

**Hammock Dunes Owners Association, Inc.  
Board of Administrators Meeting  
March 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, Bruce Aiello, Jane Ann Gass, Stan Pierce, Jef Amsbaugh, Cosmo DiPerna, Marge Rooyakkers, Michael Heller  
**Board Members Absent:** Beth Thomas, 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 – February 18, 2019**

**ON MOTION BY Bruce Aiello, seconded by Stan Pierce with all in favor, the Board approved the minutes of the February 18, 2019 Board of Administrators meeting as written.**

**Declarant Seats Appointment**

**Mike Gill**

**Second Seat**

The Board discussed the two Declarant seats. Mike Gill's appointment expires March 31, 2019.

**ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers with all in favor, the Board voted on whether to appoint Mike Gill to one of the Declarant seats with an expiration date of March 31, 2021. Motion carries.**

There was additional discussion about second Declarant seat and Mr. Gill asked the Board to consider some names for appointment.

**Notice of Hammock Dunes Owners' Association, Inc. under Section 720.3032, Florida Statutes, and Notice to Preserve and Protect Covenants and Restrictions from Extinguishment under the Marketable Record Title Act, Chapter 712, Florida Statutes**

The Board discussed the document prepared by Ms. Robyn Severs to preserve the Hammock Dunes Owners' Association documents.

**ON MOTION BY Bruce Aiello, seconded by Jane Ann Gass with all in favor, the Board voted on behalf of the Association, and on behalf of the Members of the Ocean Estates Declaration and the Members of the Granada Estates Declaration, shall take all actions necessary to preserve the Owners' Declaration, Ocean Estates' Declaration, and the Granada Estates' Declaration, all as amended from time to time and record "Notice of Hammock Dunes Owners' Association, Inc, under Section 720.3032, Florida Statutes, and Notice to Preserve and Protect Covenants and Restrictions from Extinguishment under the Marketable Record Title Act, Chapter 712, Florida Statutes" pursuant to Section 720.3032, Florida Statutes, in the Public Records to avoid the effects of Florida Statute Section 712.01 et seq. on the Owners' Declaration, Ocean Estates' Declaration, and Granada Estates' Declaration. Motion carries.**

**Hammock Dunes Club Administrator**

Mr. Hynes reported that the fitness center opened on March 8<sup>th</sup>. Mr. Hynes reported that the Dunes Tavern is scheduled to open in April the first of second week of April.

## **Committee Reports:**

### **Communications & Community Relations**

Mrs. Gass reported that she is meeting with the website developer this week to work on updates to the HammockDunes.com website. A request was submitted to Ms. Gass to publish death announcements of residents. After discussion the Board decided not to publish the announcements since it's a privacy issue and also it can be difficult to get current information for all owners.

### **Maintenance Committee**

#### **Updates per the monthly report**

#### **Curbing replacement – Granada Estates**

#### **Sidewalk Grinding & Replacement**

#### **Landscape Upgrades, HDOA & Club Areas**

#### **Clicker Beach Comfort Station**

Mr. Houk updated the Board on maintenance items per the normal monthly list. Mr. Houk reported that Flagler County has finished adding sand to the concave area and is waiting on the dune plantings. Mr. Houk reported on proposals for curbing, sidewalk repair with grinding of raised edges, and landscaping upgrades.

The Board had additional discussion about the landscape upgrades since the Hammock Dunes Club is involved. Specifically the updates are adjacent to Club property with the possibility of encroaching on to Club property. Mr. Houk confirmed the Club is in agreement with the changes and offered to maintain the areas in perpetuity after the HDOA updates the landscape. Two areas were approved; adjacent to the practice areas and along Camino del Mar west of the golf course crossing; however the area behind the 16<sup>th</sup> green was tabled until the property lines can be determined.

Mr. Gill stated that he would like the maintenance committee to look into a solution for a temporary comfort station at Clicker Beach. The Board discussed that a permanent solution might be an option too.

