

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
July 17, 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, Carsten Georg, Tyler Schreiner, Southern States Management Group

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

Approval of Minutes – June 19, 2017

ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor, the Board approved the minutes of the June 19, 2017 Board of Administrators meeting as written. Motion Carries.

Dune Walkover Update:

Mr. Travis Houk reported the HDOA received an extension from the Florida-DEP from July 4th to July 31st; which means the contractor can continue to access the walkovers from the beach. There are several items including carpentry repair and board replacement that need to be addressed before the final punch list is created. Mr. Houk stated the main focus is getting the walkovers done and complete by July 31. Mr. Houk and Mr. Buster Taylor distributed a spread sheet identifying the decking completion status along with the integration from preexisting to new construction. Mr. Taylor gave a quick update stating that just 4 walkovers still do not have the side rails. Mr. Houk and Mr. Taylor will continue to work with the contractor to complete the remaining items.

Granada Lake Marsh Conversion:

Mr. Houk reported that he spoke with the DCDD and they were in the process of surveying the topography and testing the soil salinity. Testing results will be submitted by the DCDD to the HDOA. Mr. Gill reviewed the previous option by the DCDD to cap an offer of \$50,000 with Hammock Dunes resident Glenn Hertzog spearheading the project. Mr. Gill confirmed this morning he received an email from Tim Sheahan (DCDD) providing the topography data of 4 ½ which is good news because it will be more cost effective rather than going 6 feet. Mr. Houk will reach out to a survey company for a quote to survey the Marsh. Mr. Gill asked Mr. Jef Amsbaugh to coordinate the discussions with Mr. Hertzog, DCDD, Cline, and the HDOA.

Hammock Dunes Club Administrator Report:

Ms. Dumke distributed the monthly Hammock Dunes Club Highlights. Ms. Dumke reported the Club is close to breaking ground on their renovations; however Flagler County is holding up the permits. Mr. Gill suggested holding meetings periodically with realtors that are actively showing or selling home inside the gates. Mr. Gill stated it may be beneficial to have a cocktail hour with some suggested topics such as the Club renovations and future plans.

Committee Reports:

Legal Affairs Advisor

New Estoppel Bill-Approve Legal Action

Mr. Gill reported that there recently has been a change in legislation in the state of Florida regarding the issuance of estoppel certificates for assessment collection. As a result of the new law, the HDOA must

adopt a resolution confirming compliance. Mr. Gill stated Robyn Severs, HDOA legal counsel, prepared the new resolution for Board review.

ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor, the Board voted on whether to approve the “Resolution of the Board of Administrators of Hammock Dunes Owners’ Association, Inc. Approval of Fee for Preparation of Estoppel Certificate”. Motion Carries.

FEMA Update

Mr. Gill reported the HDOA’s FEMA appeal is a 3-stage process. On July 8, 2017 the State of Florida issued a “recommendation of eligibility” to FEMA which is good news. Mr. Gill stated they have reconnected with Senator Nelson and Congressman DeSantis’ office. Both groups have supported the HDOA’s FEMA appeal. The HDOA is now waiting on FEMA’s response; most likely 90 days out.

Flagler County Update

Mr. Gill reported that he spoke with Flagler County administrator, Craig Coffey, and Flagler County is going thru the appeal process with FEMA. Flagler County is currently attempting to gain access to the beach thru Florida DEP and their engineers. Further, the County is still reaching out to contractors for bids on dune reconstruction which may be at least a 30-day process if not longer. The HDOA will schedule another meeting with Mr. Coffey to discuss phase 2 of the HDOA sand replenishment once the County has a plan.

MRTA- Follow Up

Mr. Aiello reminded the HDOA Board about preserving the Covenants and Restrictions. Additionally, he stated the importance of contacting the sub associations. Mr. Houk confirmed that Ms. Severs was indeed instructed to start the process and he will send letters to sub associations that are affected by the MRTA asap!

Communications & Community Relations

Ms. Gass reminded the Board to submit their articles for the next issue of Inside the Gates. Ms. Gass stated that Bill Connor and she have been working diligently on the website; however Bill is looking to step away at the year’s end. The Board will seek a replacement for Bill in addition to administrative support thru Southern States Management Group.

Maintenance Committee

Updates Per Monthly Report

Mr. Yoder updated the Board per the normal monthly report.

Mr. Yoder stated the “10-year maintenance capital plan” indicates the need to repave and resurface Camino del Mar and the Two Camino Office parking lot in 2017. The Committee agreed that Camino del Mar can be pushed for another year; however the Two Camino Office parking lot should be done in 2017 since it’s the front door to Hammock Dunes for prospective buyers and guests. Mr. Yoder stated the cost of resurfacing the parking lot would be roughly \$43,000. By consensus the Board agreed and Mr. Yoder will bring the quote back to the Board after discussing it with Southern States Management Group.

Social Committee

Mr. Pierce discussed the upcoming social events. The July 26th Beach Party is scheduled and ready to start at the Comfort Station/San Gabriel Beach Walkover. Mr. Pierce stated that he contacted Royal Caribbean about an extension and deposit for the proposed cruise. Mr. Pierce also brought up an idea of doing surf fishing lessons. In addition to the Volunteer Recognition Dinner this Fall, the Social Committee will also sponsor a training/defense class presented by the Flagler County Sheriff’s Office.

Community Planning

Mr. Vohs reported the DCDD is in the final stages of completing the design on the expansion of the waste water treatment plant. Mr. Vohs stated that he spoke with several realtors on condo sales and they are below expectations; however on a positive note, several homes have sold from realtors outside

Volusia/Flagler County. The expectation is the higher prices in other Florida comparable communities may drive prospective buyers to Hammock Dunes.

Security & Emergency Response Committee

Ms. Rooyakkers reported that the Mariner’s Gate camera was struck by lightning and will need to be replaced.

ON MOTION BY Marge Rooyakkers, seconded by Bruce Aiello, with all in favor, the Board voted on whether to purchase a new camera for Mariners Gate with a price not to exceed \$2,200. Motion Carries.

Mr. Aiello asked the Committee to express his displeasure that Securitas is requiring the HDOA to pay for this camera.

Design Review Committee

Mr. DiPerna reported that Mr. Dave Mancino has put in his letter of resignation from the Design Review Committee and the Committee will search for a replacement for Mr. Mancino. Mr. DiPerna also reported on the status of the 97 Calle Del Sur submittal. Mr. DiPerna confirmed that Mr. Gill and he along with the DRC are working with the Sai’s on finding a better solution to their new home submittal rather than just pushing them out of the door.

Financial Committee

Mr. Aiello reported the HDOA received a statement from the DCDD stating that there have been zero permitted construction homes in the last 6 months. Mr. Georg stated that there have been 5 homes that were approved for construction but will research if permits were issued. Mr. Aiello confirmed the HDOA is still over-budget; however by October he expects the expenses to be back within budget. Mr. Aiello confirmed he has a bound copy of the HDOA audit.

Declarant & Development Committee

Nothing Additional.

Association Updates/Discussion

Mr. Gill asked Mr. Houk to connect with Mr. DeGiovanni on the status of the DEP permit to install approximately 100 cubic yards on the west landward slope of the dune.

Ms. Rooyakkers requested the status of Ms. Lea Barr’s request for a memorial plaque in honor of her late husband on a memorial bench. The Board discussed the pros and cons of the request from Ms. Barr.

ON MOTION BY Cosmo DiPerna, seconded by Marge Rooyakkers, with all in favor, the board voted on whether to deny Ms. Barr’s request. Motion carries.

New Business

Nothing additional.

Audience Comments

Nothing additional.

Adjournment

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