

**Hammock Dunes Owners Association, Inc**  
**Board of Administrators Meeting**  
**February 20, 2017**

**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, Marge Rooyakkers, Mike Gill

**Board Members Absent:** Jon Rapaport

**HD Club Administrator Present:** Maria Dumke (via phone)

**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 – January 16, 2017**

**ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor, the Board approved the minutes of the January 16, 2017 Board of Administrators meeting with the following amendment:**

- **Jane Ann Gass should be removed from the Board Members Present list on the first page.**

**Amended FY 2017 Hammock Dunes Owners' Association Budget Adoption - \$25 Monthly Increase**

Mr. Aiello stated in order to secure the bank loan, the HDOA Board of Administrators must approve amended the FY 2017 Hammock Dunes Owners' Association (HDOA) operating budget with an increase of \$25 per unit, per month. The new monthly dues will be \$153 for the HDOA. Mr. Aiello confirmed the amended budget and notice was sent to all HDOA owners.

**ON MOTION BY Bruce Aiello, seconded by Cosmo Diperna, with all in favor, the Board voted on whether to approve a \$25 increase of the FY 2017 HDOA operating budget effective April 1, 2017 through the remainder of the year. Motion carries.**

**Hurricane Matthew Funding – Loan Authorization**

**ON MOTION BY Mike Gill, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to authorize HDOA President, George DeGovanni, and HDOA Treasurer, Bruce Aiello, to execute the bank loan documentation. Motion carries.**

**Dunes Restoration Update- Dave Eckert**

Mr. Dave Eckert updated the Board about the implementation of the Halifax contract and the construction schedule. Mr. Eckert provided a detailed analysis of dune restoration project and how it will be coordinated, reviewed, and supervised. Further, Mr. Eckert confirmed the FDEP and FEMA timeframes along with discussion about plans for Phase 1 and Phase 2 including construction of the dune walkovers. Additionally, Mr. Eckert provided updates about Flagler County funding plans. The Board thanked Mr. Eckert for his hard work!

**Hammock Dunes Club Administrator Report**

The Club report is included in the package for the Board administrators to review.

**Committee Reports:**

## **Legal Affairs Advisor**

Mr. Gill reported on a call he received from FEMA and discussed his review of the call. Further, he has asked HDOA counsel, Robyn Severs, to follow-up with the FEMA rep.

## **Communications & Community Relations**

Ms. Gass asked the Board to submit their articles for the next Inside the Gates issue by March 3, 2017. The Committee agreed to keep Chris Austin at the same rate to manage the website and reduce the rate (by half) for Lois Duncan per the real estate module maintenance. Ms. Gass reported the Committee reviewed the Google analytics info. Mr. DiPerna stated it would be a nice feature if Google updated their archives showcasing the new improvements in Hammock Dunes.

Mr. Vohs stated it might be a good idea to engage Kim Laxton with the Club to review the analytics and how the two websites compare.

Mr. DeGiovanni explained to the Board his frustration with the Hammock Dunes Club and their position to charge \$50 per hour to use their drone.

## **Maintenance Committee**

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

Mr. Yoder updated the Board per the monthly report. The Committee asked for approval to landscape the common section on Cordoba Court that has been discussed at the DRC and previous Board meetings. The plan has been approved by the DRC and also both adjacent neighbors. This is a Granada Estates Neighborhood expense.

**ON MOTION BY Dave Yoder, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve a landscape improvement of \$2,090 on Cordoba Court. Motion carries.**

## **Social Committee**

Nothing to report.

## **Community Planning**

Mr. Vohs stated the DCDD received the permit from St. John's to expand the water plant and the construction is slated for later this year. A study is being done by an engineering firm to understand if the weir can be modified which flows to the intra-coastal. Mr. Vohs stated the DCDD is placing a temporary pump behind the Club tennis courts to pump water out of Hammock Dunes for emergency use only. There is no danger that the lakes in Hammock Dunes will be drained.

## **Security & Emergency Response Committee**

Ms. Rooyakkers reported on a survey of tailgating and there is an average of 18 tailgaters per month. The Board elected not to pursue a penalty at this time; however the rover should be dispatched to attempt to identify them each time a tailgater is observed.

## **Club Gate Issue – Maintenance Facility**

Ms. Rooyakkers stated there is still an issue in the North Gate; specifically the golf course maintenance facility is keeping the entry fence open. The Board asked Ms. Rooyakkers to discuss the issue with Mr. George Bagnall. There was also discussion about using the stealth roving camera near that area.

## **Design Review Committee**

Mr. DiPerna reported on activity in the DRC including another preliminary review in Playa del Sur. Mr. Aiello asked the Committee to review what is being done at 13 San Marco Court and the improvements. Additionally, Mr. Aiello updated the Board about the Island Estates/Mariners Gate front entry landscape improvements and the plans will be on the next DRC agenda.

## **14 Corte del Mar Pool Variance**

Mr. Georg reported on a variance request for a pool at 14 Corte del Mar that encroaches into the 30 ft. setback. Other homes in Villas del Mar have encroached. By consensus the Board agreed to sign the variance approval form.

### **Financial Committee**

Mr. Aiello confirmed the closing on the bank loan should be at the beginning of March. The Board discussed bank rates and opportunities for individual Hammock Dunes resident's funding for Phase 2. Mr. Aiello reported on end-year financials and how the tax accountant will address the personal property loss from Hurricane Matthew. Further, Mr. Aiello reminded the Board that it will be imperative to stay within budget this year.

Mr. Aiello asked Mr. Houk to include a notice in the coupons explaining what owners should do when they receive their new coupons for the HDOA dues increase.

### **Declarant & Development Committee**

Mr. DeGiovanni stated Jon Rapaport has resigned effective at the Annual Meeting. Lennar (WCI) will appoint a new administrator for the Waterfront seat.

### **Association Updates/Discussion**

#### **2017 Annual Meeting, March 27, 2017**

Mr. Houk reminded the Board about the Annual Meeting and the seats are up for election.

### **New Business**

Mr. DeGiovanni reviewed with the Board the groups for the dunes project. Group 1 (Equipment Management/Time Study) is SSMG, Mr. Yoder, & Ms. Rooyakkers. Group 2 (Dune Planting) is Mr. Gill, Mr. Houk, and Ms. Severs. Group 3 (Payment/Invoice Review) is SSMG, Mr. Yoder, Ms. Rooyakkers, Mr. Aiello, and Mr. DeGiovanni. Group 4 (Dune Confirmation) is Taylor Engineering. Group 5 (Walkovers) is the Maintenance Committee plus Taylor Engineering.

### **Adjournment**

**ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor, the meeting was adjourned at 12:55 p.m.**