**ON MOTION BY Jef Amsbaugh, seconded by Marge Rooyakkers, with all in favor, the Board voted on whether to approve a curbing replacement repair on Avenue Monet for a cost of \$3,600 funded by the Granada Estates Neighborhood Association. Motion carries.**

**ON MOTION BY Marge Rooyakkers, seconded by Jane Ann Gass, with all in favor, the Board voted on whether to approve sidewalk grinding repair for a cost of \$5,800 and sidewalk panel replacement for a cost of \$3,500 on Camino del Rey and Camino del Mar. Motion carries.**

**ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with Mike Gill, Jane Ann Gass, Stan Pierce, Jef Amsbaugh, and Marge Rooyakkers in favor and Michael Heller abstaining the Board voted on three landscape proposals that involve the Hammock Dunes Club: 1.) \$2,675 is approved for clearing of invasive shrubs at the property next to the practice green with the HD Club signing an agreement that states they will maintain the area. 2.) The Club's proposal to add coquina beds along Camino del Mar just west of the golf course crossing is approved with the HDOA landscape contractor maintaining the beds. 3.) The landscape behind the 16<sup>th</sup> green is not approved until the property lines have been determined and reviewed.**

**Motion carries.**

### **Social Committee**

Mr. Pierce updated the Board regarding Social Committee events. The Committee will meet this week to discuss the agenda. The next event will be the Beach Party and will take place on May 8. Mr. Pierce reported that several events are being discussed including a gambling cruise, a Peabody event, and a one week cruise.

### **Community Planning**

Mr. Houk updated the Board on the Strategic Planning Committee. Mr. Houk reported that sub-committees have been created for marketing analysis and competitor analysis. The Committee has

scheduled a meeting with Helga Van Eckert, Flagler County Department of Economic Opportunity Executive Director.

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

Ms. Rooyakkers reported the South Gate will become a resident only gate after 3:00 pm effective April 1<sup>st</sup>. Ms. Rooyakkers reported the Committee is working on a preferred vendor list. The contract renewal with Securitas has been signed.

### **Design Review Committee**

Mr. DiPerna updated the Board on the Design Review Committee. There were no new items of significance to report. Mr. DiPerna stated that this has been the least active new home construction and property change period in recent memory.

### **Financial Committee**

Mr. Aiello provided the Board with a financial update. Mr. Aiello reported the HDOA is currently \$106,000 under budget for the year to date. All Committees are operating under budget. Mr. Aiello reported that an additional 4 residents have paid the 2018 special assessment in full and the certified letters/statements have been successful.

### **Declarant & Development Committee Renaissance Update & Setback Review**

Mr. Gill reported the Renaissance project is still in play. Mr. Gill reported the Renaissance developer requested an additional 5 ft. setback on the HD golf course. Specifically, the new setback for pool enclosures will be 20 ft. and the home will be 30 ft. The Hammock Dunes Club has already approved the amendment.

**ON MOTION BY Mike Gill, seconded by Bruce Aiello, with all in favor, the Board voted on whether to support a 20 ft. setback variance for pool enclosures on the 3<sup>rd</sup> hole of the golf course and to increase the setback from 25 ft. to 30 ft. for the house structure for the Renaissance homes contingent on Renaissance becoming a member of the HDOA community, providing designs/architectural standards for review and approval from the HDOA and DRC, including landscape design/design of homes, and rules, regulations, covenants, & Design Review manuals that are consistent with the Hammock Dunes Community. Motion carries.**

Mr. Gill provided an update on the FEMA litigation and the current status of the Hurricane Irma filing. By consensus the Board supported Mr. Gill's report.

### **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.

#### **Inside the Gates Renewal, John & Mary Heise**

Mrs. Gass updated the Board on the Inside the Gates renewal proposal. The price of the contract has gone up \$100 to cover the cost in increased postage.

**ON MOTION BY Jane Ann Gass, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve renewing the Inside the Gates contract for a 5 issue term at the cost of \$3,000 per issue. Motion carries.**

**New Business**

No New Business

**Audience Comments**

No audience comments.

**ON MOTION BY Mike Gill, seconded by Bruce Aiello, with all in favor, the meeting was adjourned at 12:12pm.**