

Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting
April 16, 2018

Call to Order:

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

Board Members Present: Mike Gill, Bruce Aiello, Michael Heller, Jef Amsbaugh, Marge Rooyakkers, David Yoder, Stan Pierce, Jane Ann Gass
Board Members Absent: Scott Keiling, Cosmo DiPerna
HD Club Administrator Present: Ted Robinson
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.

Approval of Minutes – March 19, 2018

ON MOTION BY Bruce Aiello, seconded by Stan Pierce, with all in favor, the Board approved the minutes of the March 19, 2018 Board of Administrators meetings with the following amendments:

- **On page 2 under Renaissance at Hammock Dunes Presentation, the first sentence of the second paragraph should read “Mr. Kimberly described several exterior home designs.” Mr. Aiello stated that he did not describe the design of each home.**
- **On page 3 under Community Planning at the end of the sentence there should be a parenthetical “(The marsh next to the 7th tee)”.**

ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers, with all in favor, the Board approved the minutes of the March 26, 2018 Annual Meeting as written.

ON MOTION BY Bruce Aiello, seconded by David Yoder, with all in favor, the Board approved the minutes of the March 26, 2018 Organizational Meeting with the following amendments:

- **It should be noted that both Scott Keiling and Michael Heller were absent.**

6 San Gabriel Way Sea Wall- Common Property

Mr. Yoder updated the Board about the Maintenance Committee site visit to 6 San Gabriel Way to review the proposed sea wall. The property owner, Mr. Bob Mead, attended the meeting. Mr. Yoder confirmed the Committee agreed to the proposed wall and location on HDOA property and indicated the wall would not create a negative impact because it is parallel to the long lake dimension. However, Mr. Yoder stated the Committee expressed concern this decision could create a precedent. The Committee did agree if the decision was made case-by-case pursuant to the circumstances, setting a precedent may not be a factor. The Board discussed who should pay for the wall on HDOA property. Mr. Mead stated the total cost is approximately \$11,200.

ON MOTION BY Marge Rooyakkers, seconded by David Yoder, with all in favor, the Board voted on whether to approve the proposed sea wall constructed on approximately 56 ft. of HDOA property adjacent to 6 San Gabriel Way. Motion Amended:

ON MOTION BY Marge Rooyakkers, seconded by Bruce Aiello, with all in favor, the Board voted to amend the motion to include adding a hold-harmless agreement signed by the property owner along with a maintenance agreement confirming the owner will maintain the wall on HDOA property. Motion carries.

ON MY BY Bruce Aiello, seconded by Stan Pierce, with all in favor, the Board voted on whether to approve a payment of \$2,500 to fund the wall extension on HDOA property. Motion Carries.

Hammock Dunes Club Administrator Report:

Mr. Robinson reported that the Club renovation project is still on budget and on-time. Mr. Robinson confirmed the Club is looking at significant Bylaws amendments coming up which will be decided later this week at the Club's Board meeting.

Committee Reports:

Communications & Community Relations

Ms. Gass stated the new Spring issue of Inside the Gates has been mailed. Mr. Bill Conner is still working on website updates and the Committee will meet with him to discuss.

Maintenance Committee

Mr. Yoder updated the Board per the monthly report. Mr. Yoder stated the palm tree addition at the north gate and the landscaping around it has been complete. The DCDD has not provided a site plan or survey for the proposed generator at the entrance to Playa del Sur. The Board asked Mr. Houk to follow-up. Mr. Yoder stated FPL is still working on the power line project. Mr. Houk stated there are several areas of perimeter fencing that need to be repaired. Mr. Houk received a quote of \$5,800 to repair the areas throughout the community. Mr. Houk is asking for a number not-to-exceed of \$6,500.

Mr. Houk stated that he received two quotes for the curbing on Avenue Monet which is a Granada Estates expense. Mr. Houk is asking a not-to-exceed number of \$7,500 for the curbing repairs on Avenue Monet as well as San Gabriel.

