

Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting
January 20, 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 Rooyackers, Jane Ann Gass, Jef Amsbaugh, Beth Thomas, Michael Heller
Board Members Absent: Hunt Hawkins, Stan Pierce, Ralph Dumke, Scott Keiling
HD Club Administrator Present: Bob Neely
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.

Bob Neely Intro:

Mr. Gill confirmed Mr. Bob Neely is now the HD Club representative that is appointed to serve on the HDOA Board as a non-voting administrator.

Approval of Minutes: November 18, 2019 Board Meeting

ON MOTION BY Bruce Aiello, seconded by Beth Thomas with all in favor, the Board approved the minutes of the October 21, 2019 Board of Administrators meeting with the following amendment:

- **On page 1, the Strategic Planning motion should read: "ON MOTION BY Mike Gill, seconded by Jane Ann Gass with all in favor, the Board agreed to support directionally the major premises and points of the Strategic Planning Report, (ie. phase one) and agreed to move to the 2020 phase (ie. phase two) and start refining the plan and keep progressing the mission and vision. Motion Carries"**

Speed Humps, Avenue de la Mer – Casa Bella

Mr. Houk updated the Board regarding a speeding problem along Avenue de la Mer in the Casa Bella community along with the history involving the previous speed humps and agreements made by the HDOA and Casa Bella Neighborhood Board. Mr. Ray Sprague & Mr. Walt Wozniak, Casa Bella Board members and owners, addressed the Board about the issue of speeding on Ave. de la Mer and indicated it's a serious safety issue that must be addressed. The Board discussed several options including speed humps, updated signs, crosswalks, and speed cameras. Mr. Gill directed the Maintenance Committee to explore the best option to deter speeding through Casa Bella and report back to the HDOA Board on their recommendation. Mr. Sprague and Mr. Wozniak will be invited to the Maintenance Committee. By consensus the Board agreed it was an issue that needs to be addressed.

Hammock Dunes Club Administrator

Mr. Neely indicated he has nothing additional to report for this month.

Committee Reports:

Communications & Community Relations

Mrs. Gass provided the Board with a Communications update. Mrs. Gass reported the last issue of Inside the Gates was made available online and communicated thru an email blast. The Committee tracked the number of hits on the website and they appear to be promising. Mrs. Gass reported the deadline for the newsletter is March 15. Mrs. Gass stated that more photos are needed for the next issue. Further, for the next issue the direct email link will not be included in the email blast. This will

help provide data about how many owners are going directly to the website and searching for the newsletter.

Maintenance Committee

Ms. Thomas provided the Board with a Maintenance Committee update per the monthly report. Ms. Thomas reported that a new walkover is being built on Calle de Sur and it's currently in the permitting stage. Ms. Thomas reported that the curbs on Camino del Mar are due to be pressure washed.

ON MOTION BY Beth Thomas, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve pressure washing the curbs along Camino del Mar at a not-to-exceed cost of \$2,400. Motion carries.

Ms. Thomas stated the Committee would like to install 500 ft. of additional sand fence. Mr. Houk confirmed a new regulation that says there has to be 25 ft. of dry sand before DEP will issue a permit. The Committee will determine the best location for the additional sand fencing. An audience member stated the sand fencing will be destroyed by the dredge project but that is not a reason to deny the project.

ON MOTION BY Beth Thomas, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve an additional 500 ft of sand fencing along the beach at a not-to-exceed cost of \$3,500. Motion carries.

Mr. Houk updated the Board about an erosion on Lake San Gabriel along the north side. The Board asked the Committee to look at it again and make a recommendation.

Social Committee

Mr. Gill updated the Board regarding Social Committee events. The Magic Show starring John Armstrong on February 5th at the Hammock Dunes Club and the show "An American in Paris" at The Peabody on April 5th are both sold out. Residents may still join a waitlist.

Community Planning/Strategic Planning Committee

Mrs. Colon provided the Board with a Strategic Planning update. The Strategic Planning Committee will now become the Community Planning Committee. Mrs. Colon reported that a Real Estate sub-committee and a Branding sub-committee have been created. By consensus the Board agreed on the Committees that have been created. The next Committee meeting is scheduled for January 28th. Board members asked Ms. Colon to consider John Heise and Alan Messer for participation.

Security & Emergency Response Committee

Transponder Rule

Mr. Gill reviewed the background regarding a transponder request incident that happened in December. Specifically, an owner in Island Estates requested a 4th transponder. Mr. Gill stated that all emergency transponder requests are to be handled immediately through the Security Committee Chairperson and there should be a quick determination on the issue. Ms. Rooyackers reviewed with the Board her interpretation of the incident and stated the Committee did not realize this was an immediate problem. The Board agreed that a temporary transponder should be provided while the Committee reviews the request.

Ms. Rooyackers reported that Dwelling Live is the new access control website that will be rolled out next month and that all owners will receive information about what they need to do.

Design Review Committee

Mr. Amsbaugh provided the Board with a DRC update. Mr. Amsbaugh stated that the DRC reviewed three New Home Conceptual Review submittals this month.

Financial Committee

Mr. Aiello provided the Board with a financial update. Mr. Aiello reported that he signed the forms for the annual audit and the Finance Committee will have a meeting soon to review year-end financial statements.

Declarant & Development Committee

Renaissance Update

Mr. Gill reported on a recent meeting with a new developer regarding the Renaissance project. The potential project would be for 31 homes and would be absorbed into The Villas community. The developer is still in the early stages of acquiring the property.

Association Updates/Discussion:

Short Term Rentals – Florida Legislature

Mr. Gill reported that HB 1011 regarding short term rentals is back on the ballot. The Board is not supportive of the Bill and would like to encourage homeowners to contact the appropriate state representatives to address concerns about the Bill.

ON MOTION BY Marge Rooyakkers, seconded by Bruce Aiello, with all in favor, the Board voted on whether to contact owners by email and encourage residents to renew their opposition to short term rentals by emailing state representatives regarding HB 1011. Motion carries.

New Business

Mr. Houk reported the HDOA insurance is up for renewal in February.

Audience Comments

A member of the audience addressed the Board about Flagler County and the need to continue the dialogue with them about several projects.

ON MOTION BY Bruce Aiello, seconded by Mike Gill, with all in favor, the meeting was adjourned at 12:05 p.m.