

**Hammock Dunes Owners Association, Inc.  
Board of Administrators Meeting  
May 20, 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, Marge Rooyakkers, Beth Thomas, Ralph Dumke, Michael Heller (via phone), Jef Amsbaugh (via phone), Hunt Hawkins (via phone)

**Board Members Absent:** Scott Keiling

**HD Club Administrator Present:** Bob Drab

**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: April 15, 2019, Board Meeting**

**ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers with all in favor, the Board approved the minutes of the April 15, 2019 Board of Administrators meeting with the following amendments:**

- **On Page 2 on the third line under Doug Guarino Presentation "The Hammock" add the word "they" to read: "however; they asked Mr. Guarino to speak..."**
- **On Page 2 under Strategic Planning Committee, spell out the meaning of SWOT to read: The Board discussed the Strength, Weaknesses, Strengths, Opportunities (SWOT), analysis..."**

**Strategic Planning Committee Presentation**

Committee chair Ms. Maria Dumke, and Committee member Mr. Len Lindegren, provided a presentation from the Strategic Planning Committee. Specifically, the presentation focused on the general direction of the Committee and next steps. The Board had extensive discussion about the Committee's direction and provided feedback on numerous topics including real estate, architectural guidelines, and future projects. Ms. Dumke stated the Committee will address the Board at the June meeting with more specific information including a mission statement and core values. Mr. Heller asked the Committee if a competitor analysis of comparable communities has been reviewed and Ms. Dumke indicated yes, this has been done. Mr. Aiello requested the Committee submit their 2020 budget request in the month of October.

**Hammock Dunes Club Administrator**

Mr. Drab reported on Hammock Dunes Club updates. The renovations have been completed for the Dunes Tavern and the Fitness Center. A new playground will begin construction in the next few weeks. A new Sales Director has been hired. Mr. Drab outlined some of the strategies that will be used to try to bring new membership to the Club.

**Committee Reports:**

**Communications & Community Relations**

Ms. Gass provided an update on the status and due date (July 15<sup>th</sup>) for the next issue of Inside the Gates. The Board discussed a real estate article for the next issue; perhaps by Dana Davis. Ms. Gass confirmed the Committee is waiting on revamping the website until the Strategic Planning Committee is further along with their report.

### **Maintenance Committee**

Ms. Thomas updated the Board on maintenance items per the normal monthly list. The sand dunes restoration has been completed. The Committee decided not to move forward with the full landscaping upgrade to the south gate that was previously reviewed but will instead just add shrubbery for a modest amount around the gate house. Two additional pet stations have been added around the neighborhood. The new light poles will be installed in June.

The Board discussed the landscape behind the 16<sup>th</sup> hole on Camino del Mar.

**ON MOTION BY Bruce Aiello, seconded by Beth Thomas, with all in favor, the Board approved to split the costs 50/50 with The Club to upgrade the area around the 16<sup>th</sup> hole at a cost not-to-exceed \$5,000. Motion carries.**

### **Social Committee**

Mr. Pierce updated the Board regarding Social Committee events. The Beach Party was a big success with an estimated 250-300 attendees. 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 16<sup>th</sup>.

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

Ms. Rooyakkers updated the Board on the Security and Emergency Response Committee. Ms. Rooyakkers reported that all of the new cameras have been installed.

### **Design Review Committee**

Mr. Georg updated the Board on the Design Review Committee. The owners of the lot at 10 Riviera have decided not move forward with building. The DRC will do an onsite inspection of the setbacks at 8 Riviera.

### **Financial Committee**

Mr. Aiello provided the Board with a financial update. Mr. Aiello reported the HDOA was \$28,000 over budget for the month of April. Legal fees have been the largest expense. Mr. Aiello confirmed additional delinquent accounts will be sent to legal. A reserve study will be performed for the HDOA and Ocean Estates. Mr. Houk will solicit quotes.

### **Declarant & Development Committee**

Mr. Gill provided the Board with a DDC update. Mr. Gill reported the FEMA lawsuit arbitration has been scheduled for June 4<sup>th</sup> and June 5<sup>th</sup> in Washington D.C. Mr. Dumke, Mr. Eckert, and Mr. Gill will attend on behalf of the HDOA. A ruling has not yet been made for the Hurricane Matthew lawsuit with FEMA. Mr. Gill stated HDOA legal will prepare a resolution for consideration regarding future lease applications such as Air BNB's and other anticipated short-term rental issues. Once the resolution has been submitted, the HDOA will approach the neighborhood/condo association boards for additional discussion.

Mr. Gill presented a proposal/resolution regarding rules for the inter-connected lake system in Hammock Dunes. Specifically, DCDD would like to prohibit boats in the lake system and limit fishing only to private owner property adjacent or connected to the lakes. The Board discussed amending the proposal to allow fishing on common HDOA property if it's connected to the lakes and other community members fishing from private property as long as the owner provides approval. The Board discussed enforcement and stated DCDD should enforce their rules.

**ON MOTION BY Marge Rooyakkers, seconded by Jane Ann Gass, with all in favor, the Board accepted a proposal from the DCDD in regards to rules of the lakes, with the exception to allow residents to fish along the common property banks including private property. Motion carries.**

**Association Updates/Discussion:**

Mr. Houk stated the Club is completely closed and asked if the Board preferred to have the meeting on July 22<sup>nd</sup> when the Club is open or schedule for July 15<sup>th</sup> at another venue. The Board agreed to keep the meeting on July 15<sup>th</sup> and directed Mr. Houk to look for another location.

**New Business**

No New Business

**Audience Comments**

No additional comments.

**ON MOTION BY Jane Ann Gass, seconded by Bruce Aiello, with all in favor, the meeting was adjourned at 12:11pm.**