

**Hammock Dunes Owners Association, Inc
Emergency Board of Administrators Meeting
September 22, 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, Scott Keiling(Via Phone), Marge Rooyakkers, David Yoder
Board Members Absent: Stan Pierce, Dennis Vohs
HD Club Administrator Present: Maria Dumke
Community Management Present: Travis Houk, Southern States Management Group

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

Hurricane Irma Status Updates

Mr. Mike Gill addressed the Board and asked for a few immediate action items:

1. Mr. Gill asked the Board to authorize Mr. Buster Taylor and Mr. David Eckert on behalf of the HDOA Board to continue to carry out emergency measures (as needed) to stabilize the dune walkovers with sand bags and additional sand for potential storm surge from Hurricane Maria. Mr. Bruce Aiello stated owners may have additional sandbags for use.
2. Mr. Gill asked the board to authorize Mr. Cosmo DiPerna, Mr. Aiello, and he to execute a Temporary Construction Easement with Flagler County, so the County can put equipment on the beach.
3. Mr. Gill asked the Communications Committee to send an email communication to the Hammock Dunes owners advising them about the outcome of the meeting today.
4. Mr. Gill asked the board for authorization to file with FEMA for the Hurricane Irma expense.
5. Mr. Gill confirmed he would like to schedule a Town Hall Meeting to update the community and would like to find a date that will work for everybody on the Board.
6. Mr. Gill would like to authorize the DDC to work with Flagler County to come up with a recommendation and plan in regards to the 10 cubic yards (per linear ft.).
7. Mr. Gill asked the Board to authorize a sub-committee (task force) of the Maintenance Committee to work with Mr. Yoder to contact FPL and improve the time frame of getting service back into the north neighborhoods inside Hammock Dunes.

Dunes

Current Status

Mr. Gill updated the current status stating the "Dunes" took a big hit, fortunately protecting the community, but unfortunately much of the dune has been removed. The County's plan is to put 10 cubic yards from Washington Oaks to Beverly Beach. Additionally, Flagler County is reviewing the installation of geo-tubes. Mr. Aiello confirmed Flagler County obtained a loan from Center State Bank for 6.5 million. Mr. Gill stated the County believes they have a price of sand at \$16 per linear ft. compared to \$40. The County has given them an estimate of 1 million as an HDOA contribution.

ON MOTION BY Mr. Aiello, seconded by Ms. Rooyakkers, with all in favor, the Board voted on whether to authorize the approval for the DDC to work with Flagler County and then present to the Board a potential partnership with the County for placing sand back on the beach. Motion Carries.

ON MOTION BY Ms. Rooyakkers, seconded by Mr. Aiello, with all in favor, the Board authorized Mr. Gill, Mr. DiPerna, or Mr. Aiello to execute the “Temporary Construction Easement” to allow the County to conduct emergency repairs to the beach.

MOTION AMENDED, ON MOTION BY Mr. Gill, seconded by Ms. Rooyakkers, with all in favor, the Board voted on whether to sign liability release agreements for Hammock Dunes neighborhoods to allow debris pickup in the Community by Flagler County. Motion carries.

Walkovers Current Status

Mr. Gill confirmed that there are short-term and long-term issues with the walkovers. The short-term; there are some posts (about 29) that are exposed/undercut from Hurricane Irma. Mr. Taylor, along with Mr. Eckert, and Mr. Houk will be working closely with Corey to take existing sand from the beach and push it up towards the walkovers with a bobcat. They will also stack sand bags around the posts for stabilization and sand retention. Mr. Taylor provided an overview of the walkovers and his inspection of the damages. There are currently 21 walkovers (out of 29) that have been damaged by the storm, some more than others. Mr. Taylor stated the walkovers, mainly in the south, suffered the most damage; however all the walkovers certainly are salvageable and standing. Mr. Taylor met with the contractor and the engineer to review the damage earlier in the week. Mr. Gill thanked Mr. Eckert & Mr. Taylor and the SSMG Staff along with Corey for their quick efforts to stabilize the walkovers. Mr. Gill confirmed the County provided approval to get equipment on the beach.

