, the last sentence should be changed to say; “Mr. Gill stated the magazine produced by the Heise’s, Inside the Gates, should reference that it is the official HDOA publication.”**
- **On page three, under “Design Review Committee”, the word “property” should be inserted in the second sentence after the words “Island Estates”.**

ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor, the Board approved the minutes of the March 27, 2017 Annual Meeting as written.

ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor, the Board approved the minutes of the March 27, 2017 Organizational Meeting as written.

Dune Restoration Update

Dunes – Halifax

Mr. Dave Eckert addressed the Board and confirmed that Halifax Paving completed the project of installing 73,000 cubic yards of beach compatible sand to the dune. Mr. Eckert stated the next step is planning for Phase 2; however Hammock Dunes should be in relatively good shape with storm protection if there is a quiet hurricane season. The Board discussed the rebuilt dune on the north side of the community and the perception that it might be lower; however the Board confirmed the back side of the north dune had to be reconstructed making it a wider dune and it was rebuilt significantly higher than the existing elevation. Mr. Vohs noted that he has received numerous positive comments about the project with Halifax.

Dune Plantings

Mr. Houk confirmed the HDOA followed all FEMA procurement guidelines and contracted with Earth Balance which is a landscape company out of Kissimmee, FL. Earth Balance has an impressive resume of planting projects in Florida and SE USA. HD Resident and Maintenance Committee member, Bill Apsey, and Mr. Houk are managing the project and the completion timeframe is scheduled for Friday, April 21st. Total cost of the project is \$56,673.20. Mr. Houk explained the scope of installation including the type of dune plants that will be installed. Earth Balance is using a gel/fertilizer mixture that will help sustain the new plantings until there is rain. Earth Balance provided a 90 day warranty for all plants.

Walkover Construction Proposal

Mr. DeGiovanni referenced that the walkover RFP was advertised and the HDOA followed all FEMA procurement guidelines. There were no proposals that were submitted by the advertised deadline. After the deadline expired, Mr. Houk began making phone calls asking contractors to bid. The only bid that was submitted was from Saboungi Construction, Inc. Several contractors stated to Mr. Houk they could not meet the FL DEP timeframe and declined the project. The walkover construction timeframe was mandated by a Florida DEP issued a permit. Mr. DeGiovanni, Mr. Houk and Mr. Apsey met with Mr. John Wettstein with the FL DEP. Mr. DeGiovanni confirmed the HDOA had to get a Flagler County permit which was previously thought unnecessary. The drawings that were in the RFP were taken to an engineer, which is familiar with walkovers, who then stamped the plans at \$600 per walkover. Mr. DeGiovanni reviewed the 29 walkovers that are included in the DEP permit for reconstruction. The Board discussed the scope of the project and specifically the walkover specifications; the walkovers will be built to the Phase 2 profile. Mr. DeGiovanni confirmed the condos/Club will sign a document stating they will reimburse the HDOA for all expenses associated with their walkover. Mr. DeGiovanni confirmed the total price from Saboungi Construction, Inc. is \$739,200 for all 29 walkovers; 4 HDOA, 6 Condo/Club, 2 Grande Mer, 14 Playa del Sur, and 3 Carino la Mer. The Board discussed the financials and what money is available to complete the walkovers. Per audience comments and Board feedback, there was discussion about only doing the Playa del Sur pilings and attempting to get competitive bids for the carpentry work.

ON MOTION BY Mike Gill, seconded by Marge Rooyakkers, with all in favor, the Board voted on whether to contract for 29 sets of walkover pilings not-to-exceed \$186,000 with a completion timeframe of May 1st unless the FLDEP provides an extension. Motion carries.

ON MOTION BY Mike Gill, seconded by Marge Rooyakkers, with all in favor, the Board voted on whether to approve the complete construction for the four HDOA owned walkovers by Saboungi, Construction at an estimated cost \$106,000. Motion carries.

ON MOTION BY Mike Gill, seconded by Marge Rooyakkers, with all in favor, the Board voted on whether to approve the complete construction for the Hammock Dunes Club walkover at an estimated cost of \$25,000 with written reimbursement confirmation/concurrence from the Club. Motion carries.

