

**Hammock Dunes Owners Association, Inc.**  
**Board of Administrators Meeting**  
**January, 18, 2021**

**Call to Order:**

The duly noticed monthly Board Meeting was called to order at 10:02 a.m.

**Board Members Present:** Ralph Dumke, Margaret Colon, Mike Gill, Marge Rooyakkers, Jef Amsbaugh, Beth Thomas, Linda Steggerda, Hunt Hawkins

**Board Members Absent:** Mike Heller, Warren Crooks

**HD Club Administrator Present:** Bob Neely

**Community Management Present:** Travis Houk, Craig Nisbett, Rosie Maisonet Southern States Management Group

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

**Approval of Minutes: December 21, 2021 Board Meeting**

**ON MOTION BY Mike Gill, seconded by Margaret Colon with all in favor, the Board approved the minutes of the December 21, 2021 Board of Administrators meeting with the following amendments:**

- **Under Finance Committee; November Financials should be listed as the October Financials.**
- **Under Security Committee; The Motion should clarify that tailgating is not allowed at any time.**

**Hammock Dunes Club Administrator**

Mr. Neely provided the Board with updates on the Hammock Dunes Club. Mr. Neely reported that the Club is doing well financially and membership numbers are up. The Club is closed for the week of January 18<sup>th</sup> due to positive COVID cases within the membership and potential contact with the Club facilities.

**Committee Reports:**

**Maintenance Committee**

Ms. Thomas provided the Board with a Maintenance Committee update. Several projects were completed in December including painting the overlook benches, cleaning the spilled paint on Camino del Mar, replacing traffic signs, and replacing light fixtures. Ms. Thomas reported the Playa del Sur lake is eroding and the Committee is seeking vinyl wall bids to stop the erosion. The lake bank is part owned by the HDOA and Ocean Estates and cost will have to be divided by both parties per their percentage of ownership. Cost can range from \$100,000 up to \$125,000. The Board had extensive discussion about if a vinyl wall is the right solution for the north lake bank. Ms. Thomas confirmed the Committee will seek a proposal from an engineer to consult on options including environmental.

Ms. Thomas stated there is a pot hole on Via Roma and the Committee is seeking a bid to repair. Cones have been placed for safety.

**Financial Committee**

Ms. Colon provided the Board with a Finance report through November 31, 2020. All 2020 assessments from Lennar have been paid. Ms. Colon reported the insurance renewals are upcoming and the Finance Committee would like all insurance policies to have the same renewal date of May 31<sup>st</sup>.

**ON MOTION BY Margaret Colon seconded by Marge Rooyakkers with all in favor, the Board voted on whether to move all insurance policies for HDOA, Granada Estates, and Ocean Estates to a May 31<sup>st</sup> renewal date. Motion carries.**

### **Community Planning Committee**

Ms. Colon provided the Board with a Community Planning Committee update. A Branding and Marketing subcommittee will be formed with Beth Schilling Fournier joining the Committee. Ms. Colon updated the Board with a proposal to have all of the common structure roofs (Two Camino Office, Clock Tower, Comfort Station, etc.) glazed at a cost of \$28,600. Info about glazing was provided in the Board package. The Board requested additional bids including pricing on re-roofing.

Ms. Colon provided the Board with a detailed PowerPoint presentation from the Community Planning Committee including a current assessment of the 2020 Strategic Plan.

**ON MOTION BY Mike Gill seconded by Linda Steggerda with all in favor, the Board voted on whether to do a cost comparison between replacing vs. reglazing the roofs, get additional glazing bids, and work with the Maintenance Committee on the project. Motion carries.**

**ON MOTION BY Mike Gill seconded by Beth Thomas with all in favor, the Board voted on whether to create a separate Branding and Marketing sub-committee and appoint Beth Schilling Fournier to the Committee. Motion carries.**

### **Communications & Community Relations**

Mr. Culligan provided the Board with a Communications update. Mr. Culligan provided the Board with a local COVID report update. Mr. Culligan discussed means of both internal and external methods of communication for marketing.

### **Social Committee**

Mr. Houk provided the Board with a Social Committee update. A Social Committee Welcome Letter will be added to the new owner welcome package and Mr. Houk is coordinating with Mr. Crooks on additional communication to new owners.

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

Ms. Rooyakkers provided the Board with a Security Committee update. Ms. Rooyakkers discussed ways to enforce security violations. The Security Committee will work on violation letters at the next Committee meeting. A resident has requested that their Real Estate Agent be given a transponder to access the community. The Board had extensive discussion about transponder and realtor options. The Security Committee will explore alternatives for providing realtor access via a transponder. The Board had discussion about getting vendors in more efficiently since more back-ups are occurring in the mornings and during the day. With new development coming, the Security Committee is tasked with developing solutions on moving vendor/contractors thru the gates quicker while maintaining protocol.

### **Design Review Committee**

Mr. Amsbaugh provided the Board with a Design Review update. Ada Abernathy has resigned from the DRC. Mr. Amsbaugh recommended adding David Fournier and Amy Upchurch to the DRC. Mr. Amsbaugh updated the Board on the garage addition at 124 Island Estates. Mr. Houk updated the Board on the rear setbacks along San Gabriel indicating a variance requested for the property at 22 San Gabriel. The variance is a common request and has been issued/approved many times on San Gabriel.

**ON MOTION BY Jef Amsbaugh seconded by Mike Gill with all in favor, the Board voted on whether to appoint David Fournier and Amy Upchurch to the Design Review Committee. Motion carries.**

**ON MOTION BY Jef Amsbaugh seconded by Marge Rooyakkers with all in favor, the Board voted on whether to approve a 10 ft garage door at 124 Island Estates due to a previous DRC approval. Motion carries.**

**ON MOTION BY Mike Gill seconded by Hunt Hawkins with all in favor, the Board voted on whether to approve a 20 ft rear setback to allow for a pool at 22 San Gabriel. Motion carries.**

## **Declarant & Development Committee**

No Updates.

## **Association Updates/Discussion**

### **FEMA Dune & Flood Plain Modeling Update for Hammock Dunes (Interim)**

Tabled until next meeting.

### **Electronic Voting for Board Meetings**

Mr. Dumke provided an update on the package to allow for electronic voting for Board Meetings. The Board will review this at their next meeting.

### **Florida Statutes 720.311, Demand for Mediation**

Mr. Dumke reviewed the statute and asked the Board members to be familiar with mediation since that is the route that would be taken if a dispute happened with a covenant violation.

### **New Business**

Mr. Dumke reported that several members of the community have volunteered to join the new Shoreline Management Committee.

### **Manager's Report**

Mr. Houk provided the Board with a Managers Report. Rosie Maisonet has joined the Hammock Dunes management team. Village Management System training will be held on January 27<sup>th</sup> for HDOA Board Members.

### **Audience Comments**

Audience comments were addressed during the meeting.

**ON MOTION BY Linda Steggerda, seconded Hunt Hawkins, with all in favor, the meeting was adjourned at 12:27 p.m.**

**Attendees – David Betsill, Tom Culligan, Lori Comeau, Owen, John Gordon, Nancy Geisler, David Eckert, Barbara Selecman**