

Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting
July 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, Stan Pierce, Marge Rooyakkers, Jane Ann Gass, Ralph Dumke, Michael Heller (via phone), Beth Thomas (via phone)
Board Members Absent: Jef Amsbaugh, Hunt Hawkins, John Hynes, Scott Keiling,
HD Club Administrator Present: Bob Drab
Community Management Present: Travis Houk, Craig Nisbett, Southern States Management Group

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

Approval of Minutes: June 17, 2019, Board Meeting

ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers with all in favor, the Board approved the minutes of the June 17, 2019 Board of Administrators meeting as written.

Strategic Planning Committee Presentation

Ms. Dumke presented to the HDOA Board the current developments of the Strategic Planning Committee and asked for feedback. Proposed HDOA core values were discussed as well as geographic location. The Hammock Dunes LIFE (acronym) was supported. The HDOA mission statement and vision were also discussed. The Committee hopes to have a first draft of the Strategic Plan at the beginning of Fall.

Hammock Dunes Club Administrator

Mr. Drab provided the Board with an update on The Hammock Dunes Club. Mr. Drab reported marketing efforts from the recent tournament were successful. Mr. Drab stated that a children's playground is being built.

Committee Reports:

Communications & Community Relations

Mrs. Gass reported that the Inside the Gates articles are due for the summer issue.

Maintenance Committee

Ms. Thomas provided the Board with an update on the Maintenance Committee. The Board discussed paving; specifically the paving of Camino del Mar and the Two Camino Office. Mr. Aiello confirmed the HDOA paving reserve has available money to fund the paving expense that has been identified. Since the Maintenance Committee recommended this paving project be complete in 2019, the Board agreed to proceed. Additionally, Ms. Thomas stated there were breaches in the perimeter fence on Jungle Hut that must be repaired. The Board discussed maintaining the overgrown landscape in an effort to prevent future damage to the fence.

ON MOTION BY Beth Thomas, seconded by Bruce Aiello with all in favor, the Board voted on whether to pave Camino del Mar and the Two Camino Office parking lot at a price not-to-exceed \$275,000 and delegate the selection of the contractor to the Maintenance Committee. Motion carries.

ON MOTION BY Beth Thomas, seconded by Marge Rooyakkers with all in favor, the Board voted on whether to repair fence damage adjacent to Jungle Hut Road at a price not-to-exceed \$2,950. Motion carries.

Social Committee

Mr. Pierce updated the Board regarding Social Committee events. Mr. Pierce reported that 18 people have signed up for the Royal Caribbean Harmony of the Seas group cruise in August. Mr. Pierce stated an event would be planned to see a production at The Peabody later this year or early next year.

Security & Emergency Response Committee

Ms. Rooyakkers updated the Board on the Security and Emergency Response Committee. Ms. Rooyakkers stated the gate motors would be checked. Ms. Rooyakkers stated that Securitas has been doing a good job. The Board commended Securitas and Southern States for their quick work on gathering data and other resources for the Flagler County Sheriff's Office per the incident in Palm Coast that involved an owner in Hammock Dunes.

Design Review Committee

No updates.

Financial Committee

Mr. Aiello provided the Board with a financial update. Mr. Aiello reported the HDOA was \$31,000 over budget for the month. Mr. Aiello reported that a correction needs to be made to the financials in regards to the payment from the HDOA and Island Estates. To date, there are 7 owners that have not paid the special assessment of \$2,000. Mr. Aiello stated a Reserve Study should be done as previously discussed at the Annual Meeting.

ON MOTION BY Bruce Aiello, seconded by Jane Ann Gass with all in favor, the Board voted on whether to approve hiring "Expert Inspectors" to perform a reserve study, not-to-exceed \$2,880. Motion carries.

ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers with all in favor, the Board voted on whether to delegate negotiation on the lease terms to Mr. Gill and Mr. Aiello for the building occupied by Southern States Management at 2 Camino del Mar. Motion carries.

Declarant & Development Committee

Mr. Gill stated the Board should have a closed legal meeting with HDOA counsel, Robyn Severs, to address current litigation issues. The Board agreed to have a closed legal meeting with Ms. Severs on Monday, July 22, 2019 at 11am in the Southern States Management Group Conference Room, 2 Camino del Mar, Palm Coast, FL 32137. Mr. Houk stated he would post the notice. Mr. Gill confirmed the Flagler County true-up numbers for the dune restoration project should be coming soon.

Association Updates/Discussion:

Mr. Aiello stated two new Florida statutes have been adopted. They include the protection of vegetable gardens on private (residential) property and the second states that if an owner hires a licensed arborist to designate or identify a tree as a hazard, the owner can remove the tree without replacement requirement.

Ms. Rooyakkers stated she would attend a meeting this evening in regards to the Beachwalk development.

New Business

No New Business

Audience Comments

Members of the audience addressed concerns of overflowing contractor dumpsters at construction sites, slippery coquina rocks at the beach shoreline with liability concerns, and a high amount of large trucks driving down San Gabriel Lane from the construction sites in Playa del Sur. The Board agreed to

investigate with the Design Review Committee the possibility of requiring construction contractors with dumpsters to attach a net or cover on the dumpster to prevent trash from overflowing or illegal dumping. Pursuant to the coquina rocks hazard, the Board made it clear the coquina rocks are property of the State of Florida & Flagler County and liability/safety concerns should be made to their attention; however the Board agreed to install caution signs at the 4 common HDOA walkovers. With regards to the construction vehicles, the Board indicated it may be difficult for the large vehicles to turn around and drive back the way they came; however agreed to attempt to curtail the situation by directing Securitas to speak with the contractors on a routine basis and provide printed instructions to contractors servicing the Playa del Sur construction sites.

ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers, with all in favor, the meeting was adjourned at 12:07 p.m.