ON MOTION BY Mike Gill, seconded by Marge Rooyakkers, with all in favor, the Board voted on whether to approve the complete construction for the 5 condominium tower walkovers at an estimated cost of \$25,000 with written reimbursement confirmation/concurrence from the Condo association. Add-on's will be approved by the condo association. Motion carries.

ON MOTION BY Mike Gill, seconded by Dennis Vohs, with all in favor, the Board voted on whether to approve the complete construction of the 2 Grande Mer residential walkovers at an estimated cost of \$28,000 payable from the Grande Mer reserves. Motion carries.

ON MOTION BY Mike Gill, seconded by Dennis Vohs, with all in favor, the Board voted on whether to approve the complete construction of the 3 Carino la Mer residential walkovers at an estimated cost of \$25,000 payable from the Carino la Mer reserves. Motion carries.

ON MOTION BY George DeGovanni, seconded by Mike Gill, with all in favor, the Board voted on whether to sign the contract with Saboungi Construction, Inc. for all 29 walkovers as stated in the previous motions with an option to complete the construction of the 14 Playa del Sur walkovers. The option must be exercised no later than May 15, 2017. Motion carries.

Hammock Dunes Club Administrator Report

Ms. Dumke provided a report about the Club activity. Ground breaking should begin in June. The Club is currently looking for an alternate pool.

Committee Reports:

Legal Affairs Advisor

Mr. Gill reported that Mr. DeGovanni and he are meeting with Flagler County officials to discuss their future plans to move sand. Mr. DeGovanni stated Flagler County has advertised their RFP to rebuild the Flagler County owned dunes. There has been headway with arranging to have mediation with FEMA to be facilitated by a dispute resolution specialist. The HDOA attorneys are working on filing the HDOA's appeal. Mr. Gill stated the HDOA is speaking with Congressman DeSantis' office about the FEMA problem.

Communications & Community Relations

Ms. Gass stated she will work with Mr. Houk about sending out a walkover communication email.

Maintenance Committee

Updates per the monthly report

Mr. Yoder updated the Board per the monthly report.

Gate Operators Proposal

Mr. Houk and Mr. Yoder reported on a proposal to replace the two exit gate operators at the Island Estates main gate exit side at a cost of \$6,900 which has been included in the maintenance capital plan.

ON MOTION BY Dave Yoder, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve a price of \$6,900 to install new gate operators at the Island Estates main gate exit side. Motion carries.

Social Committee

Mr. Pierce stated nothing to report yet, but he's working on it!

Community Planning

Mr. Vohs confirmed he is working on a new realtor update bulletin. If there are any ideas for the bulletin, please let him know.

Security & Emergency Response Committee

Ms. Rooyakkers stated the only issue is that people are walking up and down the dunes. Signage will be posted at the dune.

Design Review Committee

DRC Appointment – Julie Karner

ON MOTION BY Marge Rooyakkers, seconded by Mike Gill, with all in favor, the Board voted on whether to appoint Julie Karner to the Hammock Dunes Design Review Committee. Motion carries.

DRC Manuals Adoption

Mr. Georg reported the manuals have not been received from Bob Dickinson; however once received, Mr. Georg will email them to the Board for review at the May Board meeting.

Financial Committee

Mr. Aiello confirmed the preliminary audit has been received and Mr. Aiello and Mr. Jeff Annon reviewed the document. Mr. Aiello confirmed at the end of 2016 the HDOA, Granada Estates, & Ocean Estates is in strong financial position.

As of 2017, the HDOA is slightly over budget since the Hurricane Matthew dues increase did not take effect until April 1st.

Declarant & Development Committee**7th Fairway Marsh Petition Letter**

Mr. DeGiovanni reported on the progress of converting the area owned by the DCDD adjacent to the 7th fairway. Mr. Hertzog is addressing Cline Construction for a package bid.

Association Updates/Discussion

Nothing additional.

New Business

Nothing additional.

Adjournment

ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor, the meeting was adjourned at 12:15 p.m.