ON MOTION BY Ms. Rooyakkers, seconded by Mr. Aiello, with all in favor, the Board voted on whether to approve the authorization for Mr. Taylor and Mr. Eckert on behalf of the board to continue to carry out emergency measures to stabilize the walkovers for potential storm surge from Hurricane Maria. Motion Carries.

Maintenance

Mr. Houk stated that 4 light poles went down during the storm, 3 double heads, 1 single. Mr. Houk stated that it is approximately \$20,000 to replace the light poles. Mr. Houk stated that 6 globes were lost during the storm. Mr. Houk ordered the globes for replacement at a cost of \$800.00. Mr. Houk stated there was fence damage at the north gate perimeter and the cost estimate is approximately \$2,000. Mr. Houk has been in contact with Corey for debris pick up as well as Waste Pro. Temporary debris drop-off is on the Lennar site and Mr. Gill thanked Mr. Keiling for his cooperation. Mr. Houk stated that Jeff and Fred Annon are obtaining pricing on a generator for the 2 Camino Office.

ON MOTION BY Mr. Aiello, seconded by Mr. DiPerna, with all in favor, the Board voted on whether to approve to use the natural disaster reserves in the amount not-to-exceed \$20,000 for light pole repairs. Motion Carries.

ON MOTION BY Mr. Aiello, seconded by Ms. Rooyakkers, with all in favor, the Board voted on whether to approve the cost of \$2,000 to repair the damaged fence under the natural disaster reserve. Motion Carries.

Flagler County

Mr. Gill introduced Flagler County Commissioner Mr. Greg Hansen. Mr. Gill updated Mr. Hansen about the recent decisions approved earlier in the Board meeting.

Mr. Hansen addressed the Board about the plan to place 10 cubic yards per linear foot on the beach. Mr. Hansen stated the main obstacle is locating a valid sand source; especially with a high quantity of approvable sand. Further, Mr. Hansen stated the 10 cubic yards are just the minimum, and the County may want to go as high as 12 cubic yards. Mr. Hansen stated that the approximate time the County will be moving sand would start December 1, 2017. The Board had general discussion about the sand project with Commissioner Hansen. The Board thanked Commissioner Hansen for his time.

Security & Emergency Response Committee

Ms. Rooyakkers stated that she has been speaking with the Club in regards to the plan for bringing in trucks during the Club renovation. Ms. Rooyakkers has asked the club permission to install signs. Ms. Rooyakkers also spoke with Jesse from the Club and asked if the trucks can be coming into the Community earlier, preventing a back up on A1A. Additional man power from Securitas may be needed. The Board discussed if the Association should pay the expense or the Club. Mr. Gill asked Ms. Rooyakkers to review the plan and come back with a budget number. Mr. Gill stated he had a meeting with Chauncey Dewey (Club President) and both parties agreed to share with each other.

ON MOTION BY Mr. DiPerna, seconded by Mr. Yoder, with all in favor, the Board voted on whether to approve an additional security budget not-to-exceed \$5,000, and then provide to the Board the recommended additional expenses. Motion Carries.

Town Hall Meeting Schedule/Date

The Board discussed scheduling a town hall meeting to update the residents on the status of Hurricane Irma. Monday, November 6, 2017 at 3pm in the Hammock Dunes Club was identified and approved.

FEMA

Mr. Gill requested authorization to file with FEMA for Hurricane Irma.

ON MOTION BY Mr. Aiello, seconded by Ms. Rooyakkers, with all in favor, the Board voted on whether to approve the authorization for filing with FEMA for reimbursement from Hurricane Irma expenses. Motion Carries.

DCDD- Marsh/Lake Conversion

Mr. Gill stated the DCDD is planning on restoring the marsh to its proper marsh condition rather than extending the marsh. Mr. Gill stated that the DCDD may rethink their Lake Marsh options if the bids come back at a higher price than \$30,000.

ON MOTION BY Ms. Rooyakkers, seconded by Mr. Aiello, with all in favor, the Board voted on whether to approve referring the Lake level issue to DCDD. Motion Carries.

September 27th Beach Party Status

Mr. Gill stated that the Board should reschedule the Beach Party at a later time.

Adjournment

ON MOTION BY Mr. Aiello, seconded by Ms. Rooyakkers, with all in favor, the meeting was adjourned at 11:37 a.m.