

**Hammock Dunes Owners Association, Inc.**  
**Board of Administrators Meeting**  
**May 18, 2020**

**Call to Order:**

The duly noticed monthly board meeting was called to order at 10:00 a.m. This meeting was held via conference call.

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

**Board Members Absent:** None

**HD Club Administrator Present:** Bob Neely

**Community Management Present:** Carsten Georg, Craig Nisbett Southern States Management Group

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

**Approval of Minutes: March 16, 2020 Board Meeting**

**ON MOTION BY Linda Steggerda, seconded by Stan Pierce with all in favor, the Board approved the minutes of the March 16, 2020 Board of Administrators meeting. Motion carries.**

**Approval of Minutes: March 23, 2020 Annual Meeting**

**ON MOTION BY Linda Steggerda, seconded by Stan Pierce with all in favor, the Board approved the minutes of the March 23, 2020 Annual Meeting. Motion carries.**

**Approval of Minutes: March 23, 2020 Organizational Meeting**

**ON MOTION BY Hunt Hawkins, seconded by Beth Thomas with all in favor, the Board approved the minutes of the March 23, 2020 Organizational Meeting. Motion carries.**

**Transponder Rule**

The Board had a lengthy discussion regarding the current process which allows for three transponders per home. The Board discussed allowing for additional transponders to home owners with more than three cars or more than three drivers. Ms. Rooyakkers stated that there are only a few requests each year for additional transponders.

**Hammock Dunes Club Administrator**

Mr. Neely provided the Board with updates on the Hammock Dunes Club. Mr. Neely reported that the Club is working in accordance with state guidelines for COVID -19. Mr. Neely stated that the golf course has been busy over the last several weeks.

**Discuss Chairmanship of Committee**

Mr. Dumke reported that Tom Culligan has been appointed as the Communications Committee Chairperson. Mr. Gill will join the Communications Committee. Ms. Thomas will remain as the Maintenance Committee Chairperson. Mr. Pierce will remain as the Social Committee Chairperson. Mrs. Colon will remain as the Community Planning Committee Chairperson. Ms. Rooyakkers will remain as the Security Committee Chairperson. Mr. Amsbaugh will remain as the Design Review Committee Chairperson. Mrs. Colon will be the new Finance Committee Chairperson. Mr. Dumke will be the new Declarant & Development Committee Chairperson.

**Goals for Committees (Things to Work On)**

Mr. Dumke requested that committee chairs work on goals to discuss at the next monthly meeting.

## **Committee Reports:**

### **Communications & Community Relations**

Mr. Culligan reported on Communications and Community Relations updates. Mr. Culligan reported the Committee is tracking local COVID-19 statistics and information to disseminate to the community. The Board discussed the Dwelling Live registration letter that was sent to residents.

### **Maintenance Committee**

Ms. Thomas provided the Board with a Maintenance Committee update. The Casa Bella speed bumps discussion has been put on hold. The new light posts have been ordered and are expected to be installed in August. The Committee is working with the contractor that spilled paint along the road on Camino del Mar.

### **Social Committee**

Mr. Pierce reported that "An American in Paris" at The Peabody was cancelled and residents were given a full refund. Mr Pierce stated that social events have been placed on hold due to COVID-19. Ms. Rooyakkers suggested that the Committee look into holding virtual social events.

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

Ms. Colon provided the Board with a Community Planning Committee update. The committee supported the "Go Fund Me" food drive initiative. Ms. Colon reviewed the results of the recent community survey. The Board discussed whether to keep the Strategic Plan posted on the Hammock Dunes website.

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

Ms. Rooyakkers provided the Board with a Security Committee update. The Board discussed the transponder rules and the new Dwelling Live app.

### **Design Review Committee**

Mr. Amsbaugh provided the Board with a Design Review update. Mr. Georg stated that the owners of 17 Rue Renoir conducted extensive landscape removal without prior approval from the DRC. Letters and phone calls to resolve the violation have gone unanswered.

**ON MOTION BY Linda Steggerda, seconded by Marge Rooyakkers, with all in favor, the Board voted to send a letter from the attorney for non-compliance with DRC rules. Motion carries.**

### **Financial Committee**

Ms. Colon provided the Board with a Finance report. Mrs. Colon reported that the net income is currently 10% lower than budget. Legal expenses have currently surpassed the yearly budget. Ms Colon stated that Committees should look to cut expenditures. Mrs. Colon provided updates on Granada Estates and Ocean Estates financials.

**ON MOTION BY Mike Gill, seconded by Linda Steggerda, with all in favor, the Board voted to approve the use of a portion of the \$971,462, special assessment funds for Mathew and Irma related expenditures. This approval is based upon an understanding that estimated final payment to Flagler County will not exceed \$250,000, due to the announced cost savings realized by Flagler County on this project, and the cost savings allocation terms of the contract with Flagler County. Motion carries.**

**ON MOTION BY Mike Gill, seconded by Linda Steggerda, with all in favor, the Board voted to approve allocation of \$226,414.75 of the special assessment funds for expenditures associated with Hurricanes Mathew and Irma. Motion carries.**

**ON MOTION BY Mike Gill, seconded by Linda Steggerda, with all in favor, the Board voted to ratify the allocation of \$242,830.40 of special assessment funds for expenditures associated with Hurricanes Mathew and Irma.**

**Declarant & Development Committee**

No Updates.

**Association Updates/Discussion**

Mr. Gill reported that mediation in the Lennar/WCI lawsuit is scheduled for May 21, 2020.

**New Business**

No New Business.

**Audience Comments**

No Audience Comments.

**ON MOTION BY Marge Rooyakkers, seconded by Linda Steggerda, with all in favor, the meeting was adjourned at 11:51 a.m.**