

**Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting
October 19, 2020**

Call to Order:

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

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

Board Members Absent: None

HD Club Administrator Present: Bob Neely

Committee Members: Tom Culligan, David Betsill

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.

Approval of Minutes: September 21, 2020 Board Meeting

ON MOTION BY Hunt Hawkins, **seconded by** Linda Steggerda **with all in favor, the Board approved the minutes of the September 21, 2020 Board of Administrators meeting with the following amendment:**

- **David Betsill should be marked as present.**

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 new membership is up. A Board is currently reviewing a new Strategic Plan that was submitted at the last meeting.

Committee Reports:

Maintenance Committee

Ms. Thomas provided the Board with a Maintenance Committee update. Ms. Thomas reported the Maintenance Committee reviewed all of the Landscape RFP's and recommended signing a new three-year contract with Corey Enterprises. Ms. Thomas detailed a few of the bids and the reasons the Committee voted to stay with Corey. Further, Ms. Thomas stated several allowances/conditions Corey must meet in addition to the proposed landscape specification. Lastly, Ms. Thomas confirmed the pricing for Granada Estates and Ocean Estates was similar or better than current 2020 pricing and both the Maintenance Committee and Finance Committee supported Corey's renewal. Mr. Houk stated the Carino la Mer landscape price was much lower.

ON MOTION BY Beth Thomas **seconded by** Mike Gill **with all in favor, the Board voted on whether to sign a new 3-year landscape contract with Corey Enterprises for the Hammock Dunes Owners' Association. Motion Carries.**

ON MOTION BY Beth Thomas **seconded by** Mike Gill **with all in favor, the Board voted on whether to sign a new 3-year landscape contract with Corey Enterprises for the Granada Estates Neighborhood. Motion Carries.**

ON MOTION BY Beth Thomas **seconded by** Warren Crooks **with all in favor, the Board voted on whether to sign a new 3-year landscape contract with Corey Enterprises for the Ocean Estates Neighborhood. Motion Carries.**

The Board discussed adding three additional stop signs in Casa Bella; at the intersection of Casa Bella Circle and Ave. de la Mer. There appears to be no objection from the Casa Bella Community since they were the group that presented the idea.

ON MOTION BY Beth Thomas seconded by Mike Gill with all in favor, the Board voted on whether to add a three-way new stop sign in Casa Bella Neighborhood with Casa Bella paying the expense and confirming the agreement. Motion carries.

Mr. Heller provided the Board with a detailed review about his research findings regarding beach erosion in Grande Mer. Mr. Heller stated that certain sections along the beach have lost up to 80% of the dune sand that was added post hurricane. He noted this is a critical area of concern. Mr. Heller will further research and find solutions for the Board to review at the next meeting.

Financial Committee

Ms. Colon provided the Board with a Finance Report through August 31st. In addition, Ms. Colon provided updates on Granada Estates and Ocean Estates financials. Ms. Colon reported on a situation involving check fraud with an out-of-state bank. The fraud is currently being investigated. Ms. Colon provided an in-depth review of two different HDOA 2020 budget options. The Board had a detailed discussion about the budget and which budget to present at the Budget Workshop.

Ms. Colon reviewed 2020 budget options for Ocean Estates specifically in regards to reserves. She reviewed each sub Neighborhood in detail and the Board had a lengthy discussion about Playa del Sur reserves. The Board concluded to have a vote of the owners to fund reserves and have a meeting of Playa del Sur owners to review the issues.

ON MOTION BY Mike Gill seconded by Linda Steggerda with all in favor, the Board voted on whether to hold a meeting with Ocean Estates/Playa del Sur owners to discuss options for funding reserves. Motion carries.

Ms. Colon reviewed 2020 budget options for Granada Estates. The Board agreed to proceed as proposed.

Ms. Colon indicated the Committee received pricing to conduct a reserve study for Ocean Estates and Granada Estates by the same firm that did the HDOA. The Committee recommended to get this study complete.

ON MOTION BY Margaret Colon seconded by Hunt Hawkins with Mike Heller abstaining and all others in favor, the Board voted on whether to hire Expert Inspectors to provide a reserve study for Granada Estates and Ocean Estates at a cost of \$1,475 each. Motion carries.

Community Planning/Strategic Planning Committee

Ms. Colon provided the Board with a Community Planning Committee update. The Committee is working with the Neighborhood Presidents to send surveys to each of the Neighborhood owners. Ms. Colon reported on Holiday decorating and that was in process. The Committee is looking into updating the Hammock Dunes logo.

Communications & Community Relations

Mr. Culligan provided the Board with a Communications & Community Relations update. Mr. Culligan reported on the latest COVID-19 local statistics. The next issue of Inside the Gates will be published in late November or early December.

Social Committee

Mr. Crooks reported that there is a new member of the Social Committee. There are no events currently planned due to COVID- 19. The Social Committee held a Zoom meeting and discussed ways to welcome new owners. Mr. Crooks reported that the Committee is looking into a group cruise for late 2021 or early 2022.

Security & Emergency Response Committee

Ms. Rooyakkers provided the Board with a Security Committee update. Ms. Rooyakkers reviewed a couple of minor security incidents. The Board discussed allowing owners to purchase additional transponders programmed only to Clicker Beach. Ms. Rooyakkers asked the Board to change the HDOA role and responsibility regarding elevator emergencies in the condos. As of now, the elevator call button will ring the Main Gate. Several Board members asked to table the elevator discussion until more information could be researched.

ON MOTION BY Marge Rooyakkers seconded by Hunt Hawkins with all in favor, the Board voted on whether to allow residents to purchase additional transponders programmed only to Clicker Beach. Motion carries.

Design Review Committee

Mr. Amsbaugh provided the Board with a Design Review update. Mr. Amsbaugh reported that Rebecca Bush and Diane Leifer would be joining the DRC to fill the vacancies by two members that recently resigned.

ON MOTION BY Jeff Amsbaugh seconded by Marge Rooyakkers with all in favor, the Board voted on whether to add Rebecca Bush and Diane Leifer to the Design Review Committee. Motion carries.

Declarant & Development Committee

No Updates.

Association Updates/Discussion

Mr. Dumke provided an update on the Lennar and Renaissance project development.

New Business:

Board Resolution Authorizing Remote Participation in Meeting

Since the Board meetings are being held exclusively virtual during the COVID-19 pandemic, Mr. Dumke indicated legal counsel advised to adopt this resolution.

ON MOTION BY Marge Rooyakkers seconded by Linda Steggerda with all in favor, the Board voted to adopt the Board Resolution Authorizing Remote Participation in Meetings. Motion carries.

DCDD Lake Maintenance Agreement

Mr. Dumke provided the Board with an update regarding a new DCDD Lake Maintenance Agreement. Mr. Dumke, Mr. Heller and Ms. Rooyakkers will work on the agreement.

FPL Ad Hoc Committee

Mr. Dumke will look into forming a Committee to reengage with FPL on the project.

Audience Comments

Audience comments were addressed during the meeting.

ON MOTION BY Hunt Hawkins seconded by Warren Crooks, with all in favor, the meeting was adjourned at 12:24 p.m.

Audience Attendees – Andy Furia, Blair Gordon, Connie Ritter, James Scafani, George Weisz, Kathleen Morgan, David Eckert