

**Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting
September 17, 2018**

Call to Order:

The duly noticed monthly board meeting was called to order at 10:00 a.m.

Board Members Present: Bruce Aiello, Marge Rooyakkers, Jane Ann Gass, Cosmo DiPerna, Jef Amsbaugh, Michael Heller (via phone)
Board Members Absent: Mike Gill, Scott Keiling, Stan Pierce, Beth Thomas
HD Club Administrator Present: Ted Robinson (via phone)
Community Management Present: Travis Houk, Carsten Georg, Southern States Management Group

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

Approval of Minutes – August 20, 2018

ON MOTION BY Bruce Aiello, seconded by Jane Ann Gass, with all in favor, the Board approved the minutes of the August 20, 2018 Board of Administrators meeting with the following amendment:

- **On Page 1 under La Grande Provence Administrator Position, the second sentence should be eliminated.**

Paul Ussery – Transponder Request

Mr. Georg introduced Hammock Dunes owner, Ms. Louise Ussery. Ms. Ussery addressed the Board and requested an additional 4th transponder for gate access. Ms. Rooyakkers confirmed the current policy is Hammock Dunes owners are allowed to purchase a maximum of 3 transponders. Mr. Aiello reviewed the history of the policy and indicated years ago the gate access system was limited/capped to a specific number of transponders and more recently the policy has been defined to provide a limit on the amount of transponders a resident can purchase/own. The Board discussed the policy and if it should be amended. Ms. Rooyakkers stated multiple owners have been denied a 4th transponder by the Security Committee and if the Board approves this request, additional requests from owners will be made. The Board discussed if there is a reasonable way to accommodate this request for a 4th transponder. The Board discussion confirmed if one exception is made that may lead to more and more exceptions.

ON MOTION BY Bruce Aiello, seconded by Jane Ann Gass, with Mr. Aiello, Mr. Amsbaugh, Mr. DiPerna, Ms. Rooyakkers, & Ms. Gass in favor and Mr. Heller abstaining, the Board voted on whether to enforce the recommendation from the Security Committee and deny the request from the Usserys. Motion carries.

Dune Repair Update

Mr. Houk updated the Board about the sand project. He confirmed after many attempts and beach visits with Flagler County, all walkovers have been supported with new sand. It appears Hurricane Florence created sand accretion rather than removal. Mr. Houk confirmed the County machines continue to break down which is creating the delay. There is approximately 2,000 ft. of dune left to complete from the original contract.

Hammock Dunes Club Administrator

Mr. Robinson reported the Club construction project is lagging slightly mainly due to weather; however the project is on budget.

Committee Reports:

Communications & Community Relations

Ms. Gass reported the Heise's are going to get head shots of the new administrators. Mr. Aiello stated real estate trends would be a good article for the next issue of Inside the Gates.

Maintenance Committee

Mr. Houk reported on the maintenance status sheet. The Board agreed dune sand fencing should be a priority after turtle season and Mr. Houk will solicit pricing. Mr. Houk indicated the perimeter fence on A1A is starting to fall apart and the Committee would like to begin the replacement of the fence in phases.

ON MOTION BY Bruce Aiello, seconded by Jane Ann Gass, with all in favor the Board voted on whether to designate \$5,000 to the Maintenance Committee to start fence replacement on A1A with this project starting and expensed in November or December. Motion carries.

The Board agreed the paving of Camino del Mar and golf course crossing concrete work should be pushed to the summer of 2019 for scheduling.

Social Committee

Mr. Houk stated the Club was not available to provide a grill for the September 26th beach party. The Board discussed other food ideas and whether owners should bring their own food. By consensus the Board allocated \$300 for the Social Committee to spend on food for the event.

Mr. DiPerna reviewed a few names to honor at the Volunteer Recognition Dinner. By consensus the Board delegated the responsibility of selecting the honorees to the Social Committee with a confirmed nomination.

Community Planning

Nothing to report.

Security & Emergency Response Committee

Securitas Video Release – August 8, 2018

Mr. Georg updated the Board about the accident on A1A adjacent to Mariners Gate. Securitas has agreed to release the video to all parties. The Board agreed to release the video if Securitas has agreed. The Board stated Hammock Dunes is not liable or responsible for this accident since it did not happen on common property.

Design Review Committee

Mr. Georg confirmed the Committee reviewed and approved a home in Montilla which means Montilla will be built-out. Additionally, the Committee reviewed a conceptual home in Grande Mer along with some discussion on a new Playa del Sur home.

Financial Committee

Mr. Aiello stated there were two collections from delinquencies. The 3rd installment for the special assessment is now due and Mr. Houk confirmed updated statements will be sent. Mr. Aiello stated 42 owners still have not paid the assessment (not including Lennar). The HDOA is significantly over budget primarily due to legal expenses. The other neighborhoods (Granada Estates and Ocean Estates) are doing fine. Mr. Aiello asked Mr. Houk to update him on a few legal updates when the attorney's have confirmed the status.

Budget Workshop – October 22, 2018

Mr. Aiello reminded the Board about the budget workshop on October 22, 2018. Mr. Houk stated a notice will be sent to all HDOA owners. Mr. Aiello indicated the Granada Estates budget should not be an issue. Mr. Amsbaugh stated he would like no increase in monthly dues if possible. Mr. Aiello stated

the Ocean Estates budget should be in good shape with no expected increase or minimal increase in monthly dues. Mr. Heller asked for documentation to review and a meeting to discuss the Ocean Estates budget. Mr. Aiello stated Mr. Houk would send the info. The Finance Committee is meeting on Friday, September 21st to discuss the HDOA 2019 budget. An increase could be significant.

Declarant & Development Committee

Mr. Aiello stated the Renaissance project is in process. The total number of units is 28 and not 29. Mr. Georg stated Mr. Dickinson and Mr. Livingston are preparing the DRC manuals and legal documents. Renaissance does not want to become a member of the Villas Neighborhood Association but rather their own corporate association. Mr. Aiello stated they would have to join one of the other communities (such as Duneview) and they would not have their own HDOA Board seat.

Association Updates/Discussion

New Business

Ms. Rooyackers stated the Audubon International representative is coming on October 29th for a site visit of Hammock Dunes including the golf courses. The representative will present a formal certification to Hammock Dunes on Tuesday, October 30th and the HDOA will hold a toast/presentation at the HD Club from 4pm – 5pm to recognize the achievement. All HD owners are welcome to attend. Hammock Dunes will become the first private community to attain this honor.

Audience Comments

No audience comments.

ON MOTION BY Bruce Aiello, seconded by Jane Ann Gass, with all in favor, the meeting was adjourned at 11:31 a.m.