

Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting
March 19, 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, Marge Rooyakkers, David Yoder, Stan Pierce, Jane Ann Gass

Board Members Absent:

Scott Keiling

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 – February 19, 2018

ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor, the Board approved the minutes of the February 19, 2018 Board of Administrators meetings with the following amendment:

- **On page 2, the first sentence should read with the exception of hands rails.**

Renaissance at Hammock Dunes Presentation

Mr. Bob Dickinson and Mr. Rod Kimberly conducted a presentation on the development of the "Oare" Property that is adjacent to the 2 Camino Office between A1A, Camino del Mar, and the 3rd hole of the Hammock Dunes Links Course. The development is called Renaissance at Hammock Dunes. Mr. Dickinson stated he is currently working with the potential purchasers of the 7.7 acres. There was discussion about absorbing this neighborhood into the Hammock Dunes Owners' Association and potentially adding it to the Villas Neighborhood Association since it will be comparable to the Villas.. The proposal includes 29 single family Villa-type home sites with an entry and exit off Camino del Mar.

Mr. Kimberly described the design of each home (one level) and indicated this is proposed to be 55 year-old and higher community with an average sq. ft. of 2,200-2,400. Mr. Kimberly also stated depending on the lot size, a small pool or a spa can be done. The proposed price range is upper \$500,000 with golf course views in the upper \$700,000 range.

The Board along with audience members expressed concerns about the appearance from the Renaissance entrance to the main Hammock Dunes gate house and the setback from each property line to the Hammock Dunes Club Links golf course. Further, the Board discussed sending a letter of support to Flagler County confirming their agreement to change the zoning from commercial to residential. Mr. Dickinson confirmed a letter of support would be the next step.

ON MOTION BY Mike Gill, seconded by Marge Rooyakkers, with all in favor, the Board voted on whether to approve a general letter of support of the rezoning from commercial to residential for the "Oare" Property, subject to working out all the final details and approvals from the HDOA, DRC, and DDC. Motion Carries.

Financing for New Construction, Julie Gamble/Judy Barnes

Ms. Julie Gamble stated Hammock Dunes is built-out in different neighborhoods which make for inadequate appraisals. Ms. Gamble also stated that appraisers are chosen through a pool and they may

not be familiar with Hammock Dunes or the barrier island. The recent appraisal for the 2,610 square foot home that Ms. Gamble and her daughter want to build at 23 La Costa was \$110.00 a square foot. The "comps" were based on sales comparison approach to value. The comps the appraiser used were old homes that were not built to hurricane standards and not updated. Hammock Beach comps could not be used because of the distance to Hammock Dunes. Ms. Gamble would like a solution with having the community educate the bankers, the mortgage lenders, the appraisers about construction in Hammock Dunes. The Board agreed to engage the local Flagler County Realtor Association and discuss what resources they can provide to help.

6 San Gabriel Way Sea Wall- Common Property

Mr. Bob Mead, residing at 6 San Gabriel Way, addressed the Board about extending a seawall north of San Gabriel Lake. Mr. Mead stated he owns approximately 175 feet going from property line to the corner of his property. From the corner, there is about 50 to 60 feet of HDOA property that Mr. Mead has tried to purchase from the HDOA and has been maintaining (cutting of the grass) the past two years. Mr. Mead stated that he would like to put a sea wall on his property, and would like to extend it to include the HDOA common property. Mr. Mead is requesting 1, approval to do so, and 2 asking if the HDOA would share the cost. The main concern for Mr. Mead is the deterioration and erosion in that corner and that is the reason he would like to extend the wall. The Board discussed the proposal and designated the issue to the Maintenance Committee for a recommendation.

Hammock Dunes Club Administrator Report:

Mr. Robinson reported the Club's construction project should be completed by the year's end. Mr. Robinson stated that the Club is currently discussing Bylaw revisions.

Committee Reports:

Communications & Community Relations

Ms. Gass reported the only item for discussion is the Heise's Inside the Gates contract which is due for renewal. There is no change in price from previous years.

