

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
January 15, 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, Cosmo DiPerna, Dennis Vohs, Jef Amsbaugh, Jane Ann Gass, Marge Rooyakkers, David Yoder

Board Members Absent: Scott Keiling, Stan Pierce

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.

Mr. Gill introduced himself and asked the HDOA Board members to introduce themselves to the audience present.

Mr. Gill introduced Mr. Mike Barber and Mr. Bob Malin. Mr. Barber and Mr. Malin have been working with FPL on the recent electric/power issues and Mr. Barber provided an update.

Mr. Barber confirmed the Hammock Dunes FPL power grid splits in half as you enter the main gate. If you are driving up the 1st fairway and going towards the round-about, everything to the left is the blue grid and everything to the right is the red grid. The main issue and problem is when the power line comes under the Intracoastal and exits over the other side of A1A, it then splits; travels south then up north. Prior to coming through Hammock Dunes it goes thru heavily treed areas. Mr. Barber stated that his plan is to get FPL to install the power lines underground. Mr. Barber stated the project for the south gate grid has been approved from FPL and it will be done this year, and the community will not have to pay for it. Mr. Barber stated the north side grid is a much bigger project; burling through a heavily treed area. He was told by FPL that they will also be paying for the north gate grid project as well; confirming that it is their obligation to do so.

Dunes Restoration Special Assessment Adoption, \$2,000 per Owner

ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve a Special Assessment for the Hammock Dunes Owners' Association portion of the Dunes Reconstruction by Flagler County; and in the event the amount owed by the association to Flagler County is less than the estimate, that money will be used to pay off the original Dunes reconstruction loan the HDOA already received. The amount of the assessment is \$2,000. It is payable in quarterly payments of \$500 starting March 1, 2018. All owners will receive a quarterly coupon.

Mr. Gill provided some history about the dunes project and updated the attending owners about Flagler County's plan. The HDOA reached an agreement with the County, which was previewed at the last Town Hall Meeting. The County is planning to install 10 cubic yards of sand per linear foot. Mr. Gill stated that the County is going to bear 70% of the cost, while the HDOA is responsible for 30% of the cost. Mr. Gill confirmed the same terms were offered to Ocean Hammock, as well as Cinnamon Beach, so Hammock Dunes is being treated with the same parity as everyone else. The estimate the Board predicates for the assessment of \$2000 is based on the Counties' estimated cost. The HDOA cost is estimated at \$2.4 million. Mr. Gill stated the county used an assumed number because they wanted to put a lot of space between a not to exceed amount due to contingency. The County has estimated the cost of sand at \$57 per cubic yard for installment for their sand; however the HDOA estimates the cost should come in around \$40 a cubic yard. If those numbers hold, that would be a credit or savings of

around \$700,000 which would apply against the loan from the County. Mr. Gill stated that all of this money, whether it's the loan taken out from Matthew or the \$2.4 million, the HDOA is still seeking reimbursement from FEMA. If and when the reimbursement of monies happens, then the expense of the Matthew loan would go down, which could reduce the monthly dues. There have been questions regarding DCDD, and their participation in this project. Mr. Gill confirmed that even though DCDD does not own any part of the Dunes, they will be paying \$400,000 towards the Dunes. This will be applied as a partial credit to the HDOA.

Mr. Aiello provided insight on the financial situation regarding the dunes project and how the loan will be paid through the special assessment. Mr. Aiello went on to state that if FEMA does not come through with reimbursement, then the money owed to the County will be paid and there is up to a 4% reduction if the loan is paid off by December 31st of 2018. Mr. Aiello stated that this Dunes Restoration project is not a long term solution. This is considered as an Emergency just like Matthew.

Mr. Houk updated audience members about the walkover project. Hammock Dunes owner (maintenance committee member) Buster Taylor and he have been working with the walkover contractor daily. The contractor is currently on the beach and the repairs could take several weeks. Mr. Houk confirmed the community walkovers should be open soon.

Members in the audience asked questions and provided comments during the dunes and walkover discussion.

Brief recess.

Approval of Minutes – December 18, 2017

ON MOTION BY Bruce Aiello, seconded by Jane Ann Gass, with all in favor, the Board approved the minutes of the December 18, 2017 Board of Administrators meetings with the following amendment:

- **Under the financial report, in the first sentence after bad debt, it should read in parenthesis “delinquencies”.**

Hammock Dunes Club Administrator Report:

Mr. Robinson had nothing to report at this time.

Committee Reports:

Communications & Community Relations

Ms. Gass reported that Ms. Rooyackers and she will get together to draft an email blast asking the community to write letters to government officials about the beach project. Ms. Gass also stated that she will be in touch with Travis so he can send another email out when the walkovers are completed.

Maintenance Committee

Mr. Yoder updated the Board per the monthly report.

Mr. Yoder stated that the maintenance committee did not meet in January since there was nothing pressing to report. Mr. Houk stated the light poles have arrived and are with the electrician. Hopefully, this will be scheduled and installed in February.

Social Committee

There was nothing to report. Mr. Pierce was on the HDOA cruise.

Community Planning

Mr. Vohs stated he expects to receive the final results of the owner survey by the end of the week. Mr. Vohs confirmed the Playa del Sur team met with the Sai's architects and there is communication between the parties.

Security & Emergency Response Committee

Ms. Rooyakkers stated that she has nothing to report.

Design Review Committee

Mr. DiPerna stated at the January meeting the DRC had 2 final home approvals; the Weinert residence in Playa del Sur and a house in Carino la Mer.

Financial Committee

Mr. Aiello stated, for the year (2017), the HDOA is almost exactly on budget with the exception of the Hurricane(s) and Walkover(s) expense; approximately 2.2 million.

Declarant & Development Committee

Mr. Gill stated the Committee met with Scott Keiling regarding the Lennar properties. Mr. Keiling presented architectural plans for Committee review. Mr. Gill confirmed the DDC sent Mr. Keiling a letter outlining their initial conceptual comments about the plans.

Association Updates/Discussion

Drone Policy (Real Estate)

Mr. Gill stated that there is no drone policy as of yet. There are realtors that want to fly drones over properties that they are listing which shows adjacent properties. Mr. Gill stated the Board should suggest maybe adopting a policy, with tightly defined restrictions. Mr. Gill also suggested talking to Google and allowing them to come in and take street shots for front elevation purposes. The Board discussed if a drone policy is necessary and asked Mr. Houk to speak to a few realtors and consult legal.

Short Term Rentals Legislation

Mr. Aiello stated that an email blast should go out to the community regarding the short term rental law. Additionally, Mr. Aiello suggested sending a template of a letter about the HDOA's position regarding short term rentals to the owners and they can email this to the state representatives. Mr. Houk will follow-up.

New Business

Mr. Houk stated the annual meeting will be on March 26th, at 10 am at the Club. Mr. Houk also stated the seats up for election are Mr. Amsbaugh (Granada Estates), Mr. Yoder (La Grande Provence), and Mr. Vohs (Ocean Estates).

Audience Comments

Nothing additional.

Adjournment

ON MOTION BY Jane Ann Gass, seconded by Bruce Aiello, with all in favor, the meeting was adjourned at 12:41 p.m.