

**Hammock Dunes Owners Association, Inc**  
**Board of Administrators Meeting**  
**June 19, 2017**

**Call to Order:**

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

**Board Members Present:** George DeGovanni, Bruce Aiello, Cosmo DiPerna, Mike Gill, Scott Keiling (Via Phone), Stan Pierce (Via Phone), Marge Rooyakkers, Dennis Vohs, David Yoder

**Board Members Absent:** Jane Ann Gass

**HD Club Administrator Absent:** Maria Dumke

**Community Management Present:** Travis Houk, and Carsten Georg, Southern States Management Group

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

**Approval of Minutes – May 15, 2017**

**ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor, the Board approved the minutes of the May 15, 2017 Board of Administrators meeting with the following amendments:**

- **On page one under the Dune Walkover Construction update, in the first sentence the word “installed” should be changed to “placed”.**
- **On page three under the Financial Committee it should read, “Mr. Aiello reported Ms. Rooyakkers, Mr. Houk, and he met with the mediators.”**
- **On page three in the Financial committee, third paragraph after Ocean Estates Neighborhood needs to be defined as Carino La Mer and Grand Mer.**
- **On page 3 under the Declarant & Development Committee in the last sentence the word “too” should be crossed off.**

**FY 2017 Budget Adoption- Playa del Sur**

The Board confirmed the proposed amended budget for Playa del Sur has been sent to all Playa del Sur owners. The new monthly dues will be \$300 per month.

**On MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor the Board voted on whether to approve the amended FY 2017 operating budget for the Playa del Sur neighborhood starting July 1<sup>st</sup>. Motion carries.**

**Dune Walkover Update:**

Mr. Travis Houk stated that several of the condo walkovers are in some degree of completion and many of the residential walkovers have decking. The Comfort Station/San Gabriel Walkover, Clicker Beach Walkover, and North Grande Mer Walkover are accessible but not final. Mr. Houk also stated that Saboungi was directed that all multi-use walkovers are to be accessible by the end of the week (June 23<sup>rd</sup>).

Mr. Bill Apsey stated due to the recent high tide, a few walkovers may need to be extended. Mr. Apsey also stated the Committee is doing all it can to accommodate the turtle patrol regulations and rain has created more delays. Mr. DeGovanni stated that he emailed the DEP last week and is requesting an extension thru July 31.

**Granada Lake Marsh Conversion:**

Mr. DeGiovanni provided the update with the Granada Lake Marsh conversion. Mr. DeGiovanni stated that St. Johns Water Management District gave the DCDD three options: 1) Restore the marsh and semi annually maintain it, for at least 5 years. 2) Convert it and extend it into Lake Granada. 3) Fill it in, and replace it with sod. When Glenn Hertzog (Hammock Dunes property owner spearheading the project) did his cost estimate, it came out to \$50,000 to dredge it and convert it into Granada Lake. DCDD then did their estimates to restore the marsh, semi annually maintaining it for 5 years coming in at \$42,000. Converting the marsh and extending into the Lake, the DCDD received an estimate of \$79,000. The sod estimate came in at an estimate of \$80,000. Mr. DeGiovanni stated that last Friday the DCDD Board voted to offer deeding the marsh to the Club and or the HDOA plus \$50,000. The Board had lengthy discussion about how to address the conversion. Mr. Gill confirmed the HDOA should be facilitators given the right parameters but not owners of the lake. Mr. DeGiovanni confirmed he will meet with Mr. Hertzog to discuss how to proceed.

**Preserve Master Declaration Beyond May 2019 Expiration:**

Mr. DeGiovanni stated the Marketable Record Title Act (MRTA) confirms that any HOA document after 30 years will become invalid and unenforceable. He followed up by stating that in 2019 this will happen with the HDOA CC&R's and the master declaration if it is not preserved by re-recording it with their legal counsel. Mr. DeGiovanni stated that there should be a formal letter and an affirmative confirmation to all neighborhoods in Hammock Dunes that confirms review of the Marketable Record Title Act (MRTA) with their legal counsel. Mr. Houk stated he already has the Villas in the process similar to the HDOA.

**ON MOTION BY George DeGiovanni, seconded by Dennis Vohs, with all in favor, the Board voted on whether to approve Becker & Poliakoff, not to exceed \$2000, to preserve the Hammock Dunes Owners' Association governing documents, and to prepare the legal documents and perform all legal activities necessary to preserve these documents, including any and all neighborhood documents that do not have their own separate associations. That will include Ocean Estates, and Granada Estates. Motion carries.**

**Declarant Position:**

Mr. DeGiovanni stated that in September 2016 the board appointed Mr. Gill to one of two declarant positions. Mr. DeGiovanni proposed to extend Mr. Gill's declarant seat thru March of 2019.

**ON MOTION BY George DeGiovanni, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve to extend Mr. Gill's declarant seat thru March of 2019. Motion carries.**

**Officer Appointment:**

Mr. DeGiovanni issued a statement confirming that he has resigned the office of President of the Hammock Dunes Owners' Association but would like to stay active as the Granada Estates Neighborhood representative.

Mr. DiPerna, as acting President, nominated Mr. Gill to be the new HDOA President.

