

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
May 15, 2017

Call to Order:

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

Board Members Present: George DeGovanni, Bruce Aiello, Cosmo DiPerna, Jane Ann Gass, Mike Gill, Stan Pierce, Marge Rooyakkers, Dennis Vohs, David Yoder

Board Members Absent: Scott Keiling

HD Club Administrator Present: Maria Dumke

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.

Mr. George DeGovanni welcomed Mr. Jeffry Amsbaugh to the Board table. Mr. DeGovanni confirmed that Mr. Amsbaugh lives in Granada Estates on San Gabriel lane, and thanked him for sitting in on the meeting.

Approval of Minutes – April 17, 2017

ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor, the Board approved the minutes of the April 17, 2017 Board of Administrators meeting as written.

Dune Walkover Construction Update:

Mr. Travis Houk stated that all 420 posts/pilings have been installed. Turtle patrol representatives call Mr. Houk each morning confirming that they've done a sweep of the beach and provide the "all clear" for the contractor to begin work. Further, Mr. Houk received confirmation in writing from the FL-DEP stating contractors can use small ATV vehicles during the carpentry construction which will be permitted thru July 4th. Hammock Dunes resident and Maintenance Committee member, Bill Apsey, stated today they will be finishing the pounding of the existing pilings, along with digging footings for the stairs. Additionally, Mr. Aspsey stated that during these next couple weeks the contractor will begin the infrastructure component with bracing for the pilings as well as the joists and stairs. Decking and railing will follow with an assembly line approach.

Dune Plantings Update:

Mr. Houk confirmed that Mr. Apsey and he met with the dune planting contractor, Earth Balance, last week and did an inspection of the plantings. Mr. Apsey stated the contractor actually took out the plants and inspected the root structure to see how it has progressed. They also checked the moisture levels in the dune. Mr. Houk stated that the 10 foot buffer on each side of the walkovers has not been planted, however the proposal from Earth Balance is approximately \$5,000 to complete the plantings for all the walkover areas.

Hammock Dunes Club Administrator Report

Ms. Maria Dumke provided the current activity of the Club Report. She stated that the Club is very close, but did not execute the Bank of America documents last Friday. The Club will ask for 7 million, and the bank is willing to give them 7 million for the project. An Interior Design Committee has been assembled. Ms. Dumke also stated that lawn bowling has started on the croquet courts.

Committee Reports:

Legal Affairs Advisor

FEMA Update

Mr. Mike Gill reported that Mr. DeGovanni, Mr. Eckert, and he had a conference call with FEMA representatives last week. The substance of the conversation was around whether Hammock Dunes qualifies for funding with several of the FEMA representatives debating the HDOA's position. Mr. Gill stated the HDOA filed a comprehensive appeal. The HDOA is waiting for the Florida Department of Emergency Management to review the appeal and provide a letter of support.

Communications & Community Relations

Ms. Gass reported that Mr. Houk & she continue to communicate positive information about the walkover project as it becomes available. Ms. Gass continues to update the website news feed. The Board discussed the Audubon certification award and Ms. Gass confirmed that she will frame it and hang it in the Two Camino Office.

Maintenance Committee

Mr. Yoder updated the Board per the monthly report. The new composite light pole replacements from the Hurricane Matthew damage have arrived and are currently being installed. Mr. Aiello complimented the Maintenance Committee on the installation of the Mariners Drive light pole! The majority of the projects on the maintenance list are on hold or scheduled for later in the year such as the paving project and the stamped concrete associated with the paving.

Mr. Yoder stated the gate support poles at the Island Estates main gate need be replaced using the same installation procedure previously used to replace the poles at the South Gate and Mariners Drive.

ON MOTION BY Bruce Aiello, seconded by David Yoder, with all in favor, the Board voted on whether to approve the \$1,700 to replace the support gate poles at the Main Island Estates Gate Entrance. Motion carries.

Social Committee

Mr. Pierce reported that he met with Barry Williams and discussed some options and suggestions for some upcoming events. Mr. Pierce stated that two events will be potentially held this year. He stated having one late summer party for the grand opening of the beach would be one, as well as another when the snow birds get back in late October time frame. Mr. Pierce said he's thinking outside the box such as an HDOA sponsored cruise for later in the year as well as a "surprise" party at the beginning of January. Additionally, the Volunteer Recognition Dinner will be sponsored by the HDOA and held later in the year.

Community Planning

Mr. Vohs reported that he is still planning on a date for the next survey. The next realtor bulletin has been included in the agenda package and will be email blasted to all the Flagler County realtors. The Board discussed the wetland/marsh area off hole # 17. Mr. Vohs stated a consulting firm has been brought in from the DCDD to determine what should be done. Mr. DeGovanni stated the DCDD administrator identified ph concerns but the Board has plenty of counter-arguments to this claim which will support grass and lake bank options. It's been confirmed that it's cheaper to convert the marsh to a lake which will be owned by the DCDD.

Security & Emergency Response Committee

Ms. Rooyakkers stated there was nothing to report, everything has been going well. Ms. Rooyakkers stated she has not received a formal request from the Island for use of the remote camera. Mr. Aiello stated he would get with the Island Estates Board.

Design Review Committee

Mr. DiPerna reported that the final DRC Manuals have been sent to the HDOA Board. The Board had extensive discussion about the adoption of the manuals and if the neighborhood board representatives

should be notified of any variance to their neighborhood manual. By consensus the Board agreed notification to neighborhood boards would not be confirmed in the manuals but will be communicated as a courtesy by the DRC neighborhood representative.

Mr. Aiello stated there should be specific information in the manuals that confirm neighborhood covenant violations, such as improvements without DRC approval, should be addressed by the neighborhood association Board of Directors. Mr. Carsten Georg said he will formalize a process and include in the manuals.

ON MOTION BY Cosmo DiPerna, seconded by Mike Gill, with all in favor, the Board voted on whether to approve the revised 6 neighborhood Design Review Committee Manuals, with some additional commentary from the Villas. Motion Carries.

Financial Committee

Mr. Aiello reported Ms. Rooyakkers, Mr. Houk and he met with mediators about the largest delinquency (2 Via Capri) for over five hours. Mr. Aiello confirmed the settlement agreement of \$12,000 is for all the past due assessments up to the bankruptcy action/judgment. Overall it's a win for the Association since its more money collected versus the safe harbor collection.

Mr. Aiello reviewed the HDOA financials and indicated although the HDOA remains strong financially, the cash flow is extremely tight.

Mr. Aiello stated that the HDOA needs to notice the Playa Neighborhood residents, letting them know that the HDOA would do a loan from the Ocean Estates Neighborhoods to the Playa del Sur Neighborhood for approximately \$200,000. This will result in a dues increase of \$32 per month. The Board will review the revised budget at the next Board meeting. Mr. Houk confirmed that he will send out the notice.

Declarant & Development Committee

Mr. DeGiovanni reports that Mr. Gill and he will be meeting with the county about their phase I and discussing how the HDOA fits into their plan too. Flagler County is going for a rebid for their dune project since the estimates came in too high.

Mr. DeGiovanni confirmed that Mr. Gill and he are meeting with Lennar representatives later in the month.

Association Updates/Discussion

Ms. Rooyakkers reported that the HDOA has received their certificate for phase II of the Audubon certification. They will be getting the requirements for phase III in the near future.

New Business

Nothing Additional.

Audience Comments

Mr. Eckert suggested that the HDOA should support under all circumstances doing phase II of the dune restoration project.

Adjournment

ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers, with all in favor, the meeting was adjourned at 11:45 a.m.