ON MOTION BY Jane Ann Gass, seconded by Dennis Vohs, with all in favor, the Board voted on whether to approve the renewal of the Heise's Inside the Gates magazine contract for another year. Motion Carries.

Maintenance Committee

Mr. Yoder updated the Board per the monthly report.

Mr. Yoder stated the committee is working with Kevin Partel to remove all of the broken wood off the beach. Mr. Yoder also stated there has been conversations with Corey regarding the sand bags and placing them to secure the pilings as well as picking up the trash off the beach. Mr. Yoder stated the signature tree (Sylvester Palm) at the North gate has been installed and there will be some understory plantings placed around it. Mr. Yoder stated he is still waiting to hear back from FPL in regards to the underground power lines.

Walkover Update

Mr. Houk reported there are currently 13 walkovers stabilized with the finishes and the stair extensions. Mr. Houk also stated he expects the walkover contractor to start on the condos by this week and he has notified all the condos about the upcoming stabilization. Mr. Houk stated that Mr. Ralph Dumke and he would be meeting with the walkover contractor later this week to review the rebuilds.

Social Committee

Mr. Pierce stated next on the agenda is a bus trip possibly to a theater either in Daytona Beach or Jacksonville. Mr. Pierce also stated when the weather clears; the Committee will plan another beach party.

Community Planning

Mr. Vohs reported the DCDD is still going through the permitting process for Marsh TB.

Security & Emergency Response Committee

Ms. Rooyackers provided the Board an update regarding the new phone system and contract. Mr. Houk stated the AT&T U-Verse cellular bill is currently \$24,000 annually, including basic telephone service for the transponder units. Two bids were obtained to scrap AT&T and self manage with an outside contractor. One proposal includes full maintenance of approximately \$8,000 annually plus a \$5,100 setup charge. Mr. Georg stated Securitas is about two to three weeks from with setting up the new Access Control software.

ON MOTION BY Bruce Aiello, seconded by Stan Pierce, with all in favor, the Board voted on whether to approve the contract from Access Control Technologies for a \$5,100 set-up and approximately \$8,000 annually for a wireless system for communication to replace the existing AT&T U-verse hardware system. Motion carries.

Design Review Committee

Mr. DiPerna stated the work load for the DRC has come down significantly. Mr. DiPerna stated in 2017 the DRC approved 4 houses, and have only approved the two ocean front homes so far in 2018. Mr. Georg stated Island Estates came to the DRC about a month or so ago regarding their mailboxes. Island Estates went out and looked at 4 additional mailboxes that they would like to have and the DRC approved them. Mr. Georg stated the Island is looking for approval from the HDOA Board to add the 4 additional mailboxes. Mr. Georg also stated 9 San Marco came to the DRC requesting an extension of a 5 feet variance for their patio with the pool/screen enclosure. The Club approved the variance.

ON MOTION BY Mike Gill, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve the variance request by 9 San Marco. Motion carries.

Financial Committee

Mr. Aiello reported on the balance sheet and financial statements. The preliminary auditor documents have been received. Mr. Aiello confirmed the contract for the 2 Camino Office Complex is under discussion with the Committee.

ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve the President and Treasurer of the Finance Committee to negotiate the lease extension for 2 Camino per the existing lease term. Motion Carries.

Declarant & Development Committee

Mr. Gill stated many of the DDC items have already been discussed.

Association Updates/Discussion

An audience member addressed the Board about the Sai Property. The Board had discussion and confirmed there has been no more additional communication between the HDOA and the property owner.

Bylaws Amendment, 10% Quorum Change Members Meeting – Certificate of Third Amendment to the Bylaws Adoption

The Board reviewed an amendment to change the quorum requirement.

ON MOTION BY Mike Gill, seconded by Bruce Aiello, with all in favor the Board voted on whether to adopt a Certificate of Third Amendment to the Bylaws to change the quorum requirement to 12%. Motion carries.

New Business

Audience Comments

Nothing additional.

Adjournment

ON MOTION BY Stan Pierce, seconded by Bruce Aiello, with all in favor, the meeting was adjourned at 1:31 p.m.