

Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting
January 17, 2022

Call to Order:

The duly noticed monthly Board Meeting was called to order by Mike Gill at 10:00 a.m. VIA ZOOM.

Board Members Present:

Mike Gill, Margaret Colon, Linda Steggerda, Warren Crooks, Marge Rooyakkers, Hunt Hawkins, Beth Thomas, Lori Comeau, Mike Heller

Board Members Absent:

HD Club Administrator Present: John Langhauser

Community Management Present: Travis Houk, Craig Nisbett, Lisa Reed, Southern States Management Group

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

Approval of Minutes: November 15, 2021

On MOTION by Warren Crooks, seconded by Margaret Colon, with all in favor, the Board approved the minutes of the November 15, 2021, Board Meeting with the following amendments:

- After the word "and" replace the language as follows: with the monthly dues allocated based upon the level of limited neighborhood common property associated with their unit. All HOA Assessments for Grande Mer also will continue to be adjusted to reflect the second of four years of error corrections that were approved starting with the 2021 Grande Mer budget.
- Emergency Response Committee; add David Betsill to the list of attending members.
- Meeting Extension Update, the first sentence in the last paragraph should state, Mr. Heller indicated there should be a \$500,000 to \$800,000 annual contribution for the dunes per year and the ongoing assessment component of our Natural Disaster Account at \$1.25 per homeowner per year, is insufficient for a responsible approach to what is going to be needed.

Hammock Dunes Club Administrator by John Langhauser

Mr. Gill welcomed Mr. John Langhauser to the HDOA Board as the new HD Club representative. Mr. Langhauser confirmed several members including staff have tested positive for COVID-19. To date, the Club remains open. Restriction on large gatherings and some dining room restrictions are in place.

Committee Reports

- **Maintenance Committee by Linda Steggerda**
 - Ms. Steggerda indicated the monthly update is in everyone's package and can be reviewed as necessary. The Committee is reviewing what can be done at the Comfort Station to provide some better surveillance. Ms. Steggerda also confirmed the Committee is reviewing old and tired landscape and soliciting several bids for various projects.

- **Financial Committee by Margaret Colon**

- **Treasurer's report**

- Ms. Colon reported the HDOA 2021 Audit Kick-Off meeting was held with Martin and Associates. The anticipation is to have the audit completed by early March. The financial results as of November 30, 2021 are approximately \$100,000 favorable to budget. Legal expenses are being monitored as they are higher than budget.

- **Community Planning Committee by Margaret Colon**

- Ms. Colon updated the Board about EZ Voting and indicated Tuscany and Viscaya are close to the 70% registration target. On average the rest of the Community is around 30%. The Board discussed how to reach out to more owners to collect email addresses. More targeted communication will be sent to owners that have not registered.

- **Communications & Community Relations by Tom Culligan**

- **Declarant Administrators Seats Communication Strategy**

- Mr. Gill indicated the HDOA needs to continue to develop a communication strategy to communicate the Article Amendment Vote at the March 28th Annual Meeting.
 - Mr. Heller and Mr. Culligan discussed how to get members focused on the issue and get the amendment passed. Achieving the vote has been done three times before. Mr. Heller indicated he shared a skeleton outline about the details and how the vote can be communicated. Mr. Heller and Mr. Culligan agreed to work on it offline. Mr. Heller said as we think about a communication strategy, a tailored separate communication strategy should be addressed with Lennar.
 - Mr. Culligan stated the website work with Live Tour has begun and they are doing a great job; although it's early in the process.

- **Social Committee by Warren Crooks**

- Mr. Crooks indicated the Committee met January 6, 2022. All planning for any indoor events has been postponed at the moment due to the increase in cases from COVID-19. The hope is to have an outdoor event on March 20, 2022; possibly coordinated with the HD Club.

- **Security & Emergency Response Committee by Beth Thomas**

- Ms. Thomas indicated the Committee is looking into alternate providers for telephone service at the Main Gate. The phone line and equipment continue to be going down. This is not unique to the Main Gate but happening on the barrier island. Mr. Gill indicated perhaps Mr. Langhauser can help speed AT&T and their tech support.

