

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
December 18, 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, Cosmo DiPerna, Dennis Vohs, Jef Amsbaugh, Jane Ann Gass, Marge Rooyakkers, David Yoder, Stan Pierce

Board Members Absent: Scott Keiling

HD Club Administrator Present: Ted Robinson

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 – November 20, 2017

ON MOTION BY Dennis Vohs, seconded by Stan Pierce, with all in favor, the Board approved the minutes of the November 20, 2017 Board of Administrators meetings with the following amendments:

- **Under Security and Emergency Response on Page 3 the sentence should read that the “new software will be much smoother and easier for all the gates” instead of just the main gate.**
- **On Page 2 on the topic of 97 Calle del Sur, Mr. Aiello stated it should be clear on record that Mr. Vohs will be representing and directing the Ocean Estates Neighborhood/Playa del Sur Committee rather than Ms. Gass since she is not the elected administrator for Ocean Estates.**

Committee Reports:

Declarant & Development Committee

Mr. Gill updated the Board about his Flagler County meeting regarding the dune sand project. Ms. Rooyakkers, Mr. Aiello, Commissioner Hansen, County Attorney Al Hadeed, and County Administrator Craig Coffey attended the meeting. Mr. Gill stated there was a verbal commitment from Flagler County to take on the project and the County will send a draft agreement for the Committee to review. The first draft estimate is approximately \$2,400,000 as the HDOA contribution per the formula projected by Flagler County. The hope is the proposed estimate is about \$600,000 high when the final numbers are calculated. Mr. Aiello confirmed all “Hammock” neighborhoods including Ocean Hammock are being treated equitably by Flagler County. The Board reviewed options to fund the HDOA’s contribution for reconstruction of the dunes. Pursuant to legal advice, the HDOA does have the ability to levy a one-time special assessment of \$2,000 per unit. The Board discussed payment options and allowing owners to pay quarterly \$500 over 2018. The Board discussed the special assessment plan and by consensus agreed to review and potentially approve the special assessment at their next Board meeting in January 2018.

Mr. Gill updated the Board about the FEMA Matthew claim. Further, Mr. Gill confirmed the HDOA filed for FEMA funding from Irma. There were two denials; one is the appeal of Matthew; and the other was the denial on Irma’s first filing. Mr. Gill stated there is 60 days to appeal the denial; his recommendation is to continue the appeal for both.

Mr. Houk reported that he and Mr. Robert “Buster” Taylor have been in contact with Saboungi, Co. The positive news is the HDOA has a permit from DEP and they also have construction material on site, with coordination with Flagler County to use Jungle Hut to gain access to the beach. Mr. Houk stated there

are no workers at this time. Mr. Houk confirmed he contacted Mike Saboungi, and has been promised the crew will begin working this week. The Board discussed the dune project and if this will impact the walkover project. Mr. Houk will inform Saboungi about the date for the dune project.

Mr. Gill reported that in the next DDC meeting Lennar reps are attending with plans for the vacant lots on the ocean. Mr. Gill stated that he would like to make an addition to the DDC by appointing Mr. Ralph Dumke as a Committee member. Mr. Gill stated that Mr. Dumke has engineering-construction background and has a great energy that would be an asset for the DDC. By consensus the Board agreed.

Hammock Dunes Club Administrator Report:

Mr. Gill welcomed Mr. Ted Robinson to the Board as the new Hammock Dunes Club Administrator; replacing Maria Dumke.

Communications & Community Relations

Ms. Gass reported that communications have been slim because she is trying to keep things positive! Ms. Gass and Mr. Houk reported the new Winter Inside the Gates is in the mail.

Maintenance Committee

Mr. Yoder updated the Board per the monthly report.

Mr. Yoder stated the Committee isn't spending much money, but just keeping upon the regular maintenance items. The Clicker Beach smartpass transponder has arrived; however there are some complicated programming issues with AT&T and that is currently under review.

Social Committee

Mr. Pierce stated the cruise is still on for January 15th. Mr. Pierce also stated that for the Winter he is looking into a dinner and entertainment on February 28th at the Club. Ms. Rooyackers stated that she is getting together a date for a training class with the Sheriff's department. Mr. Pierce stated that he would like another beach party once the good weather returns in the Spring.

Community Planning

Mr. Vohs reported there have been approximate 420 responses on the resident questionnaire. Mr. Vohs stated that by the end of January he would like to put the community demographics on the website.

Security & Emergency Response Committee

Nothing additional to report; however the Committee including Mr. Houk and Mr. Georg are working on the phone bill situation with AT&T and options for cellular service instead of wire connections.

Design Review Committee

Mr. DiPerna stated that Mr. Weinert submitted his design for his new oceanfront submittal. It was a preliminary review and the committee approved the review. Mr. DiPerna stated this is the 5th house submitted this year to the DRC for review.

Finance Committee

Mr. Aiello stated the HDOA is at its lowest in several years for bad debt, down to \$80,000. Mr. Aiello congratulated the Board about doing a great job all year long operating under budget, with the exception of the Hurricane Irma expenses.

Association Updates/Discussion

Nothing Additional.

New Business

2018 Monthly Meeting Schedule

The Board agreed to have the 2018 Monthly Meetings the same time 10 a.m. on the 3rd Monday of each month.

Audience Comments

Mr. Lance Curlin, Viscaya owner, made some positive comments about the Board's production for the community and everything they do.

Adjournment

ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers, with all in favor, the meeting was adjourned at 11:32 p.m.