

Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting
April 15, 2019

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, Jane Ann Gass, Stan Pierce, Jef Amsbaugh, Marge Rooyakkers, Beth Thomas, Michael Heller (phone)

Board Members Absent: John Hynes, Scott Keiling,

HD Club Administrator Present:

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: **March 18, 2019, Board Meeting**
 March 25, 2019, Annual Meeting
 March 25, 2019, Organizational Meeting

ON MOTION BY Bruce Aiello, seconded by Jane Ann Gass with all in favor, the Board approved the minutes of the March 18, 2019 Board of Administrators Meeting as written.

ON MOTION BY Bruce Aiello, seconded by Beth Thomas with all in favor, the Board approved the minutes of the March 25, 2019 Annual Meeting as written.

ON MOTION BY Bruce Aiello, seconded by Jane Ann Gass with all in favor, the Board approved the minutes of the March 25, 2019 Organizational Meeting as written.

Declarant Seat Appointment

Mr. Gill referenced the discussion at the last Board meeting about the open second Declarant seat and asked for nominations from the Board. The Board discussed appointing Ralph Dumke to the open Declarant seat.

ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers with all in favor, the Board voted on whether to appoint Ralph Dumke to the open Declarant seat on the Hammock Dunes Owners' Association Board of Administrators with his term expiring in one year from the meeting date. Motion carries.

Oceanfront Seat

Mr. Houk stated Mr. Hunt Hawkins volunteered to serve on the HDOA Board of Administrators representing the Oceanfront seat. Mr. Hawkins is an owner in Cambria. The Board reviewed Mr. Hawkins' candidate sheet.

ON MOTION BY Bruce Aiello, seconded by Beth Thomas with all in favor, the Board voted on whether to appoint Mr. Hunt Hawkins to the open Oceanfront seat on the Hammock Dunes Owners' Association Board of Administrators with his term expiring in March 2022. Motion carries.

Doug Guarino Presentation, "The Hammock"

Mr. Guarino provided a presentation to the Board to change the mailing address in Hammock Dunes from Palm Coast to "The Hammock". Specifically his discussion centered on requesting the Dunes Community Development District (DCDD) to make an application for the change to the US Postal Service. A Community Association, such as Hammock Dunes, does not have the ability to change their mailing address; however a government entity such as DCDD can make the request. Mr. Guarino

indicated he spoke to the DCDD and they were interested in more discussion; however asked Mr. Guarino to speak with the various "Hammock" communities (Hammock Dunes, Yacht Harbor, Ocean Hammock, etc.) and confirm their support. The Board was enthusiastic about the idea and asked Mr. Guarino to follow-up with more details such as confirmation from other communities and what additional land on the barrier island would be included in the application for postal change.

Hammock Dunes Club Administrator

Nothing to report.

Committee Reports:

Communications & Community Relations

Mrs. Gass reported the summer issue of "Inside the Gates" will be mailed out in the next few days. Mrs. Gass reported the Committee reviewed a proposal for a complete overhaul of the Hammockdunes.com website for a cost of \$5,500. Mrs. Gass recommended waiting until later in the year for additional discussion about the website change which would give the Strategic Planning Committee a chance to report their findings. Mr. Gill provided an update on the short term rental proposed Bill. The Board discussed how to handle short term rentals going forward.

Mr. Aiello asked the Committee to get updated video and pictures once the Club is complete for posting on the website.

Maintenance Committee

Ms. Thomas updated the Board on maintenance items per the normal monthly list. The Board discussed a proposal for new landscaping at the South Gate. Ms. Thomas reported on a paving proposal for Camino del Mar and Two Camino; approximately \$250,000.

ON MOTION BY Beth Thomas, seconded by Jane Ann Gass, with all in favor, the Board on whether to approve landscape upgrades at the South Gate at a cost not to exceed \$4,900. Motion carries.

ON MOTION BY Bruce Aiello, seconded by Stan Pierce, with all in favor, the Board voted on whether to approve amending the previous motion to send the landscape proposal back to the Maintenance Committee for further review. Motion carries.

ON MOTION BY Beth Thomas, seconded by Stan Pierce, with all in favor, the Board approved to continue with reviewing/soliciting bids to pave Camino del Mar and the Two Camino Office with a timeframe of late summer/early fall. Motion carries.

The Board discussed developing preliminary plans to construct a comfort station at Clicker Beach.

ON MOTION BY Beth Thomas, seconded by Bruce Aiello, with all in favor, the Board approved to continue moving forward with getting bids including architectural plans and a survey to have a comfort station added to Clicker Beach at a cost not-to-exceed \$7,000. Motion carries.

Social Committee

Mr. Pierce updated the Board regarding Social Committee events. The Beach Party will take place on May 8th. The Social Committee is planning a casino cruise out of Port Canaveral. A group Caribbean cruise is being planned for later this year. The Volunteer Recognition dinner is scheduled for October 16th.

Strategic Planning Committee

Mr. Houk updated the Board on the Strategic Planning Committee. The Board discussed the SWOT analysis provided by the Committee. Mr. Houk stated that the Committee would provide another presentation at the next HDOA Board meeting.

Security & Emergency Response Committee

Ms. Rooyakkers updated the Board on the Security and Emergency Response Committee. Ms. Rooyakkers reported that a letter would be sent to local real estate agents to advise about the policy for visiting the community and showing real estate. Ms. Rooyakkers stated that there have been several incidents over the last few months of people driving on the wrong side of the road at night when turning from Camino del Ray onto Camino del Mar. The Board and Committees will review if anything can be done to address this issue.

Design Review Committee

Mr. Georg updated the Board on the Design Review Committee. There will be two new home reviews at the May DRC meeting. Island Estates will plant a memorial tree in the large island.

Financial Committee

Mr. Aiello provided the Board with a financial update and indicated the Finance Committee would be meeting soon. Mr. Aiello reported that the HDOA is currently \$25,000 under budget for the year-to-date. Legal fees have been the largest expense.

Declarant & Development Committee

Mr. Gill updated the Board about the FEMA litigation and the proposed Renaissance Development. Renaissance appears to no longer be a viable development at this time.

Association Updates/Discussion:

An owner has requested to have future Board meetings open via a conference call. After discussion, the Board decided not to open the meetings up via conference call.

New Business

No New Business

Audience Comments

No audience comments.

ON MOTION BY Bruce Aiello, seconded by Beth Thomas, with all in favor, the meeting was adjourned at 12:34pm.