

**Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting
November 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, Jane Ann Gass, Michael Heller, Stan Pierce, Marge Rooyakkers

Board Members Absent: Jef Amsbaugh, Scott Keiling, Beth Thomas

HD Club Administrator Present: Ted Robinson

Community Management Present: Travis Houk, Carsten Georg, Craig Nisbett Southern States Management Group

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

Approval of Minutes – October 15, 2018

ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers with all in favor, the Board approved the minutes of the October 15, 2018 Board of Administrators meeting with the following amendments:

- **On Page 1 under Renaissance at Hammock Dunes – The last line should be replaced with “The DDC will evaluate and make a recommendation on when dues are to be invoiced.”**
- **On Page 2 under Financial Committee - The last line should read “The HDOA will have an increase in monthly assessments (\$29) primarily to cover costs for bad debt/delinquencies and legal fees from the FEMA litigation.”**

FY 2019 Budget Adoption

Hammock Dunes Owners' Association

Granada Estates Neighborhood Association

Ocean Estates Neighborhood Association

The Board discussed the FY 2019 proposed budgets.

ON MOTION BY Bruce Aiello, seconded by Stan Pierce, with all in favor, the Board voted on whether to approve the Fiscal Year 2019 Operating Budget for the Granada Estates Neighborhood. Motion carries.

ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve the Fiscal Year 2019 Operating Budget for the Ocean Estates Carino la Mer Neighborhood. Motion carries.

ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve the Fiscal Year 2019 Operating Budget for the Ocean Estates Grande Mer Neighborhood. Motion carries.

ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve the Fiscal Year 2019 Operating Budget for the Ocean Estates Playa del Sur Neighborhood. Motion carries.

ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve the Fiscal Year 2019 Operating Budget for the Hammock Dunes Owners' Association to include a \$29 increase in monthly assessments. Motion carries.

Le Jardin Walkover Easement

Mr. Gill stated that the discussion will be tabled for 30 days or until the next meeting.

Hammock Dunes Club Administrator

Mr. Robinson reported that that fitness center will open in mid-January. Mr. Robinson reported that the name of the 19th Hole will be changed to "The Dunes Tavern" and is scheduled to be opened in mid-February.

Committee Reports:

Communications & Community Relations

Ms. Gass reported that the new issue of Inside the Gates is almost complete and will be mailed in a few days!

Maintenance Committee

Mr. Houk updated the Board on maintenance items. Proposals were received from Corey Landscaping to replace the landscaping on both sides of the bridge (in the white planters) near the main gate as well as the area between the main gate and the 4th hole adjacent to the golf course. Additionally, Mr. Houk reported on a quote for a storage container for maintenance to be placed in the wooded area near the south gate exit. Lastly, Mr. Houk reported on a quote for several light posts that are loose and dangerous and need to be replaced.

ON MOTION BY Marge Rooyakkers, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve replacing the landscaping on both sides of the main gate bridge and the area between the main gate and the 4th hole adjacent to the golf course not to exceed the cost of \$11,000. Motion carries.

ON MOTION BY Marge Rooyakkers, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve purchasing a used storage container not to exceed the cost of \$2,800 subject to DRC approval. Motion carries.

ON MOTION BY Marge Rooyakkers, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve replacing dangerous light posts pending price quotes not-to-exceed the cost of \$48,000. Motion carries.

Social Committee

Mr. Pierce updated the Board about the Social Committee events . Mr. Pierce reported that The Volunteer Recognition Dinner was a big success. The November 25th Jersey Boys event is currently sold out. Tickets are still available for the Magic Show on January 28th featuring Disney Cruise Line performer Jon Armstrong. Mr. Pierce stated they would like to use the same format for the next Beach Party in May.

Community Planning

Mr. Gill stated the goal of the newly formed Strategic Planning Committee was to look for fresh ideas. Mr. Gill provided a list of the names of residents who have volunteered to be on the committee. They are the following: Margaret Colon, Doug Guarino, Marge Rooyakkers, Maria Dumke, Meredith Malin, Molly Carey, and Len Lindegren.

ON MOTION BY Mike Gill, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve the members of the new Strategic Planning Committee.

Security & Emergency Response Committee

Ms. Rooyakkers reported that a formal RFP has been completed and will be sent to security/access control companies to solicit bids. Ms. Rooyakkers stated they are looking into making the south gate a resident only gate after 3:00pm which will save the HDOA \$28,000 per year.

Design Review Committee

Mr. DiPerna updated the Board about the implementation of a new procedure to notify adjacent homeowners that construction of a new home is under review by the DRC. By consensus the Board approved this new requirement.

Financial Committee

Mr. Aiello provided the Board with a financial update. Mr. Aiello reported that several large delinquencies have been collected.

Declarant & Development Committee

Mr. Gill stated that he met with the DCDD regarding the hook-up fee of \$3,500 per new lot built in Hammock Dunes. The revenue from the fee would go towards paying the loan. Mr. Gill stated that the Renaissance project is still moving forward. Mr. Gill reported that FEMA has filed a motion to dismiss in the current litigation.

Association Updates/Discussion

The Board discussed whether to pay Flagler County for the Dunes Restoration project for 1 year as billed or to pay for several years in advance. The Board determined to pay the invoice/statement submitted by Flagler County for the year of 2019.

New Business

The Board decided to keep the same monthly HDOA meeting schedule and continue to meet at 10:00am on the 3rd Monday of each month.

Audience Comments

No audience comments.

ON MOTION BY Bruce Aiello, seconded by Jane Ann Gass, with all in favor, the meeting was adjourned at 11:45am.