

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

Board Members Absent: Jef Amsbaugh, Scott Keiling

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 – September 17, 2018

ON MOTION BY Jane Ann Gass, seconded by Cosmo DiPerna, with all in favor, the Board approved the minutes of the September 17, 2018 Board of Administrators meeting with the following amendments:

- **On Page 1 under Paul Ussery – Transponder Request line 2 should read “requested a 4th transponder...”**
- **On Page 2 under Communications & Community Relations line 1 should read “Ms. Gass reported we need to get head shots for the new administrators.”**
- **One Page 2 under Security & Emergency Response Committee line 3 should read “The Board stated Hammock Dunes HDOA is not liable or responsible...”**

Renaissance at Hammock Dunes

Mr. Gill updated the Board on the Renaissance property and indicated their legal team is preparing the documents. Renaissance would not purchase a Hammock Dunes Club membership package to include with the new homes. Mr. Aiello reported that Renaissance did not want to join the Villas Neighborhood Association. Their intent would be for Renaissance to establish their own Association/Corporate Entity. Further, Renaissance would not have their own seat on the HDOA Board but have to be added to another community such as Duneview. Monthly assessments would need to be paid by Renaissance as soon as possible.

Dune Repair Update

Mr. Houk updated the Board about the Flagler County sand project. There is approximately 500ft of sand left before the original contracted project is complete. Flagler County will advise when they can finish the concave section at the southern end of Hammock Dunes. The dune planting should begin in October. There was discussion about the 4 new rebuilt walkovers and if they extended to the appropriate spec. The Board confirmed all future walkover should extend as far east as possible per the approved design.

Hammock Dunes Club Administrator

Nothing additional to report; however Mr. Robinson stated the construction renovation finish may be slightly delayed due to weather.

Committee Reports:

Communications & Community Relations

Ms. Gass reported that Inside the Gates articles are due November 15th. Ms. Gass would like to add a real estate article to the next issue. Pictures of the Beach Party and the Audubon Reception will also be included.

Maintenance Committee

ON MOTION BY Mike Gill, seconded by Jane Ann Gass, with all in favor, the Board voted on whether to appoint Beth Thomas to chair of the Maintenance Committee. Motion carries.

Ms. Thomas reviewed the items on the monthly maintenance report. Specifically, she reported on a proposal for sand fencing for low lying dune areas at a cost of \$5,500 per 500ft. The DEP field representative can only issue a permit for sand fencing at 500ft per permit otherwise Tallahassee becomes involved. The areas to install fence will be identified at a later date and a team will be formed to review the locations. Ms. Thomas reported the Maintenance Committee has been looking into putting a storage maintenance pod on common property near the south gate for the maintenance engineer to use for storage and as a workshop.

ON MOTION BY Beth Thomas, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve installing a sand fence not to exceed the cost of \$5,500. Motion carries.

Social Committee

Mr. Pierce updated the Board on the Social Committee events. Mr. Pierce reported that about half of the event attendees are not members of the club. The September Beach Party had a turnout of about 150 people. The Volunteer Recognition Dinner is scheduled for October 24th. Mr. Pierce reported that the November 25th Jersey Boys event is currently sold out and on a waiting list. Mr. Pierce stated that a Magic Show is scheduled for January 28th featuring Disney Cruise Line performer Jon Armstrong. Mr. Gill suggested having another Beach Party while winter residents are in town, possibly April.

Community Planning

Mr. Gill stated that he would like to re-form the Community Planning Committee into the Strategic Planning Committee. Mr. Gill stated that he would be willing to chair the committee temporarily and will check with some owners on their interest in serving.

Security & Emergency Response Committee

Ms. Rooyakkers stated they are looking into making the south gate a resident only gate after 3:00pm. Currently the HDOA is paying Island Estates \$28,000 per year for their gate security to allow access into the south gate during off hours. Ms. Rooyakkers stated there will be a meeting with Securitas later in the week to discuss service levels. Ms. Rooyakkers has spoken with other security companies to find out what other types of security services are available.

Design Review Committee

Mr. DiPerna reported that a new home proposal has been submitted for Ocean Estates, Playa del Sur.

Financial Committee

Mr. Aiello reminded the Board about the budget workshop on October 22, 2018. Mr. Aiello stated the Granada Estates and Ocean Estates monthly assessments would not change. The HDOA will have an increase in monthly assessments (\$29) primarily to cover costs for bad debt and legal fees from the FEMA litigation.

Declarant & Development Committee

Mr. Gill reported they are looking at an easement request from Le Jardin for their walkover.

Association Updates/Discussion

Mr. Georg stated that HOA and Condo certification courses will be offered in January and February.

New Business

Mr. Heller proposed a 4th Amendment to the Declaration of Protected Covenants, Conditions and Restrictions for Hammock Dunes to more clearly define the Mediterranean standard that currently exists in the Playa Del Sur community. The proposed amendment would alleviate future issues/questions with new home designs. Mr. DiPerna stated that the design descriptions are listed in the Design Review Manual. Mr. Aiello stated that changes should be made in the Design Review Manual not through an amendment. Mr. Aiello suggested that Mr. Heller work with Mr. DiPerna on updating the Design Review Manual to more clearly define the Mediterranean style for the Playa Del Sur community.

Mr. Aiello stated that he heard there was a home in The Villas Community that is being advertised for short term rentals. Mr. Houk will investigate the possible covenant violation.

Audience Comments

No audience comments.

ON MOTION BY Mike Gill, seconded by Bruce Aiello, with all in favor, the meeting was adjourned at 12:20 p.m.