



Sand Scripts

Summer 2012

◆ A newsletter from the Hammock Dunes® Owners' Association

HDOA Board Members, with Communities Elected By and Term Expiration Dates

George DeGovanni, President; Granada Estates; March 2015

Cosmo DiPerna, Vice President and liaison to the Design Review Committee; Oceanfront (Cambria and Tuscany); March 2013.

Kelli Jebbia, Secretary and Chair, Community Relations and Communications Committee; Villas (Villas di Capri, Villas del Mar, Monterrey, Marbella, Montilla, and La Costa); March 2013.

Bruce Aiello, Treasurer and Chair, Finance Committee & Security and Emergency Response Committee; Island Estates; March 2014.

Dennis Vohs, Chair, Maintenance Committee; Ocean Estates (Grand Mer, Carino la Mer, and Playa del Sur); March 2015.

Andy Furia; Chair, Social Committee; Beachfront (Portofino, Savona, and Le Jardin); March 2014.

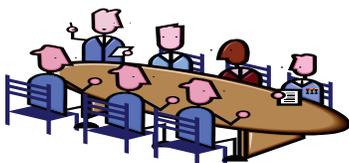
Phil Henderson, Maintenance Committee; Duneview (Viscaya, Casa Bella, and the Hammock Dunes Club); March 2013.

Nancy Cerniglia; La Grande Provence; March 2012.

Bob Bagdon, Chair, Maintenance Committee; Waterfront (eventual condos south of Tuscany); March 2014.

David Jacobs & Tom Sharpe; HD Associates appointee.

Don Finch; Non-voting member appointed by the Hammock Dunes Club Board.



President's Corner

I am looking forward to representing Hammock Dunes as your new President of the Hammock Dunes Owners Association (HDOA). The entire Board thanks George Bagnall for his outstanding leadership of the HDOA over the past seven years-- his disciplined fiscal management has well safeguarded its financial and infrastructure position. Rest assured, we will continue to use the same fiscal discipline in prioritizing future infrastructure maintenance projects to maintain Hammock Dunes as a "Premier Ocean Front Community."

This issue of Sand Scripts provides a good summary of the activities and programs that the HDOA Board has completed since the last Sand Scripts issue. Hopefully, as you read the issue, you will gain an appreciation for the accomplishments of the HDOA Board and committee volunteers.

As to the future, the HDOA Board has several exciting initiatives underway:

First, we are working closely with the HD Club to ensure that the strategic goals of the HDOA and Club mutually support the same vision that motivated each of us to select Hammock Dunes as our home.

Second, we are in discussions with the current developer (Hammock Dunes Associates, LLC) to purchase the HD Declarant Rights and the HD Front Gate office property. The primary objectives for the purchase are twofold: (1) Maintain control of the HD community vision as defined in the Declarant Rights and (2) Ensure that the Front Gate property continues to present an "inviting entrance" for Hammock Dunes. We will continue to keep you advised of progress.

Third, we are in the process of selecting a contractor to renovate the front entrance Camino del Mar Bridge. The project will include resurfacing the deteriorated stamped concrete roadway and repainting the decorative bridge side rails. The resurfacing project will start after the 4th of July weekend with an October completion target. I must emphasize that the renovation is necessary to ensure the structural integrity of the bridge. An additional benefit will "show-off" Hammock Dunes to the ever increasing "motivated buyers" that are now investigating the community.

In closing, I look forward to working with the HDOA Board in our continued mission to develop and implement financially responsible and innovative solutions that will further enhance the Hammock Dunes community during both the current economic recovery and in the future.

Your HDOA President, *George DeGovanni*

2012 Volunteer Recognition Dinner set for the month of October

Your HDOA board is seeking nominations for this year's recognition dinner. We ask each of the Hammock Dunes's 9 community association leaders to seek nominations from their community neighborhood. Our Hammock Dunes community does an enormous amount of volunteerism and your HDOA board would like to thank you for your volunteerism by honoring you at this dinner.

Nomination for this years recognition dinner can be sent either to SSMG @ 2 Camino del Mar, Palm Coast, FL 32137 attn: Travis Houk or email me your nominations.

Thank You, Andy Furia

andyfuria@bellsouth.net



The bridge on Camino del Mar is scheduled for maintenance work this summer.

This will require temporary traffic pattern changes during construction. Please obey the reduced speed limits and directional signs in the construction zone.

The South Gate should be used when possible to reduce the traffic on the bridge during this time. More information will be sent through the broadcast email system.

