

Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting
February 18, 2019

Call to Order:

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

Board Members Present: Mike Gill (via phone), Bruce Aiello, Jane Ann Gass, Stan Pierce, Jef Amsbaugh, Beth Thomas, Marge Rooyakkers, Michael Heller (via phone)

Board Members Absent: Cosmo DiPerna, Scott Keiling

HD Club Administrator Present: John Hynes

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 – January 21, 2019

ON MOTION BY Bruce Aiello, seconded by Stan Pierce with all in favor, the Board approved the minutes of the January 21, 2018 Board of Administrators meeting with the following amendments:

- **Notate Jef Amsbaugh was “also” on the phone under Board Members Present.**
- **Under Hammock Dunes Club Administrator the last line should read “Mr. Hynes reported the Dunes Tavern is tentatively scheduled to open in late March.”**
- **On Page 2 the motion should read: ON MOTION BY Beth Thomas, seconded by Jane Ann Gass, with all in favor, the Board voted on whether to approve replacing light poles identified by the Maintenance Committee at a not-to-exceed cost of \$59,000.00 with Palmetto Electric. Motion carries.**

Hammock Dunes Club Administrator

Mr. Hynes reported that the fitness center is tentatively scheduled to open on March 8th. Mr. Hynes reported that the Dunes Tavern will open in April.

Committee Reports:

Communications & Community Relations

Mrs. Gass reported the deadline to submit articles for the new issue of Inside the Gates is March 15th. Mrs. Gass reported that she is working on updating the HammockDunes.com website. New changes should be published in mid to late March after a meeting with the website contractor.

Maintenance Committee

Ms. Thomas updated the Board on maintenance items per the normal monthly list. Ms. Thomas reported the light posts have been ordered; however the processing time is a little longer than anticipated from the manufacturer. Phase 1 of the sand fencing project has been completed. Mr. Houk reported that Flagler County is currently working on the concave section of dune and will follow-up with dune plantings as they finish. Mr. Aiello asked that Clicker Beach be added to the list of areas for plantings. Ms. Thomas reported the walkovers have been approved by the Flagler County and that project is formally closed out.

Social Committee

Mr. Pierce updated the Board regarding Social Committee events. The next event will be the Beach Party and will take place in early May. Mr. Pierce reported the Magic Show was well attended. Mr. Houk

reported that the Blood Drive is scheduled for Sunday March 10th at the Two Camino del Mar office parking lot.

Community Planning

Mr. Houk updated the Board on the first Strategic Planning Committee meeting and reviewed the timeline which includes a final strategic plan submitted for adoption by the end-of-the year. Ms. Dumke, appointed chair of the Committee, or Mr. Houk will provide monthly updates from the Committee.

Security & Emergency Response Committee

Ms. Rooyakkers updated the Board on the Security and Emergency Response Committee. Ms. Rooyakkers stated the renewal contract that was approved by the Board last month is being finalized. The Board discussed transitioning the South Gate to a resident only gate after 3pm Monday-Friday and on weekends. Currently, the HDOA pays the Island Estates Neighborhood Association approximately \$27,000 annually to monitor the South Gate. Further, the Board discussed limiting temporary transponders since some owners are abusing the policy.

ON MOTION BY Marge Rooyakkers, seconded by Stan Pierce, with all in favor, the Board voted on whether to make the South Gate a resident only gate after 3:00pm Monday-Friday and on weekends and no longer pay Island Estates to monitor the gate after hours. Motion carries.

ON MOTION BY Marge Rooyakkers, seconded by Bruce Aiello, with all in favor, the Board voted on whether to limit temporary gate access passes to two 30 day passes per property, during a 12 month continuous period. Motion carries.

Design Review Committee

Mr. Georg updated the Board on the DRC activity. Construction will begin on 87 Calle del Sur, which was previously approved for new construction. The residents of 10 San Marco have asked for a setback variance to expand the garage and Mr. Georg presented the variance request.

ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers, with all in favor, the Board voted on whether to approve the setback variance as submitted for 10 San Marco. Motion carries.

Financial Committee

Mr. Aiello provided the Board with a financial update. Mr. Aiello reported that the HDOA operated under budget for the month of January. Mr. Aiello reported that an additional 12 residents have paid the 2018 special assessment in full and the certified letters/statements have been successful. Additional statements will be mailed.

Declarant & Development Committee

Mr. Aiello reported the HDOA Board will vote at the March meeting on whether to approve the preservation of all official governing documents for the HDOA, Granada Estates, and Ocean Estates as required by Florida Statutes. Mr. Aiello provided an update to the FEMA lawsuit. Mr. Aiello reported that Florida state legislation regarding short-term rentals has been proposed; and stated that an email would be sent to residents to encourage them to send a letter to the appropriate Congressional representatives to oppose the proposed bills. The Board discussed the FEMA update regarding Hurricane Irma.

ON MOTION BY Bruce Aiello, seconded by Mike Gill, with all in favor, the Board voted on whether to authorize legal counsel to accept the offer of binding arbitration on the Hurricane Irma FEMA claim. Motion carries.

Association Updates/Discussion:

Hammock Dunes Annual Meeting

Mr. Houk stated that the Hammock Dunes Annual Meeting will be held at 10:00 am on March 25, 2019. Three Board members are up for election. The Organizational Meeting will immediately follow the Annual Meeting.

Temporary Easement for Le Jardin

Mr. Houk corrected the agenda notation confirming the easement is for Le Jardin. The Board discussed the easement and agreed to approve a temporary easement for the dune walkover for the Le Jardin at Hammock Dunes Condominium Association until additional documentation is confirmed.

New Business

No New Business

Audience Comments

A member of the audience stated his concerns about speeding at the roundabout and inquired about a yield sign or additional pedestrian signage. The Board confirmed a yield sign is installed at the roundabout.

ON MOTION BY Jane Ann Gass, seconded by Bruce Aiello, with all in favor, the meeting was adjourned at 11:19am.