

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
November 20, 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, Cosmo DiPerna, Dennis Vohs, Jef Amsbaugh (Via Phone), Jane Ann Gass, Marge Rooyakkers, David Yoder, Stan Pierce

Board Members Absent: Scott Keiling

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.

Approval of Minutes – October 9, 2017

ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers, with all in favor, the Board approved the minutes of the October 9, 2017 Board of Administrators meetings with the following amendments:

- On page two, the first sentence should be changed to the following, "By consensus the Board agreed not to proceed with the appropriations report about structures with Ron DeSantis."
- On page three, under the Declarant & Development Committee in the first sentence, the words, "that is adjacent to the Two Camino Office Complex" should be added at the end of the sentence.

97 Calle del Sur

Mr. Gill opened the discussion about the proposed new home submittal at 97 Calle del Sur and indicated he would be recommending, pursuant to the previous correspondence and the Sai's willingness to make changes, coordination with the Playa del Owners for the hope to find common ground and an acceptable resolution for all parties. Mr. Gill addressed how the conversation/discussion will be presented to the Board and asked for the audience members to withhold comments until they have been recognized.

Mr. Mike Machin and Mr. Jim Cardoza addressed the Board on behalf of the Design Review Committee (DRC) and their current review of the new home submittal.

Mr. John Gass, Mr. Don Gardner, Mr. Michael Heller, Mr. Jim Weinert, Mr. Mike Russo, and Mr. David Eckert addressed the Board as Playa del Sur owners speaking against the current proposed design. Further, a petition with Playa del Sur owner signatures was presented to the Board asking the Board to deny the proposed submittal.

Mr. Todd Buch, Ms. Diane Bagnall, & Mr. Julian Boyden also addressed the Board about the submittal.

Mr. Gill thanked the audience for their comments and opened the discussion to the Board. Mr. Gill stated the Board does have a legal opinion confirming the HDOA Board and the DRC has the authority to approve the submittal. Ms. Gass stated the submittal does not conform to the DRC guidelines and the Playa owners do not support approval of the submittal as currently proposed. The Board discussed if the submittal should be rejected or tabled for additional discussion with the hope of positive feedback and a mutually agreed upon resolution between the Playa del Sur owners and the Sai's. The Board discussed informing the entire community about this decision if it becomes a Board discussion again.

ON MOTION BY Mike Gill, seconded by Bruce Aiello, with all in favor, the Board voted on whether to put a hold on any further action regarding the Sai Home until a Committee headed by

Dennis Vohs, including a small group of Playa del Sur owners, meets with the Sai's Architect to find some common ground and then report back to the Board. Motion Carries.

Dune Restoration

Mr. Gill updated the Board on Flagler County's current plan.

ON MOTION BY Stan Pierce, seconded by David Yoder, with all in favor, the Board voted on whether to authorize Mr. Gill, Mr. Aiello, and Ms. Rooyakkers to enter negotiations with Flagler County to get an executable agreement that meets the conditions that were set forth in the slide that Commissioner Greg Hansen presented to the Board, with some previsions that are going to be added to it proposing that the County confirms the 70/30% cost share of actual real cost with a cap for the Dune Restoration. Motion Carries.

FY 2018 Budget Adoption

**Hammock Dunes Owners' Association, Inc.
Granada Estates Neighborhood Association
Ocean Estates Neighborhood Association**

ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers, with all in favor, the Board voted on whether to approve the Hammock Dunes Owners' Association proposed FY 2018 operating budget at \$159.00 a month per resident. Motion Carries.

ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve the Granada Estates Neighborhood Association's proposed FY 2018 operating budget at \$55.00 a month, per resident. Motion Carries.

ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor, the Board voted on whether to approve Ocean Estates Neighborhood, Playa Del Sur's, FY 2018 operating budget at \$342.00 a month, per resident. Motion Carries.

ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve Ocean Estates Neighborhood, Carino la Mer's, FY 2018 operating budget at \$218.00 a month, per resident. Motion Carries.

ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve Ocean Estates Neighborhood, Grande Mer's, FY 2018 operating budget at a range of \$141.00-\$147.00 a month, per resident. Motion Carries.

The Board discussed a possible one-time special assessment for the dune restoration project pursuant to Flagler County's confirmation on the cost of the project.

Hammock Dunes Club Administrator

Ms. Dumke thanked the Board for their support and indicated she will most likely not be the Club Administrator for the HDOA Board next year. She presented the Board with a book "Who Moved My Cheese" for them to enjoy!

Committee Reports:

Communications & Community Relations

Ms. Gass reported that she received everyone's articles for the new Inside the Gates and the draft will be presented by the Heise's soon. Ms. Gass stated she is trying to get someone that will take over Bill Conner's job for the website.

Maintenance Committee

Mr. Yoder updated the Board per the monthly report.

Mr. Houk stated that he received a price to raise the Grande Mer Walkover to allow the rain water to collect underneath. This will not solve the problem but at least make the walkover passable when there is a storm. There will be a concrete apron at the front which may collect water.

ON MOTION BY David Yoder, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve a not-to-exceed the amount of \$4,800 to repair the Grande Mer Walkover. Motion Carries.

Mr. Yoder stated that the new FPL Committee met with FPL engineers regarding the issues associated with power outage in the Community. Additional discussion is ongoing; however FPL will provide a proposal to install the existing power lines underground that feed the north side of the community. Further negotiation and evaluation will continue.

Social Committee

Mr. Pierce indicated he would like to do another Flagler County Sheriff's Office presentation in 2018. Mr. Pierce also stated the cruise is having a great turn out with attendees. The Board discussed having a dinner event at the Club in the early Spring.

Community Planning

Mr. Vohs stated the HDOA Survey was sent out to the residents and we've received 391 back and counting.

Security & Emergency Response Committee

Mr. Georg stated that the new software should be ready some time at the end of January from Securitas. Ms. Rooyackers stated that the new software will be much smoother and easier for the main gate to use. Mr. Houk confirmed the new transponder reader at Clicker Beach should be installed soon! The Board discussed sending out an updated vendor sheet in addition to asking for updated emails again.

Design Review Committee

Mr. DiPerna stated the only highlight from the meeting was the 4th approved house of the year at 11 Corte Vista. Mr. Georg confirmed that 8 Rue Renoir submitted for a pool and they have encroached in the 30 foot setback from the golf course and a variance is needed. Mr. Georg spoke with Jesse from the club and he has no issues with it.

ON MOTION BY Mike Gill, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve the 10 foot variance at 8 Rue Renoir. Motion Carries.

Financial Committee

Nothing additional.

Declarant & Development Committee

Mr. Gill stated Lennar representatives were asked to make a presentation to the DDC on their plans for the two parcels but had to cancel.

Association Updates/Discussion

Short Term Rentals- Home Rule Legislation Workshop

Mr. Gill indicated the Florida legislature is attempting every year to allow short term rentals. Mr. Gill stated it does not affect the HDOA since short term rentals are restricted in the documents. Recently, other Hammock communities have asked Mr. Gill to sign a document in opposition of short term rentals to support the position of other communities. By consensus the Board agreed!

New Business

2018 Monthly Meeting Schedule

Mr. Houk stated this will be on the agenda for next meeting.

Audience Comments

Nothing additional.

Adjournment

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