

Sand Scripts

Winter/Spring 2013

◆ 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.

Marge Rooyakkers, Maintenance 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, Community Planning 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.

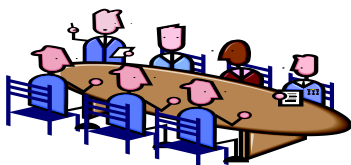
Phil Henderson, Maintenance Committee; Duneview (Viscaya, Casa Bella, and the Hammock Dunes Club); March 2013.

Nancy Cerniglia; Chair, Community Relations & Communications Committee, La Grande Provence; March 2014.

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

This issue of Sand Scripts summarizes those activities that your HDOA Board of Administrators and our dedicated committee volunteers have completed since this summer. I would also like to take this opportunity to briefly outline some of the more significant initiatives that we are actively pursuing in 2013. In all cases, your HDOA Board evaluates its effectiveness using a single measure of merit: "Are we enhancing Hammock Dunes to ensure it remains a Premier Ocean Front Community for all Hammock Dunes owners and residents".

Balance Sheet – The HDOA continues to maintain a strong financial balance sheet to ensure that sufficient reserves are available to address both short term and planned life-cycle maintenance of our roads, bridges, landscape and other community assets.

Hammock Dunes Questionnaire – Your responses to our recent questionnaire are helping our Community Planning Committee develop innovative strategies to accelerate the build-out of our community.

Assessment Recovery – We continue to experience success recovering past due assessments (including legal fees) from properties that are either transferring title to new owners or through the foreclosure process.

Main Entrance Bridge Repair – This April we start renovation of the Camino del Mar front entrance bridge. During construction, the contractor will enforce a roadway safety plan above and below the bridge.

Declarant Rights/Sales Center Purchase – We continue to discuss, with the current Developer, the purchase of their Hammock Dunes Declarant Rights and Front Gate Sales Office property. Our primary objectives for the purchase are twofold: first, maintain control of our Hammock Dunes community vision as defined in the Declarant Rights and second, ensure that the Front Gate property continues to present an "inviting entrance" for Hammock Dunes. We intend to provide an update of our progress at the 25th March Annual HDOA Meeting.

Cable Company Easement Revenue – We have engaged the Communications Consultants Group (CCG) to negotiate, with AT&T and Bright House, an annual cable provider fee for their continued use of HDOA property for their phone and TV cabling. If CCG is successful, AT&T and Bright House would pay the HDOA an annual fee to continue to use Hammock Dunes easements. At the same time, Florida regulations prevent these cable providers from arbitrarily increasing your monthly cable/phone fees since communication rates are strictly regulated within the state of Florida. All annual revenues generated from an agreement would proportionately flow to the respective Neighborhood balance sheets and its maintenance reserves.

Bridge Sidewalk - We are working closely with the Dunes Community Development District (DCDD) to ensure a safe and landscape-compatible walkway from the bridge to the Hammock Dunes community intersection.

In closing, I want to thank the HDOA Board and their dedicated committee volunteers for their hard work and valued contributions. We are always looking for additional help on our committees and ask anyone interested in volunteering to please contact Travis Houk, Southern States Management Group, via telephone at 386-446-6333, or via e-mail at thouk@ssmgroupinc.com.

Your HDOA President,

George DeGovanni

Community Volunteer Opportunities

Hammock Dunes owners have a wealth of knowledge and experience. Please consider using your talents and sharing your ideas for the betterment of the community by volunteering to join one of the HDOA standing committees listed below. To volunteer, contact Community Manager Travis Houk at (386) 446-6333.

