

**Hammock Dunes Owners Association, Inc.**  
**Board of Administrators Meeting**  
**May 21, 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, Cosmo DiPerna

**Board Members Absent:** Scott Keiling

**HD Club Administrator Present:** Ted Robinson (via phone)

**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 – April 16, 2018**

**ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers, with all in favor, the Board approved the minutes of the April 16, 2018 Board of Administrators meeting as written.**

**DCDD- Marsh Mitigation, Greg Peugh**

Greg Peugh with the Dunes Community Development District (DCDD) addressed the Board about new requirements from the St. John's River Water Management District to maintain marsh and conservation locations inside Hammock Dunes.

Mr. Peugh handed out a presentation packet and indicated there are a few options by their ecological consultants on what actions to take. One option would be purchasing off-site mitigation with a cash investment. Another solution would be to transition common HDOA property that is not currently conservation and designate it conservation which would be maintained by the DCDD. The DCDD identified a few locations in Hammock Dunes that could be used. Mr. Gill mentioned one of these locations was intended for recreational use a few years ago including a dog park. By consensus the Board agreed the DCDD should purchase off-site mitigation and Greg agreed; however he stated it is a DCDD Board determination.

**FPL Update**

Mr. Mike Barber updated the Board on what has been discussed regarding the project to strengthen the power grid throughout the community. Mr. Barber stated FPL is trying bury the power lines that feed Hammock Dunes. Mr. Barber stated FPL is ready to start the work which would take about 3-4 months; however FPL is asking for an \$80,000 contribution from the HDOA since the improvement affects Hammock Dunes. Mr. Aiello confirmed finances are tight. The Board discussed the project with several Board members stating FPL should pay the contribution since it's their obligation to supply power. Mr. Yoder mentioned that a couple years ago, FPL reps approached Mr. Houk and he about hardening the lines near the south gate. Mr. Barber is going to have another meeting with FPL and then report their position.

**51 Calle del Sur House Relocation**

Josh Rosenbaum from Stajo Construction brought in the new plans for the 51 Calle del Sur submittal; specifically relocating the house to the south instead of centered on the lot. Mr. Rosenbaum explained the owners requested the change to achieve better spacing. Mr. Rosenbaum stated after reviewing the spacing of the house they determined by moving the home 15 feet south it makes up for a more consistent aesthetic appearance. Mr. Houk will have a document prepared for recording.

**ON MOTION BY Bruce Aiello, seconded by Jane Ann Gass, with all in favor, the board approves the change as presented, without precedent to the other lot. Motion Carries.**

### **Walkover Cost Allocation**

Mr. Heller provided the Board with two packets breaking down the cost allocation method which he is proposing. Mr. Heller stated the difference between the two allocations of the cost is \$42,000. Mr. Heller wanted to address the rationale for why Ocean Estates believes the way to treat this is on this initial 65% pro rata basis. Mr. Heller stated that this is very consistent to the way the original install from the Hurricane Matthew damage was broken down. Mr. Heller believes the allocation of these costs should be a 29 crossover project, which would lead to Ocean Estates paying 65% of the cost instead of the 80%. Mr. Gill asked for to go around the table and each board member had a chance to express their opinions in the topic.

### **FEMA Update**

Mr. Gill reported last week the HDOA received the final decision from FEMA on the final appeal, rejecting the appeal. Mr. Gill stated the basis of their opinion against the HDOA is that they are neither utility nor an emergency services provider. Mr. Gill stated there are 60 days to file another appeal. Mr. Gill also stated he is asking for authorization to notice a special meeting of the members for support in pursuing litigation against FEMA.

**ON MOTION BY Mike Gill, seconded by Jef Amsbaugh, with all in favor, the board approves the noticing of the special meeting of the members with the purpose to discuss whether to pursue FEMA in litigation. Motion Carries.**

### **Hammock Dunes Club Administrator Report:**

Mr. Robinson had nothing new to report.

### **Committee Reports:**

#### **Communications & Community Relations**

Ms. Gass had nothing to report.

#### **Maintenance Committee**

Mr. Yoder updated the Board per the monthly report.

#### **Social Committee**

Mr. Pierce stated they had a very successful outing at the Peabody in Daytona which was the showing of Chicago. Mr. Pierce stated another show will be Jersey Boys on November 25<sup>th</sup>. Mr. Pierce stated a potential cruise ship and dinner in Jacksonville is in the works. Mr. Pierce also stated that a beach party is in the works!

#### **Community Planning**

Mr. Heller had nothing to report.

#### **Security & Emergency Response Committee**

Ms. Rooyackers stated she would like to solve a problem with the exit side at the South Gate with people entering in the exit side as people are leaving the gate. Mr. Rooyackers stated she would like to close off the left side of the gate when you exit, only opening one side.

#### **Design Review Committee**

Mr. DiPerna had nothing to report.

#### **Financial Committee**

Mr. Aiello reported the performance to budget for HDOA is \$70,109.79 over budget this month alone. Mr. Aiello stated a 45 day notice of a lien letter has gone out to Lennar for not paying the dues or the

special assessments. Mr. Aiello also stated Ocean Estates- all three sub neighborhoods are all operating under budget. Mr. Aiello stated that Granada Estates Neighborhood is also under budget. Mr. Aiello reported that the Southern States Management Group lease is up on the 2 Camino building. Mr. Aiello went on to state the renewal of the lease expires July 1<sup>st</sup>.

#### **Declarant & Development Committee**

Mr. Gill had nothing to report.

#### **Association Updates/Discussion**

Mr. Houk updated the board about the Flagler County sand project. Mr. Houk stated one of the foreman's with Flagler County told him that they are currently working down in Flagler at Painter's Hill and they are stationed at Varn Park. Mr. Houk also stated he was told they will be headed to Jungle Hut to finish at Ocean Hammock and then they will be headed down to Hammock Dunes. Mr. Houk stated the board he is still waiting to hear back from Flagler County on a start date.

#### **New Business**

#### **Audience Comments**

Nothing additional.

#### **Adjournment**

**ON MOTION BY Bruce Aiello, seconded by Stan Pierce, with all in favor, the meeting was adjourned at 12:46 p.m.**