Finance Committee

Our financial audit for the 2011 CY is available from Southern States Property Management. In summary for 2011 CY we continued to operate within budget, strengthening our reserves and reducing delinquencies for an improving financial position. The 2012 CY is off to a good start with committees operating at budget, a continued reduction of assessment delinquencies and modest improvement in real estate. Thanks to all the committees for their hard work.



Bruce Aiello- Chair Finance Committee

Design Review Committee (DRC) Activities

The following DRC report was presented at the HDOA Annual meeting on March 26 for the period April, 2011 to March 2012:

- Approved plans for seven new homes including three on Island Estates and two along the ocean front -- the first time in four years that more than two homes/year approved.
- Approved plans for three home additions.
- Approved eight lake restoration projects (3 coquina and 5 sheet pile walls).
- Approved thirty minor changes.
- Resolved eight tree removal requests.
- Approved two new builders.
- Worked with Sidewalk Committee on the design of the Audubon Trails to Fitness.

During the review process, DRC often makes suggestions to assist homeowners gain approval of requested property changes/additions.



Meetings are scheduled on the second Monday of every month at 1:30 PM at the Sales Center.

Cosmo DiPerna-Chair, DRC

Security & Emergency Response Committee Report (SER)

Flagler County Emergency Management has set up a **CODE RED** notification system to notify you of an emergency. There is no charge for the service.

Go to www.flagleremergency.com or call (386) 313 4200 to sign up.

As a reminder, the hurricane season will soon be here and now is the time to start your preparation.



Our camera surveillance system is being upgraded to provide more coverage and better picture resolution.

Music and FUN at your HDOA Beach Parties

Participation at the HDOA beach parties has increased due to the addition of music entertainment and the location.

Located on the north side of La Jardin, on the lawn before the dunes crossover, this venue provides residents with a picturesque view complimented by music playing in the background while enjoying dinner with friends and new acquaintances.

These parties, which are open to **ALL** Hammock Dunes property owners, are hosted by the HDOA Social Committee. The format is: bring a dish to share and your own beverage. The HDOA provides paper plates, utensils, napkins and tables for the food.

This is an excellent way to meet your neighbors in the community. **The parties are held on the 3rd Wednesday of the month from June through September.**

JUNE 20th @ 6:30 pm

JULY 18th @ 6:30 pm

AUGUST 15th @ 6:30 pm

SEPTEMBER 19th @ 6:30 pm



A reminder Broadcast email is sent out prior to the monthly summer event or if cancelled due to eminent bad weather.

Mail Box Repairs and Replacements

Please contact SSMG @ 446-6333 for mailbox replacement and repair services or visit our website @ hammockdunesoa.com to order your new mailbox.

Maintenance Committee Report

The Hammock Dunes Maintenance Committee oversees both on-going maintenance and improvements to the community's infrastructure, hardscape and landscape. Committee members include Bob Bagden (Chair), Travis Houk, Phil Henderson, Rory Burke, Gus Mitsopoulos, Dawn Smith and Gary Hoerle.

The committee has completed the following projects since our last SandScripts Newsletter:

- *Added additional landscape to buffer the A1A Billboard from San Gabriel Lane,
- *Second Bike Rack and a Bench at the San Gabriel Lake-Beach Walkover,
- *Repaired the stairs at Clicker Beach, Additional landscape along the east side of the Viscaya Lake Bank,
- *Constructed a Coquina Wall along the lake bank on both sides of at Cordoba Court,
- *Added additional landscape and a new Hammock Dunes sign to the South Gate Entrance,
- *Trimmed all the Oak trees along our Master Association Roads,
- *Replaced the Lake San Gabriel Beach Walkover Comfort Station doors,
- *Fertilized the Dunes protecting our entire HD neighborhood from the Ocean,
- *Added No Fire and Leash Dog signs at each of our walkover beach entrances,
- *Installed new Plastic/Composite trash cans at each beach walkover,
- *Eradicated Brazilian Pepper plants along our A1A fence boundary,
- *Repaired cracked sidewalks.

Near term projects this spring and summer include: Replacing the deteriorating stamped concrete surface on our Front Gate Camino del Mar Bridge, Replacing the deteriorating decorative tile on our Front Entrance Clock Tower, Continued eradication of Brazilian Pepper plants within our community, and minor repairs and painting of the two Granada Drive Bridges.

Neighborhood Watch

All residents are again urged to routinely secure their homes and vehicles and to look out for their neighbors. Suspicious activity should be immediately reported by calling:



Flagler County Sheriff's Office 386-437-4116

HDOA Broadcast Email Service

The Hammock Dunes Owners' Association (HDOA) e-mail service, used to disseminate Association news to Hammock Dunes property owners, relies on your assistance in helping us keep our e-mail address book as current as possible.

