

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
January 16, 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, Jane Ann Gass

HD Club Administrator Present: Maria Dumke

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

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

Mr. DeGovanni welcomed the new Hammock Dunes Club Administrator, Maria Dumke.

Mr. DeGovanni reported Duneview administrator, Barry Williams, resigned. The Board was asked to think about a replacement for the Duneview seat if the neighborhood representing Duneview (Casa Bella/Viscaya) does not nominate anyone.

Approval of Minutes – December 19, 2016

ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor, the Board approved the minutes of the December 19, 2016 Board of Administrators meeting with the following amendment:

- **On page 3, Financial Committee, in the last sentence eliminate the word “too”.**

Hammock Dunes Club Administrator Report

Ms. Dumke distributed a “current state of the Club” recap document to the Board. There was a record for new membership in December 2016 and January 2017. The Club completed their temporary dune walkover repair and will construct a permanent rebuild after the dune restoration project. The Club spent approximately \$88,000 in repairs from Hurricane Matthew. The Links golf course renovation project is complete. Ms. Dumke stated the Club hosted an event for Hammock Beach property owners and around 40/49 people attended.

Committee Reports:

Legal Affairs Advisor

Mr. Gill stated the housekeeping issue of walkover easement documentation is incomplete. Mr. Gill advised the Board to wait until the dune restoration project is complete in addition to obtaining clarity on FEMA's plans and then revisit the easement paperwork in a few months. Pursuant to the dune restoration project, Mr. Gill confirmed Hammock Dunes is on the only private community (out of several similar communities that have filed) which has been accepted as eligible for FEMA consideration. Further, Mr. Gill confirmed the HDOA is following all the FEMA public procurement guidelines and reimbursement parameters. Mr. DeGovanni stated Taylor Engineering is now involved on getting the FLDEP permit. The Board discussed the timeline for receiving a permit for the dune restoration project and the bid process.

Communications & Community Relations

Mr. Houk confirmed he will meet with Ms. Gass to review a communication plan. Mr. DeGovanni stated a town hall meeting in February will be necessary to provide information to the owners.

Maintenance Committee

Updates per the monthly report

Mr. Yoder reported the light poles have been ordered with installation at the end of February/early March. The perimeter fence on Jungle Hut Road has been repaired. P&S addressed all the maintenance issues and the Committee has been satisfied with their work. Mr. Yoder stated the golf course road crossings repair will be pushed until the summer of 2017. The main gate exit side will be replaced with stamped concrete and will be done at the same time as the golf course crossings. Mr. Yoder stated after review and on-site visits with FPL, they will not install an electric line. Further, they can install a transformer for \$15,000. The Committee confirmed the installation of a hard wire trenched from the south gate is the best option.

ON MOTION BY Dave Yoder, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve a not-to-exceed amount of \$9,800 (Brown's Electric) to install a hard wire electric line from the south gate to the A1A sign. Motion carries.

Mr. Houk stated there is broken curbing on Valencia Court that should be replaced.

ON MOTION BY Dave Yoder, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve repairing the curb on Valencia Court for \$1,400. Motion carries.

Mr. Houk stated that he reviewed the beach walkovers with Kevin Partel. Specifically, they reviewed the broken, unstable walkovers that extend east from the dune and could impact the dune restoration project. Mr. Houk presented a proposal to cut back 15 walkovers at a price of \$7,802.

ON MOTION BY Dave Yoder, seconded by Dennis Vohs, with Mr. DeGovanni, Mr. Gill, Mr. DiPerna, Mr. Yoder, Mr. Vohs, Ms. Rooyakkers, in favor and Mr. Aiello opposed, the Board voted on whether to accept Kevin Partel's proposal. Motion carries.

Mr. DeGovanni stated once the contract has been awarded and the contractor begins, the maintenance committee should monitor the contractor, document the activity, and oversee the contract. Mr. Yoder indicated Taylor Engineering should be involved and the main point of contact. Mr. Yoder and Mr. DeGovanni agreed to table the discussion and evaluate it again before the project begins.

The Board discussed the DCDD property adjacent to the 7th hole and the restoration of that property by the DCDD.

Social Committee

Nothing to report.

Community Planning

Mr. Vohs stated the DCDD is working on pumping out the lakes to the north which are filled with salt. In addition the DCDD is reviewing a long term water project with Palm Coast and their facilities. Further, the DCDD is reviewing connecting the water pipes from Hammock Dunes to the DCDD lakes. Currently, the Hammock Dunes lake system is not connected to DCDD.

Security & Emergency Response Committee

Ms. Rooyakkers stated the Committee has been notified by the Flagler County Sheriff's Office that the burglary ring may come back in 2017. Additionally, Ms. Rooyakkers stated there have been issues with vehicles front gating and tail gating. Ms. Rooyakkers, Mr. Georg, and Mr. Houk had a staff meeting with Securitas officers to review various issues. Branch Manager, Carlos Valentin, was responsible for the meeting and communicating/training his officers. Ms. Rooyakkers asked the Board to confirm that transponders are not to be distributed to vendors. The Board agreed with Ms. Rooyakkers and confirmed their support. Ms. Rooyakkers stated the Committee is reviewing the closing speed for all gates. The Board discussed if contractors can be banned from the Community. Mr. Houk stated counsel advised this will be a challenge.

Ms. Rooyakkers asked if the sticker transponders can be reduced to \$20. The Board said no, the price will not change.

Design Review Committee

Mr. DiPerna stated the DRC Manuals are still under review. Mr. Vohs asked the Board is there is a legal liability for some of the changes that were made since previous owners constructed their home under the original standards. One example was the building height change in Grande Mer. The Board discussed the manuals and will follow-up with counsel if necessary. Mr. Aiello asked if the Committee can confirm if the changes to the Island Estates manual were done per the comments that were provided. Mr. Gill expressed his frustration with updating the manuals and stated the Committee needs red line versions of the manuals. Ms. Dumke asked if the DRC notified adjacent owners when there is construction. The Board confirmed typically this is not the case.

Financial Committee

Mr. Aiello stated the Finance Committee is actively interviewing banks for potential loans. Given the short timeframe provided by FEMA, self funding is not an option. Three banks have been interviewed. Mr. Aiello directed the banks to submit their term sheets and redevelop their proposals. The Committee is waiting to review the proposals once they are submitted. Mr. Aiello stated the monthly HDOA dues will need to be increased. The Board discussed when to increase the dues and the consensus was a Board meeting on February 20th to amend the budget with an effective date of April 1, 2017. The Committee will include the revised budget with the mailing.

Declarant & Development Committee

Weinert Legal Agreement

Mr. DeGiovanni stated the Weinert Agreement has been finalized and confirmed by Robyn Severs. The agreement will be a recordable document.

ON MOTION BY Mike Gill, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve the legal agreement. Motion carries.

Mr. Houk confirmed Mr. DeGiovanni will sign and it will be notarized and then provided to Mr. Weinert to sign/notarized. Lastly it will be sent to Robyn Severs for recording.

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

Nothing additional.

Adjournment

ON MOTION BY Marge Rooyakkers, seconded by Bruce Aiello, with all in favor, the meeting was adjourned at 12:39 p.m.