

**Hammock Dunes Owners Association, Inc.**  
**Board of Administrators Meeting**  
**January 21, 2019**

**Call to Order:**

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

**Board Members Present:** Mike Gill (phone), Bruce Aiello, Cosmo DiPerna, Jane Ann Gass, Michael Heller, Stan Pierce, Jef Amsbaugh, Beth Thomas

**Board Members Absent:** Marge Rooyakkers, 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 – November 18, 2018**

**ON MOTION BY Cosmo DiPerna, seconded by Beth Thomas with all in favor, the Board approved the minutes of the November 18, 2018 Board of Administrators meeting with the following amendments:**

- **Notate Jef Amsbaugh was on the phone under Board Members Present.**
- **On Page 2 remove the word “dangerous” from motion to read: “ON MOTION BY Marge Rooyakkers, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve replacing light posts pending price quotes not-to-exceed the cost of \$48,000. Motion carries.”**

**Renaissance Update**

Mr. Gill updated the Board on the Renaissance project. Mr. Gill stated the option to purchase/move forward on Renaissance will expire next week and it appears the option will lapse. The option holder indicated a developer has not been found to take on the project.

**Hammock Dunes Club Administrator**

The Board welcomed Mr. John Hynes as the new HD Club appointed non-voting administrator. Mr. Hynes updated the Board on the current club membership numbers. Mr. Hynes reported the fitness center is tentatively scheduled to re-open in late February. Mr. Hynes reported the Dunes Tavern is tentatively scheduled to re-open in late March.

**Committee Reports:**

**Communications & Community Relations**

Ms. Gass asked Board members to review the HammockDunes.com website for any updates, additions, corrections, and changes that need to be made.

**Maintenance Committee**

Ms. Thomas updated the Board on Maintenance items per the normal monthly list. Ms. Thomas reported the landscape updates to the planter on the bridge near the main entrance have been completed. The sand fencing project is in progress. After the work is complete, the Committee will determine if additional sand fencing is needed; specifically at the southern end of Hammock Dunes. Ms. Thomas stated that members of the Committee will select a storage container once the inventory has been replenished. Ms. Thomas reported that there is an additional light post that needs replacement. Mr. Houk obtained two bids for the light pole project; total of 9 poles with the additional light pole.

**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 \$58,744.50 with Palmetto Electric. Motion carries.**

Mr. Houk confirmed the Committee agreed to continue the coquina wall on the left (west side) of Cordoba Court which is unfinished. Mr. Houk obtained a bid from VerdeGo the original installer of the adjacent coquina sections. Mr. Houk stated he met with Mr. Amsbaugh and they reviewed the location together in the field.

**ON MOTION BY Jef Amsbaugh, seconded by Beth Thomas, with all in favor, the Board voted on whether to approve a coquina wall on Cordoba Court in the Granada Estates Neighborhood not to exceed the cost of \$11,130. Motion carries.**

### **Social Committee**

Mr. Pierce updated the Board regarding Social Committee events. Mr. Pierce reported that the Magic Show on January 28<sup>th</sup> is sold out. The next Beach Party will take place in May.

### **Community Planning**

Mr. Gill stated the newly formed Strategic Planning Committee will meet for the first time in the coming weeks.

### **Security & Emergency Response Committee**

Mr. Aiello updated the Board on the status of the access control RFP. Securitas, Ramco, and United Security Services all provided bids. Through negotiation, Securitas had the most competitive pricing while also including new cameras and new software. Mr. Aiello reported the Security Committee reviewed each bid and has recommended Securitas as the winning bidder. The Committee will review if the South Gate needs to stay open until 5:00pm on weekdays. The Board discussed the bids including what Securitas has proposed. Additionally, the Board discussed if the South Gate operating hours could be extended (one issue is GPS directs visitors to the South Gate).

**ON MOTION BY Bruce Aiello, seconded by Stan Pierce, with all in favor, the Board voted on whether to renew the proposed contract with Securitas, Inc. for vehicular access control service. Motion carries.**

### **Design Review Committee**

#### **10 San Marco Variance**

Mr. DiPerna updated the Board about the DRC activity. Mr. DiPerna stated that the DRC reviewed a new home conceptual review for 10 Riviera which will have an impact on views from the 18<sup>th</sup> hole of the golf course and the Hammock Dunes Club, due to the location of the lot. Mr. DiPerna reviewed the process for requesting to paint the exterior of a home.

The 10 San Marco Variance has been tabled for lack of information.

### **Financial Committee**

Mr. Aiello provided the Board with a financial update. Mr. Aiello reported that currently there are 28 residents that have not paid any of the special assessments. Mr. Aiello reported that all Committees operated within their budgets for 2018. Mr. Aiello directed Mr. Houk to start the collection process for the owners that have paid nothing toward the special assessment. Mr. Aiello and Mr. Houk will start the audit process too!

### **Declarant & Development Committee**

Mr. Aiello stated that there have been reports of short term rentals taking place in Hammock Dunes. Mr. Houk will review short term rental sites and report any rental activity that goes against the rules and regulations. Mr. Aiello showed the Board a document that is being sent from the Flagler County Tax Collector to alleged short term rental properties.

**Association Updates/Discussion**  
**Blood Drive – March 10, 2019**  
**Hammock Dunes Annual Meeting**

Mr. Houk reported that a Blood Drive is scheduled to take place on Sunday March 10<sup>th</sup> at Two Camino del Mar. By consensus the Board approved to have the event at Two Camino. Mr. Houk updated the Board on the upcoming Annual Meeting on March 25, 2019 and the three seats that are up for election.

**New Business**

Mr. Aiello reported the DCDD has proposed to split into 5 districts and to allow owners to vote only within their district rather than on a district-wide general election that is currently in place. The Board discussed the proposed shift. Mr. Aiello reported the DCDD is getting a legal opinion to determine if this split is viable.

**ON MOTION BY Bruce Aiello, seconded by Jane Ann Gass, with all in favor, the Board voted on whether to send a letter to the DCDD to oppose the plan to split into districts. Motion carries.**

**Audience Comments**

A member of the audience stated his opposition to the increase in the 2019 HDOA monthly dues. The Board reviewed the budget and how that number was determined.

**ON MOTION BY Cosmo DiPerna, seconded by Beth Thomas, with all in favor, the meeting was adjourned at 11:27am.**