If your e-mail address has changed or is about to, please let us know in one of **three** ways:

1. (Preferred method) Click on the "Manage your subscription" link that appears at the end of each of our e-mails, type in your new e-mail address, and click on "Submit". **OR**

2. Send an e-mail to subscribe@hdoa.123mail.org with your new e-mail address **OR**

3. Notify Southern States Management Group (the HDOA's property management company) of the change at 386-446-6333.



NOTE: The HDOA e-mail service is completely separate from the Hammock Dunes Club's e-mail service, so you must notify both organizations if your address changes.

If for any reason you do not wish to receive our e-mails, you can unsubscribe by clicking on the "Manage your subscription" link that appears at the end of each of our e-mails, un-checking the box next to "HD Owners' Assn.", and clicking on "Submit".

Do you know where your SMARTPASS has been lately?

The Security and Emergency Response Committee for the Hammock Dunes Owners' Association (HDOA) has implemented a Guest *Smartpass* procedure.

Any Hammock Dunes property owner in good standing can receive a temporary *Smartpass* for their guest. The temporary *Smartpass* will be activated for not longer than two weeks for a refundable deposit of \$50. Once the temporary *Smartpass* is returned the \$50 deposit will be refunded to you.

Simply go to the Southern States Management Group (SSMG) office at 2 Camino Del Mar, Palm Coast, FL 32137 to acquire your two week guest *Smartpass*.



A Guide to What's What at Hammock Dunes

This section describes the various entities that oversee and manage Hammock Dunes and is intended to help you know whom to contact if you have questions or comments. It is included each year in our Fall newsletter.

Owners' Associations and Property Management Companies

Owners of property in Hammock Dunes have covenants and restrictions attached to their deeds that, among other things, require membership in certain owners' associations, all of which are described below. Also, the property management companies that manage day-to-day operations for these associations are listed below.

Hammock Dunes Owners' Association (the "Master Association" or the "Master")

All property owners in Hammock Dunes automatically belong to the Master Association (publisher of this newsletter). The Master owns and maintains various common areas — unrelated to and separate from Hammock Dunes Club properties — and provides services such as the gatehouses, administers and enforces development codes and restrictions, and has the authority to assess dues.

The Association has an eleven-member Board of Administrators, nine of whom are elected by Hammock Dunes residents and two of whom are appointed by HD Associates. Each year three new Board members are elected by residents in certain communities to serve three-year terms on the Board. The Board also has a twelfth non-voting member appointed by the Hammock Dunes Club. See page 1 for a list of Board members, the communities they were elected by, and their term expiration dates.

Granada Estates and Ocean Estates Neighborhood Associations

Property owners in these neighborhoods automatically belong to their respective association. These neighborhoods consist of detached, single-family homesites whose owners are responsible for their own exterior maintenance. These two Associations do not have their own boards but instead are sub-associations of the Master Association. George Degonni is the Master Board member elected by the owners in the Granada Estates Neighbor-

hood, and Dennis Vohs is the Board member elected by the owners in the Ocean Estates Neighborhood.

Island Estates Neighborhood Association

Property owners in Island Estates automatically belong to the Island Estates Neighborhood Association. This neighborhood also consists of detached, single-family homesites whose owners are responsible for their own exterior maintenance. This Association has its own board whose current members are Ray Metz, Mike Goodman, Richard Hamilton and Bob Mercer. Bruce Aiello is the Board member elected by the owners in the Island Estates Neighborhood Association.

The Villas Neighborhood Association

Owners of detached, single-family patio homes in the Villas di Capri, Villas del Mar, Monterrey, Marbella, Montilla, and La Costa neighborhoods automatically belong to the Villas Neighborhood Association. Residents in these neighborhoods own their own homes and lots and the Association is responsible for landscape and irrigation maintenance. The Association also maintains the fountains in Villas di Capri, Villas del Mar, and Monterrey. Current Association board members are Kelli Jebbia, Marge Rooyackers, Gus Mitsopoulos, and Peter Zeigler and Roger Lacallade. Kelli Jebbia is the Board member elected by owners living in the Villas Neighborhood Association.

Viscaya Condominium Association

Owners of the Viscaya condominiums automatically belong to the Viscaya Condominium Association and its sub-association, Viscaya I, A Condominium. Current Association board members are Claudia Pierce, Mary Ellen Keck, Jennifer Cote.