ON MOTION BY David Yoder, seconded by Marge Rooyakkers, with all in favor, the Board voted on whether to approve a not-to-exceed amount of \$6,500 for repairs to several areas of fencing throughout the community. Motion Carries.

ON MOTION BY David Yoder, seconded by Marge Rooyakkers, with all in favor, the Board voted on whether to approve a not-to-exceed amount of \$7,500 from the Granada Estates Neighborhood for curbing repairs on both Avenue Monet and San Gabriel. Motion Carries.

Walkover Update

Mr. Houk stated the contractor is about 90% finished with the post-Irma stabilization repairs including cross-bracing, and stair extensions. Further, the walkover contractor stated the rebuild poles should be coming this week, so in the interim the crew is going to survey or designate the location of where the poles will be going so there is no delay.

The Board discussed the walkover expense; specifically the post-Irma repairs including the four rebuild walkovers in Playa del Sur and Carino la Mer. Mr. Heller addressed the Board about a plan to equitably allocate the walkover expense pro-rata by percentage and discussed the methodology. The Board discussed Mr. Heller's approach and had open discussion and shared their thoughts about how the monies should be allocated. Mr. Gill asked for an opinion about what the GAAP (General Accepted Accounting Practice) would confirm as the correct way to allocate expenses. Mr. Aiello indicated all neighborhood presidents should provide feedback for their respective neighborhoods. Mr. Gill confirmed the Board will address the issue at the next HDOA meeting.

Social Committee

Mr. Pierce stated there are two proposed theater outings in Daytona Beach at the Peabody Theater. Email updates have been sent.

Community Planning

Mr. Heller had nothing to report as it was his first meeting as a Board member.

Security & Emergency Response Committee

Ms. Rooyakkers stated the new Securitas software is being programmed. Resident letters will be sent out by the end of the month advising them about the new software. Ms. Rooyakkers also stated all existing resident visitor accounts will be deleted; owners must update their profile or return a yellow vehicular access card.

Ms. Rooyakkers updated the Board stating there have been security issues at the South gate. Ms. Rooyakkers reported when a resident is exiting the south gate a car coming in the inbound gate can cross over and enter through the exit gate and this has occurred several times. Ms. Rooyakkers stated chop arms are an option and installing them inside the exit gate which will allow the arms to go down as the vehicle leaves the gate. Mr. Georg and Mr. Houk will discuss alternative options to prevent vehicles from entering thru the exit side.

Ms. Rooyakkers stated the Securitas contract is up in December and the Committee will address it.

Design Review Committee

Mr. Aiello reported the four new mailboxes for Island Estates have been included in the design review manuals. There was nothing more to report.

Financial Committee

Mr. Aiello reported the HDOA is currently running over budget. Mr. Aiello stated if he took out all the natural disaster expenses, including some legal then the HDOA would be operating within budget. Mr. Aiello reported the audit is complete and confirmed with no issues. Mr. Aiello also stated that the 2 Camino building has been reappraised and the numbers should be coming back in any day now. Special Assessment delinquent notices will be mailed.

Declarant & Development Committee

Mr. Gill updated the Board regarding the Lennar property and indicated HDOA legal counsel is communicating with Lennar. Mr. Aiello confirmed that Flagler County has a permit for a dredging project using the sand bar 7 miles off shore; the only problem is funding. Mr. Gill stated the FEMA appeal for Hurricane Matthew is still pending.

Association Updates/Discussion

The Board addressed audience questions about the walkovers and the dune project.

New Business

Mr. Aiello stated Governor Scott allowed the privatization of beaches in Flagler County. Mr. Aiello stated the county attorney Al Hadeed is actively pursuing the ability to protect the beaches as public access.

Audience Comments

Nothing additional.

Adjournment

ON MOTION BY Bruce Aiello, seconded by Stan Pierce, with all in favor, the meeting was adjourned at 12:50 p.m.