

**Hammock Dunes Owners Association, Inc.**  
**Board of Administrators Meeting**  
**February 17, 2020**

**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, Marge Rooyakkers, Jane Ann Gass, Jef Amsbaugh, Beth Thomas, Michael Heller, Hunt Hawkins, Stan Pierce, Ralph Dumke,

**Board Members Absent:** Scott Keiling

**HD Club Administrator Present:** Bob Neely

**Community Management Present:** Travis Houk, Carsten Georg, Southern States Management Group

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

**Approval of Minutes: January 20, 2020 Board Meeting**

**ON MOTION BY Marge Rooyakkers, seconded by Mike Gill with all in favor, the Board approved the minutes of the January 20, 2020 Board of Administrators meeting with the following amendment:**

- **On page 2 under Security & Emergency Committee, the sentence "Ms. Rooyakkers reviewed with the Board..." should be removed and replaced with: "Ms. Rooyakkers read the email that was sent to the Security Committee and did not consider it an emergency as it was a request for a transponder for a third vehicle."**

**Avenue de la Mer, Speed Humps**

Ms. Thomas updated the Board regarding the Maintenance Committee recommendation for the Casa Bella Neighborhood speeding problem on Ave. de la Mer. Specifically, the Committee recommended adding speed humps. Casa Bella audience members stated the Casa Bella community supports speed humps. The Board discussed several options to deter speeding including closing off Ave. de la Mer, striping the center line, adding vehicular access control gates, additional speed signage, etc. Mr. Gill directed the Maintenance Committee to explore further options including closing Avenue de la Mer through Casa Bella Neighborhood to one-way traffic. Ms. Thomas will report back to the Board at the next HDOA Board meeting.

**Hammock Dunes Club Administrator**

Mr. Neely provided the Board with an update on the Hammock Dunes Club. Mr. Neely reported on financials and strategic planning. Mr. Neely stated that the Hammock Dunes Club Board would like to work more closely with the HDOA Board. The Board discussed Hammock Dunes Club summer camps and indicated this was a great opportunity to reach out to non-club members.

**Committee Reports:**

**Communications & Community Relations**

Mrs. Gass provided the Board with a Communications update. Mr. Gill suggested postponing the deadline for the Inside the Gates newsletter to April 1<sup>st</sup> after the HDOA Annual Meeting. Mrs. Gass reported that Mr. Eckert will write an article about the dunes and future status.

**Maintenance Committee**

Ms. Thomas provided the Board with a Maintenance Committee update and the Board reviewed the open items.

Mr. Houk presented a proposal to address the San Gabriel lake bank erosion on the north side. Mr. Houk presented a proposal for replacement of light poles along Camino del Mar including all bridge and column lights. Ms. Thomas reported that a contractor has been located to repair the Island Estates bridge joints on the main bridge.

**ON MOTION BY Beth Thomas, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve landscaping to fill the erosion on the San Gabriel lake bank at a not-to-exceed cost of \$14,000 with confirmation from the DCDD. Motion carries.**

**ON MOTION BY Beth Thomas, seconded by Marge Rooyakkers, with all in favor, the Board voted on whether to approve replacing all of the light posts and bridge and column lights along Camino del Mar at a not-to-exceed cost of \$115,000. An additional bid is required. Motion carries.**

**ON MOTION BY Beth Thomas, seconded by Marge Rooyakkers, with all in favor, the Board voted on whether to approve repairing the bridge joints on the Island Estates bridge at a not-to-exceed cost of \$4,000. Motion carries.**

### **Social Committee**

Mr. Pierce updated the Board regarding Social Committee events. The Magic Show starring John Armstrong was a success. The next event scheduled is "An American in Paris" at The Peabody on April 5<sup>th</sup>. Mr. Pierce reported on planning for the Hammock Dunes Anniversary event.

### **Community Planning/Strategic Planning Committee**

Mrs. Colon provided the Board with a Strategic Planning update. Mrs. Colon reported the Committee will test using Mailchimp as a way to communicate emails to the community. Ms. Colon reported the Community Planning Committee will meet on the third Monday of each month. Mr. Gill updated the Board regarding the Renaissance project.

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

Ms. Rooyakkers reported that the new access control system Dwelling Live will be rolled out this month. Mr. Gill directed the Security Committee to delete the transponders that are not in use per the info provided at the last meeting about open transponders.

### **Design Review Committee**

Mr. Amsbaugh provided the Board with a DRC update. The Committee addressed concerns that some residents had in regards to issues that come from a mature neighborhood with a small number of vacant lots and new construction. Mr. Georg stated that 3 new homes will be built in Island Estates and one new home in Granada Estates.

### **Financial Committee**

Mr. Aiello provided the Board with a financial update. Mr. Aiello reported that January financial performance to budget was positive. Mr. Aiello reported that insurance rates have increased significantly and the policies are being evaluated. Mr. Gill reported about some of the issues affecting the rising rates.

### **Declarant & Development Committee**

No Updates.

## **Association Updates/Discussion:**

### **Short Term Rentals – Florida Legislature**

Mr. Gill reported that according to the latest update, the Bill includes language which specifically grandfathers and protects the private deed restrictions. To date, updates from Tallahassee are positive for HOA's. Mr. Gill asked Mr. Houk to contact the Hammock Dunes Neighborhood Presidents and obtain feedback about amending the Master Declaration to add additional teeth against short term rentals.

### **Annual Meeting**

Mr. Gill stated that the annual meeting is scheduled for Monday March 23, 2020.

### **New Business**

#### **Waterfront Board Seat Appointment**

The Board discussed the Waterfront Seat and it's availability.

#### **Audience Comments**

The Board discussed producing a support letter from the HDOA stating that State Road A1A should be recognized as an All-American Road.

**ON MOTION BY Beth Thomas, seconded by Bruce Aiello, with all in favor, the meeting was adjourned at 12:30 p.m.**