

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
October 9, 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, Marge Rooyakkers, Dennis Vohs, David Yoder

Board Members Absent: Scott Keiling, Jane Ann Gass, Stan Pierce

HD Club Administrator Present: 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 – August 28, 2017, September 22, 2017

ON MOTION BY Dennis Vohs, seconded by David Yoder, with all in favor, the Board approved the minutes of the August 28, 2017, and the September 22, 2017 Board of Administrators meetings with the following amendments:

- **On page 1 of the August 28, 2017 minutes under the 97 Calle del Sur Submittal, the sentence “Ms. Karner explained the design of the home is actually consistent with the Design Review Manuals, stating there is a Mediterranean influence” should be eliminated.**
- **On Page 1 of the September 22, 2017 minutes under Hurricane Irma Status Updates on item 2 as well on the second page the sentence should read “execute a Temporary Beach Construction Easement”.**

Hurricane Irma Updates:

Mr. Aiello stated that Flagler County Commissioner Greg Hansen and Flagler County Manager Craig Coffey were at the Hammock Community Center recently and updated the audience members about hurricane debris pickup. Mr. Aiello stated that Flagler County attorney, Al Hadeed, developed a new form that each Neighborhood Association must complete/sign. Once the form has been returned to the County, debris pickup will be scheduled. Further, the form is needed for the County to get reimbursement from FEMA for debris pick up in the Hammock communities.

The Board discussed the dune restoration and Flagler County's plan to address the dunes. There will be more discussion at the town hall meeting on November 6, 2017. Commissioner Hansen will attend the meeting.

Hammock Dunes Club Administrator Report:

Ms. Dumke stated the renovation project has started but nothing additional to report.

Committee Reports:

Legal Affairs Advisor

FEMA UPDATE-

Mr. Gill stated the HDOA is still in the appeal process for Hurricane Matthew. The appeal is currently sitting with FEMA Region 4. Mr. Gill updated the Board on the position of outside legal counsel (Clark Hill); specifically intervening with Senator Rubio (chairman of an appropriations committee on FEMA) to have language inserted in the appropriations report about structures, such as dunes, which are viable to the safety/protection of the coastal lines. The Board had discussion about the impact of this recommendation. By consensus the Board agreed not to proceed at this time since risk exceeds reward.

The Board reviewed an article on Flood Insurance and the possibility of the government ending federal flood insurance. The Board had discussion on the impact and will continue to monitor this situation.

Mr. Gill reviewed an email by David Eckert outlining the accomplishments and perspective of what has been done since Hurricane Matthew and asked Mr. Houk to email it to the Board.

Communications & Community Relations

Nothing additional to report.

Maintenance Committee

Mr. Yoder updated the Board per the monthly report.

Mr. Robert "Buster" Taylor" provided an update on the walkovers. Mr. Taylor stated Committee members have been in contact with the walkover contractor about repair options. Mr. Gill confirmed the Finance Committee and Mr. Taylor are currently reviewing the repair estimates and negotiating with the walkover contractor about many of the repairs; citing some of the issues are the responsibility of the contractor. The Board discussed how the repairs will be made, how the project will be funded, and priority on walkover repair. Committee members will continue to negotiate with the walkover contractor.

Mr. Houk states the North Gate smart pass reader was damaged during Irma. Mr. Houk stated there is a not-to-exceed number of \$6,000 to replace the smart pass reader. The Clicker Beach reader is currently being used as an interim replacement for the North Gate.

ON MOTION BY Mike Gill, seconded by David Yoder, with all in favor, the Board voted on whether to approve a not-to-exceed the amount of \$6,000 to replace the North Gate smart pass reader. Motion Carries.

Mr. Yoder commented on the north Grande Mer walkover being flooded during the last two nor'easters. Mr. Houk stated the Committee will be reach out to contractors on a price to raise the walkover and remove the concrete to help the drainage; and place sod under the walkover to help disperse correctly. Mr. Yoder stated new globes are in and are ready for installation. Mr. Gill asked Mr. Houk to have Corey begin beach debris clean-up again.

Social Committee

Mr. Houk confirmed that Mr. Pierce provided four names as nominees to be honored at the Volunteer Recognition Dinner. The nominees are the following: George DeGovanni, Judy Fitzgerald, David Eckert, and Sarah Lantier. The Board had discussion about each owner and their contributions. By consensus, with no objections, the Board agreed all four nominees should be honored at the Volunteer Recognition Dinner.

Community Planning

Mr. Vohs stated he has not received any input on a survey questionnaire. If anyone has any comments/questions they would like to include, please advise, otherwise the questionnaire will be mailed out.

Security & Emergency Response Committee

Ms. Rooyakkers stated she provided the budget information on behalf of her Committee. Mr. Georg is speaking with Carlos from Securitas regarding the current number which may go down. Ms. Rooyakkers stated she is planning more security meetings/events; similar to others from previous years.

Design Review Committee

Mr. DiPerna stated the only highlight from the meeting was a new home submittal on Corte Vista.

The Board discussed 97 Calle del Sur. Mr. Gill stated this submittal will be an agenda item for the November HDOA Board meeting and the Board will review and make a determination on the outcome.

Financial Committee

Mr. Aiello stated the notice has been sent out regarding the HDOA Budget workshop; which is Monday, October 23, 2017 at 10am. Mr. Aiello confirmed for the HDOA, based on last year's experience and projected 2018 spending, the monthly dues will increase by six dollars from \$153 to \$159. This does not include money for dune restoration. That issue will be reviewed once firm numbers and scheduling confirmation has been provided by Flagler County. The Board discussed that a one-time special assessment may be an option.

Mr. Aiello stated the Granada Estates Neighborhood is financially in great shape, with a \$1 increase. Mr. Aiello stated that the Ocean Estates Neighborhood, Playa Del Sur, will borrow money from Carino la Mer, a zero interest loan, for the walkover repairs. Ocean Estates monthly dues will increase due to natural disaster contingency and walkover repairs.

Mr. Bob Striffler (Hammock Dunes owner) asked if he could be included on the legal discussion regarding the house currently under foreclosure next to him. Mr. Gill confirmed he was permitted to interface with the collection attorney regarding this property. Mr. Houk will coordinate the meeting and follow-up.

Declarant & Development Committee

Mr. Gill stated Mike Chiumento contacted him and confirmed he represents a group that has the Oare property under contract. Their exploratory plan is to make the parcel a residential development along with assisted living. The Board discussed if the HDOA would support that type of development. By consensus the Board confirmed they would not support assisted living.

Association Updates/Discussion

Town Hall Meeting

Mr. Gill stated the Town Hall is scheduled for November 6th at 3 p.m. and he reviewed few of the topics for discussion.

New Business

Nothing additional.

Audience Comments

Nothing additional.

Adjournment

ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor, the meeting was adjourned at 3:21 p.m.