**ON MOTION BY Cosmo DiPerna, seconded by Dennis Vohs, with all in favor, the Board voted on whether to approve Mr. Mike Gill as the new Hammock Dunes Owners' Association President. Motion carries.**

**Administrator Appointment:**

Mr. DeGiovanni submitted his resignation as the administrator of the Granada Estates Neighborhood. The Board discussed Mr. DeGiovanni's replacement.

**ON MOTION BY Mike Gill, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to appoint Mr. Jef Amsbaugh to the vacant Granada Estates Administrator seat. Motion carries.**

**Hammock Dunes Club Administrator Report:**

There was nothing to report.

**Committee Reports:**

**Legal Affairs Advisor**

**FEMA Update**

Mr. Gill stated that Mr. Eckert, Mr. DeGovanni, and he met with FEMA representatives in Tallahassee. The reps informally stated they will support the HDOA's FEMA appeal. The department has until early July to submit their support of the appeal to FEMA. Mr. Gill stated the next step is to reengage with Senators Nelson, Rubio, and Congressman DeSantis' and their offices.

**Flagler County Update**

Mr. Gill reported that Mr. Vohs and he met with Flagler County on their status with FEMA. Mr. Gill stated Flagler County is making little progress with a reimbursement. This includes the debris removal on their properties. Mr. Gill confirmed the County has also, like the HDOA, sent an appeal.

Mr. Gill reported the SBA loan application will expire sometime in mid July; however legal counsel is working on extending the timeframe.

**Communications & Community Relations**

Mr. Houk reported that Ms. Jane Ann Gass would like to have everyone submit their articles for Inside the Gates by July 14<sup>th</sup>. Mr. Houk stated Ms. Gass has been constant contact with Mr. Bill Conner on updating the website. Also the Audubon Certifications have been posted at the 2 Camino office.

**Maintenance Committee**

Mr. Yoder updated the Board per the monthly report. Mr. Yoder reported that all Hurricane Matthew damaged light poles have been installed with the new composite standard. Mr. Yoder confirmed that he and Mr. Houk received updated pricing on paving Camino del Mar and the Two Camino Office parking lot. Mr. Houk stated that he received pricing to repair damaged curbing in Granada Estates; specifically Ave. Monet. Further, Mr. Houk stated there is a breach in the perimeter fencing at the North Gate and it should be repaired. The fence has aged and needs a couple sections of replacement fence.

**ON MOTION BY Cosmo DiPerna, seconded by Marge Rooyakers, with all in favor, the Board voted on whether to approve the price, not to exceed \$4,200, on the curbing reconstruction in the common area on Avenue Monet. Motion carries.**

**ON MOTION BY Marge Rooyakkers, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve the price of \$2,450 to repair the fencing at the North Gate. Motion carries.**

**Social Committee**

Mr. Pierce reported he selected a committee and had a meeting to discuss the upcoming social events. The Volunteer Recognition Dinner is set for September 27<sup>th</sup>. Mr. Pierce also stated he is looking into a cruise option with Royal Caribbean that might be an "outside-the-box" social event. The Board indicated there should be a Summer party in addition to another party in the Fall. Specifically, the Board brought up an idea of having a potential Beach Grand Opening Party at the end of July. Mr. Pierce will meet with Mr. Houk to review.

**Community Planning**

Mr. Vohs confirmed the new realtor bulletin was emailed to all realtors in Flagler/Volusia Counties. The Committee will consider sending out a new survey with the next big mailing.

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

Ms. Rooyakkers stated that Securitas has a new access control program and they are going to give HDOA a trial once the Security Committee meets next month. Ms. Rooyakkers reported the new software should be more user friendly than the existing system, and will also be much easier and more efficient for the gate staff as well. Mr. Carsten Georg provided a staff update with Securitas, reporting that George will be the full time site supervisor at the main gate, taking over for Andrea.

### **Design Review Committee**

Mr. DiPerna reported on an ultra modern house proposal in Playa del Sur. The DRC denied the submittal but the Board discussed the evolving Mediterranean style that new owners are bringing to the table and how the Community should adjust to these new concepts. The DRC met with the architects of this proposed home and they were impressive with multiple high-end homes in suburban Orlando.

Further, the DRC will continue to work with the owner and architects.

Mr. Aiello stated 13 san Marco has been repainted, relandscaped, and has an air conditioner not enclosed. Mr. Georg stated he has sent out two letters, including a certified letter to the new owners directly them to submit the improvements to the DRC. Mr. Georg also stated that he has been in contact with the landscaper and has requested a new sketch from him but has not heard back from the landscaper. Mr. Georg will follow-up again!

### **Financial Committee**

Mr. Aiello stated in April the HDOA was about \$200,000 over budget. Over the month of May a lot of progress has been made and the HDOA is now only \$90,000 over budget. Mr. Aiello stated the HDOA should be back on budget once the 2018 budget season has started. Mr. Houk confirmed many of the collection accounts have been resolved thru legal.

### **Declarant & Development Committee**

Nothing Additional.

### **Association Updates/Discussion**

Ms. Rooyakkers stated that Casa Bella resident, Ms. Lea Barr, approached her about potentially installing a bench and plaque in honor of her late husband.

### **New Business**

Mr. Aiello stated that under a new HOA Florida Statue there is a requirement for having a compliance certificate for new Board members. Mr. Houk will follow-up with the new Board members that need the certificate!

### **Audience Comments**

Nothing additional.

### **Adjournment**

**ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor, the meeting was adjourned at 12:40 p.m.**