

**Hammock Dunes Owners Association, Inc**  
**Board of Administrators Meeting**  
**August 28, 2017**

**Call to Order:**

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

**Board Members Present:** Mike Gill, Bruce Aiello, Jef Amsbaugh, Cosmo DiPerna, Jane Ann Gass, Stan Pierce, Marge Rooyakkers, Dennis Vohs, David Yoder  
**Board Members Absent:** Scott Keiling  
**HD Club Administrator Absent:** Maria Dumke  
**Community Management Present:** Travis Houk, and Carsten Georg, Tyler Schreiner Southern States Management Group

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

**Approval of Minutes – July 17, 2017**

**ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor, the Board approved the minutes of the July 17, 2017 Board of Administrators meeting with the following amendments:**

- **On page 3, under Design Review Committee, the words in the last sentence, “rather than just pushing them out of the door,” should be eliminated.**

**97 Calle de Sur Submittal- Design Review Committee:**

Ms. Julie Karner reported about the proposed design concept for 97 Calle del Sur. The conceptual submittal was received and reviewed by the DRC at their August meeting. Conceptual Elevations have been reviewed at previous meetings and this is now the 5<sup>th</sup> iteration. Ms. Karner stated the architects have greatly expanded the variety of the tones and textures, softening the look of the house and giving it more interest and depth. Ms. Karner and (DRC member) Ms. Donna Trindle met with the architects at their Winter Park, FL studio to understand the conceptual design in better detail. The HDOA Board reviewed the design. Ms. Karner explained the design of the home is actually consistent with the Design Review Manuals, stating there is a Mediterranean influence. There was discussion about addressing this issue with the Playa del Sur owners and asking for their input on the design. The Board discussed the design and if the current proposal is a violation of the Master Declaration and the Mediterranean look of Hammock Dunes. The Board offered recommended changes to Ms. Karner, among others specifically changing the flat roof design; however no vote or additional review was solicited by the Board since the submittal is only conceptual at this time.

**Dune Walkover Update:**

Mr. Travis Houk provided a report on the Dune Walkover Project. Mr. Houk stated the contractor has created a working punch list. Further, Mr. Houk and Mr. Buster Taylor will create an additional punch list and provide it to the contractor. The punch list includes changing out boards, adjusting the cross bracings and center bolts, adding hand rails, replacing screws, etc. Mr. Houk stated there is an approximate 30 day window the contractor has provided.

**Granada Lake Marsh Conversion- Cline Proposal**

Mr. Amsbaugh provided an update on the Granada Lake Marsh Conversion. The DCDD does not want to manage the project, spend \$1,800 on a topography survey of the Lake, or the \$6,800 for survey/engineered plans. DCDD stated they would donate \$50,000 to the project. Cline's proposal is at \$46,000-\$48,000 all in; convert marsh to lake. The Board concluded the marsh is the responsibility of three parties: DCDD, the Hammock Dunes Club, and the adjacent private owners (Glenn Hertzog). Everyone agrees the marsh would look better if it was a lake; however the financial contracting and

responsibility should be between the DCDD, the Hammock Dunes Club, and the adjacent private owners. The HDOA will not get involved financially or manage the project.

**Hammock Dunes Club Administrator Report:**

Mr. Bruce Aiello stated the community will have to be aware of that heavy traffic from the south gate due to the construction project on the Club's Pool. Ms. Marge Rooyakkers and Mr. Carsten Georg will work on the plan.

**Committee Reports:**

**Legal Affairs Advisor**

**FEMA UPDATE-**

Mr. Gill received communication from a representative with FEMA confirming that FEMA Region 4 is reviewing the appeal. Mr. Gill reminded the Board about the previous Hurricane Matthew filing and what transpired at the state level. Senator Nelson and Congressman Ron DeSantis have supported the HDOA's filing. FEMA has 90 days to issue a response.

**Communications & Community Relations**

Ms. Gass reported that she had a meeting with Hammock Dunes Club employees, Kim and Crystal about Social Media. The Club is getting about a 65% bounce rate. Mr. Gill stated that he has had several people come to him about volunteering in some way for the Board in regards to Communications and Community Relations. Mr. Gill will provide the names to Ms. Gass.

**Maintenance Committee**

Mr. Yoder updated the Board per the monthly report. Mr. Houk stated that 100 cubic yards have been put on the landward side on the HDOA dune at 511 Granada Drive. The Maintenance Committee is requesting an additional 300 cubic yards of sand that will be placed on the back slope.

**ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor, the Board voted on whether to approve a not-to-exceed amount of \$3,000 for an additional 150 cubic yards of sand to be placed on the back slope at 511 Granada Drive. Motion Carries.**

Mr. Yoder stated that Mr. Houk has a quote for the Mariners Drive gate operators for \$7,030. The gate operators must be changed out per the capital plan. Additionally, they are extremely old and provide a safety hazard since there is no back-up battery.

**ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers, with all in favor, the Board voted on whether to approve to \$7,030 for the installation of the new Mariners' Drive gate operators. Motion Carries.**

Mr. Yoder recommended planting the dune walkover area/buffer zone that was not planted earlier in the year.

**ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve the amount of \$5,900 for the Dunes Plantings at the walkover area and this will done in 2018. Motion Carries.**

Mr. Yoder and Mr. Aiello confirmed the Island Estates Bridge globes and lights should be changed. The bridges will be put on a rotation for change-out once the Island Bridge has been done.

**ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor, the Board voted on whether to approve a not-to-exceed amount of \$4,000 for the Island Estates main gate bridge out of the reserves. Motion Carries.**

Mr. Yoder confirmed the fencing behind the A1A Hammock Dunes marquee is collapsing and needs replacement.

**ON MOTION BY Marge Rooyakkers, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve a not-to-exceed amount of \$2,920 to replace the fencing behind the Hammock Dunes sign. Motion carries.**

### **Social Committee**

Mr. Pierce stated that the beach party was a success bringing in over 200 people. Mr. Pierce also stated that he drew up a proposal with a design for a sign. Mr. Houk stated that the next party is on the schedule for September 29<sup>th</sup> with a college alumni theme. Mr. Pierce also stated that the January 15<sup>th</sup> cruise has received 12 couples. Mr. Pierce stated that the Security Training Class is still on the books for October 5<sup>th</sup>.

### **Community Planning**

Nothing additional.

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

Ms. Rooyakkers reported that there is a constant violation with 7 Anastasia. The family member keeps entering the property of Hammock Dunes by tailgating. Ms. Rooyakkers stated that she will be speaking with the deputy sheriff about this matter. The Board also discussed reducing the transponder cost for the paper transponders.

**ON MOTION BY Marge Rooyakkers, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve the cost for a paper transponders of \$20 each, along with the white transponder going up to \$50 as of January 1, 2018. Motion carries.**

### **Design Review Committee**

Mr. DiPerna reported he mentioned at the last meeting that Dave Mancino was retiring as of the September DRC Meeting. Mr. DiPerna stated that there is a candidate that the DRC finds acceptable, his name is Steve Schyler. Mr. DiPerna passed around his background information. Mr. DiPerna also stated that the Committee has adopted a new voting policy; paid consultants can no longer vote.

**ON MOTION BY Cosmo DiPerna, seconded by Dennis Vohs, with all in favor, the board voted on whether to approve the appointment of Mr. Schyler as the new paid Architect on the Design Review Committee. Motion carries.**

### **Financial Committee**

Mr. Aiello stated that slowly the association is returning back to budget. Mr. Aiello stated that there was a \$3,000 water bill on one of the meters at the 16<sup>th</sup> hole bridge. Mr. Aiello confirmed the phone bill is more than above average at \$1,200 a month and Mr. Houk and Mr. Georg are reviewing an alternative such as a wireless antenna. Mr. Aiello also stated that the association had Dune Fertilization in the budget for the year, but would like that pushed to next year. Mr. Aiello reminded Board members that for next month's budget he will need every committee representative to provide their anticipated expenses.

### **Declarant & Development Committee**

Mr. Gill stated that the association has received a request for an easement from Le Jardin for their crossover. The Board indicated Le Jardin received documentation many years ago for an easement and they should just use the existing documentation that Robyn Severs provided and then submit to the Board.

### **Association Updates/Discussion**

#### **Future Meeting Dates**

Mr. Gill stated that the new meeting dates are in the board packages.

**15 Corte Vista-Self Help**

**33 Island Estates-Self Help**

Mr. Houk stated that these homes are in foreclosure but we need "Self Help" for the simple maintenance on the property.

**ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers, with all in favor, the Board voted on whether to approve the Self Help work to be completed a mow, edge, and blow in the front yard. Motion carries.**

**New Business**

Nothing additional.

**Audience Comments**

Nothing additional.

**Adjournment**

**ON MOTION BY Mike Gill, seconded by Marge Rooyakkers, with all in favor, the meeting was adjourned at 12:30 p.m.**