La Grande Provence Condominium Association

Owners of condominiums in La Grande Provence I and II automatically belong to the La Grande Provence Association. Current Association board members are Tony Papandrea, Barbara Cooleedge, Dave Luenzman, Jeanne Kiley, and Bob Cory.

Portofino at Hammock Dunes Condominium Association, Savona at Hammock Dunes Condominium Association, and Porto Mar Neighborhood Association

Owners of condominiums in the Portofino and Savona buildings automatically belong to their respective association. In addition, all Portofino and Savona residents automatically belong to a third neighborhood association (Porto Mar) that manages the amenities shared by the two buildings.

Current Portofino Association board members are Tom Campenni, Larry Eisenbert, Dave Wyrobek, and Bob Slagle and current Savona Association board members are Bob Meagher, Jack Dunleavy, Diana Tortelli, David Klimisch and Bob English. Current Porto Mar Association board members are Fred Gronbacher, Dianne Wade, Ron Tortelli, Sharon Slagle, and Sue Meagher.

Cambria at Hammock Dunes Condominium Association

Owners of condominiums in Cambria automatically belong to the Cambria Association. Current Association board members are Jean Taylor, Garth Barrows, Hunt Hawkins, Dan Sontag, and Ann Bagdon.

Condominium Association of Casa Bella I, Condominium Association of Casa Bella II, and Casa Bella Neighborhood Association

Owners of units in Casa Bella Phases I and II automatically belong to their respective association. In addition, all Casa Bella residents automatically belong to a third association (Casa Bella Neighborhood Association) that manages the areas shared by the two phases.

Condominium Association of Casa Bella I board members are Janet Krolicki, Jim Nanci, Phil Henderson, and James Cottrell. Condominium Association of Casa Bella II board members are Peter Reinert, Richard Dietz, and Donald Maddi and Casa Bella Neighborhood Association board members are Phil Henderson, James Cottrell, and Peter Reinert.

Tuscany at Hammock Dunes Condominium Association

Owners of condominiums in Tuscany automatically belong to the Tuscany Association. Current Tuscany Association board members are Bob Greenberg, Cosmo DiPerna, and Bob Bogart.

Le Jardin at Hammock Dunes
Condominium Association

Owners of condominiums in Le Jardin automatically belong to the Le Jardin Association. Current Association Board members are Howard Broussard, Virginia Crum-Jones, and Mike Gallagher.

Southern States Management Group

Southern States Management Group (formerly Palm Coast Property Management) is a property management company hired by all the associations except La Grande Provence, Island Estates, and Le Jardin to manage daily operations for these associations. Owners with questions related to any of these associations' responsibilities (street lights, roads, landscape maintenance, the SmartPass gate system, vehicle entry decals, etc.) should contact Southern States Management Group at 2 Camino del Mar, Palm Coast, FL 32137, 446-6333. Questions specific to the Portofino and Cambria Associations may be directed to Southern States Management Group on site managers Rich Burdi (Portofino 246-5383 & Cambria 447-2292) or Dena Gainor (Tuscany 446-6464)

Preferred Management Services

Preferred Management Services is a property management company hired by the La Grande Provence and Island Estates associations to manage daily operations for these associations. La Grande Provence owners with questions should contact Karen Hopkins, on-site manager for Preferred Management, at 446-5574, and Island Estates owners with questions should contact Shelley Chapman of Preferred Management at 439-0134.

Le Jardin

Le Jardin is a self-managed association that has hired property manager Liz Scarcella to oversee daily operations. Le Jardin owners with questions can contact her at 447-6182.

Design Review Committee (the "DRC")

The DRC is a Master Association committee charged with enforcing our community's development codes regarding both the design of all new structures and the alteration of any existing structure and/or its surrounding property. Examples of alterations include a paint color change, a landscaping change, or the installation of items such as fencing, storm shutters, solar panels, satellite dishes, coquina walls, pavers, basketball hoops, or flagpoles. If you are planning any new construction or any alterations to your existing home or property, you must obtain written

approval of your plans from the DRC before any work can begin.

Your request for approval should be submitted in writing to the DRC in care of the Hammock Dunes Owners' Association, P.O. Box 353338, Palm Coast, FL 32137, 446-6333. The Committee meets once a month and its members, all of whom are appointed by HD Associates (see below), are consulting architects Bob Dickinson and David Mancino, HD Associates representative Tom Sharpe, community residents Mike Machin, George DeGovanni, and Donna Trindle, and HDOA Board representative and resident Cosmo DiPerna.