- **Design Review Committee by Lori Comeau**

- Variance for permission to remove and not replace street tree at 3 Monterrey, VOTE
 - Ms. Comeau indicated an arborist report has been provided and the report recommends the tree be removed. The Monterrey Villas Board rep has provided support for the removal. The DRC supports this decision.

- **ON MOTION BY Lori Comeau, seconded by Margaret Colon with all in favor the Board voted on whether to remove and not replace the oak street tree at 3 Monterrey. Motion carries.**
 - **Variance for rear yard set-back at 11 Corte Vista, VOTE**
 - The rear screen enclosure encroaches in the golf course setback by 8.4 ft. The HD Club has no objection.
 - **ON MOTION BY Lori Comeau, seconded by Margaret Colon with all in favor the Board voted on whether to approve the setback encroachment. Motion carries.**
 - **8 Island Estates – violation of approved Drainage and landscape plans – runoff onto abutters property**
 - The contractor has violated the Island Estates Design Review Manual by doing landscape work without an approved final landscape plan. Mr. Houk has issued a cease-and-desist letter to the contractor. Mr. Comeau asked that Mr. Houk forward it to the Board and DRC Members.
 - **Board approval of proposed Fine Schedule for 2022, VOTE**
 - Ms. Comeau presented a new fine schedule to be enforced against contractors/builders that has been reviewed and approved by the Design Review Committee. Mr. Gill indicated he believes the new fine schedule should have legal review.
 - **ON MOTION BY Lori Comeau, seconded by Margaret Colon the Board reviewed a new fine structure applicable to contractors. The Board tabled this issue until it has legal review.**
 - **ON MOTION BY Lori Comeau, seconded by Margaret Colon with all in favor the Board voted on whether to ask Southern States Management Group to immediately enforce the current fining schedule as contained in the DRC Manual. Motion carries.**
 - **Request to approve Committee Chair, VOTE**
 - Ms. Comeau indicated she needs to step down as the Committee chair; however still be the DRC liaison to the HDOA Board.
 - **ON MOTION BY Lori Comeau, seconded by Beth Thomas with all in favor the Board voted on whether to appoint Jonathan Worrall as the new DRC Chairman. Motion carries.**
- **HD Shoreline Management Committee by Travis Houk**
 - Mr. Houk indicated the January Shoreline Meeting is scheduled for the end of January and a more comprehensive update will be provided at the next meeting. Mr. Houk referenced 800 cubic yards are approved thru DEP and the Committee is soliciting bids. Mr. Heller asked if there is more sand planned to address the Grande Mer dune. Mr. Houk will work with Mr. Heller offline.

Association Updates/Discussion

- Mr. Gill reported Oasis is finalizing their documents and a meeting will be scheduled with them soon to understand their current plans.
- **Replacement of an Administrator prior to the Expiration of His/Her Term, VOTE**

- Mr. Heller stated last April, one of the topics that was raised is about what happens when an HDOA administrator resigns within their term. Currently the Bylaws states the HDOA Board will replace that administrator for the remainder of the term. Mr. Heller indicated instead of having the Board appoint a replacement, go back to the neighborhood and hold a special election. The thought behind it would be the replacement by the neighborhood would be most representative way to fill the seat. With electronic voting it may be easier to execute. There was discussion about changing the Bylaws within the Board. Mr. Heller stated the neighborhood should have the legal right to elect the Board seat and every effort should be made for the property owners to elect their representative.
- Ms. Thomas indicated this may be something to look ahead to next year since it may dilute the importance of the current vote. Mr. Crooks and Ms. Colon agreed. The Board discussed deferring a decision on this issue and Mr. Heller agreed there should not be any reason to lessen the importance of the current amendment by introducing another vote before the meeting. This issue will be addressed after the Annual Meeting.

Community Manager Report

- Mr. Houk reported that Ms. Lisa Reed has joined the HD Management Team and that Ms. Rosie Maisonet-Garvey has resigned from Southern States Management.

Audience Comments

- The Board addressed audience comments about communication and the need to provide updates.

Adjournment

ON MOTION BY Marge Rooyakkers, seconded by Margaret Colon the Board Meeting was adjourned at 11:34am. Motion carries.