DRC decisions are not subject to review or reversal by the HDOA Board. If an application is denied, the property owner may request a rehearing, but again the DRC decision is final.

Hammock Dunes Club, Inc. (the "Club")

The Club (445-0747) is a Florida, not-for-profit, member-owned corporation organized for the purpose of enabling its members to use the various facilities owned by the Club. These facilities include the Links and Creek clubhouses, the Links and Creek golf courses, the tennis courts, the croquet courts, the bocce courts, and the swimming pool. Hammock Dunes property owners are not required to be members of the Club.

The Club is managed by a nine-member Board of Governors. Each year three new Board members are elected by the Club membership to serve three-year terms on the Board. The current members of the Board are:

- Charlie Swinburn, *President*
- Bill Martin, *Vice President*
- Don Finch, *Secretary*
- Jack Dunleavy, *Treasurer*
- Roy Thorton
- Vi Dressler
- Jack Lechie
- Frank Ferguson
- Jake Sullivan

If you have questions or comments about Club operations, you should submit them in writing to the appropriate Board member(s), or to the Club's General Manager, Marc Ray.

HD Associates, L.P. (the "Declarant" or the "Partnership"), Dallas, TX

HD Associates (446-6200) owns a few undeveloped lots within Hammock Dunes,

all unsold memberships in the Hammock Dunes Club, and the Hammock Dunes Sales Center. Also, HD Associates has certain rights regarding the Master Association and the Club as specified in the documents of these two organizations.

For example, as the "Declarant" referred to in the Master Association documents, HD Associates has the right, as noted above, to appoint the members of the Design Review Committee; a second example is that it has the right to appoint two administrators to the Master Association board. An example with respect to the Club is that the Club cannot terminate a membership category without the consent of HD Associates (referred to as the "Partnership" in the Club documents).

Dunes Community Development District (the "District")

The Dunes Community Development District is a unit of special-purpose government responsible for distribution of our potable and irrigation water, wastewater collection and treatment, storm water management, maintenance of our lakes and wetlands, and operation of the Hammock Dunes Toll Bridge. In addition to Hammock Dunes, the area served by the District includes Ocean Hammock, Hammock Beach, and Harbor Village Marina.

Dick Ryan, a Hammock Dunes resident, is District Manager, and the current members of the District's Board of Supervisors are Jack Leckie, Chairman, Herb Brattlof, Gary Crahan, Dennis Vohs and Mike McCabe. All are Hammock Dunes residents except Gary Crahan, who is a resident of Hammock Beach.

Contact the District Manager or one of the Supervisors if you have general questions or comments about the District. For specific questions about items such as your water bill, irrigation rules, bridge tolls, etc., contact the District office at 445-9045.

Local Government

The local governing body of Hammock Dunes is Flagler County, since Hammock Dunes lies in an unincorporated portion of the County. The members of the County's Board of Commissioners are Nate McLaughlin, George Hanns, Millissa Holland, Alan Peterson, and Barbara Revels. Contact and biographical information for each commissioner can be found at www.flaglercounty.org.

Hammock Dunes Owners' Association
P.O. Box 353338
Palm Coast, FL 32135

Hammock Dunes® Phone Numbers

<i>Southern States Management Group</i>	386-446-6333
<i>Hammock Dunes Owners' Association</i>	386-446-6333
<i>Design Review Committee</i>	386-446-6333
<i>Hammock Dunes Main Gate</i>	386-446-6234
<i>Island Estates Gate</i>	386-445-0768
<i>Porto Mar Office</i>	386-246-5383
<i>Cambria Office</i>	386-447-2292
<i>La Grande Provence Office</i>	386-446-5574
<i>Preferred Management Services</i>	386-439-0134
<i>Hammock Dunes Club</i>	386-445-0747
<i>Hammock Dunes Sales Center</i>	386-446-7125
<i>Dunes Community Development District (Water)</i>	386-445-9045
<i>Hammock Dunes Bridge</i>	386-446-5593

Other Useful Numbers

<i>AT&T</i>	888-764-2500
<i>Waste Pro of Florida, Inc. (trash, recycling)</i>	386-586-0800
<i>Florida Power and Light</i>	800-226-3545
<i>Vehicle Tag Office</i>	386-313-4160
<i>Driver License Office</i>	386-517-2080
<i>Palm Coast Public Library</i>	386-446-6763
<i>Supervisor of Elections</i>	386-313-4170
<i>Flagler County Sheriff's Office</i>	386-437-4116
<i>Florida Hospital - Flagler</i>	386-586-2000
<i>Poison Control Hotline</i>	800-222-1222