- Community Relations & Communications Committee**
- Social Committee**
- Design Review Committee**
- Security & Emergency Response Committee**
- Maintenance Committee**
- Finance Committee**
- Community Planning Committee**

Finance Committee

The 2012 FY/CY (unaudited) financial results ended on a positive note for Hammock Dunes, Granada and Ocean Estates. Our committees operated within budget. We strengthen our reserves, operating cash, and capital contributions. Assessment delinquencies have shown a decline from January to December 2012. While this is a positive trend we still carry in excess of \$200K in past due assessments. Many of these are currently in litigation in Flagler County. There are several major projects scheduled for spring/summer which will be funded with current reserves. The Finance Committee thanks all committees for operating within budget for the 2012 FY/CY.



Design Review Committee (DRC) Activities



Since the last Newsletter (Summer 2012), seven homes were approved for construction as shown below along with homes currently underway and completed during the period.

| | <u>Approved</u> | <u>Underway</u> | <u>Completed</u> |
|-----------------|-----------------|-----------------|------------------|
| Island Estates: | 1 | 3 | 1 |
| Granada: | 3 | 3 | 0 |
| Villas: | 1 | 1 | 1 |
| Playa del Sur: | 1 | 1 | 0 |
| Grande Mer: | 1 | 1 | 0 |
| <u>Total</u> | 7 | 9 | 2 |

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.

Security & Emergency Response Committee

Additional cameras have been added to our video security network. Requests for camera recordings must be in writing to the board. The vehicle access staff has been given new "post orders" written to better control real estate agent/agency access to the community.



Community Planning Committee

During the 4th quarter of 2012, a survey was circulated throughout Hammock Dunes for the purpose of identifying characteristics that can be leveraged to maximize real estate values in the community. We distributed a summary via e-mail and information on these results can be obtained by contacting Southern States Management Group, 386-446-6333. The Committee will be looking at each item in detail, as well in concert with other items, to identify optimal groups to target as prospective Hammock Dunes owners. If you don't remember completing the survey, we would greatly appreciate your participation as it will help in further understanding the nature of the Hammock Dunes community and its residents. The survey can be found online at www.hammockdunesoa.com or a copy can be requested by contacting Southern States Management Group, (386) 446-6333.

Social Committee

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.

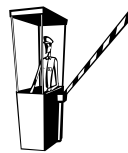
Located on the north side of Le Jardin, on the lawn before the dunes crossover, this venue provides residents with a picturesque view complimented by music playing in the background while enjoying dinner with friends and new acquaintances.

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

Dates for this year's parties are:

- MAY 22nd @ 6:00 pm
- JUNE 19th @ 6:30pm
- JULY 17th @ 6:30 pm
- AUGUST 21st @ 6:30 pm
- SEPTEMBER 18th @ 6:00 pm



New Realtor Gate Access Policy

If your house or lot is for sale, please take a moment and review the new real estate representative access control policy. The recently updated policy is available at the main gate, the Southern States Management office (386) 446-6333 or may be downloaded from the Hammock Dunes website at www.hammockdunesoa.com.

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, Marge Rooyackers and Gary Hoerle.

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

- The stamped concrete surface on both sides of the Camino del Mar bridge will be demolished and resurfaced beginning on or about April 1, 2013. This project is scheduled to take 60 days and will be divided into 2 phases. **During the first phase, the Camino del Mar bridge will be open for ingress only. All exiting traffic will be directed through the South Gate. In the second phase, the bridge will be closed for ingress and open for exiting traffic. All vehicles, including residential traffic, must enter through the South Gate during this phase.** Updated notification will be communicated as the time gets closer.
- New globes and fixtures have been installed on the Camino del Mar Bridge.
- The Committee continues to coordinate through FDOT and Flagler County the A1A beautification median project in front of the South Gate and Main Island Estates Gate. Landscape and engineering has been approved. Construction on the medians will occur once the resurfacing project for A1A is complete. Anticipated timeframe is the summer of 2013.
- With the help of the A1A volunteer committee, Brazilian Pepper continues to be eradicated throughout Hammock Dunes.
- The Committee is coordinating through the Department of Environmental Protection the installation of additional "sand fencing" along the eastern edge of the dune in select areas that have weakened from Hurricane Sandy and additional storms. A sample of this fencing is along the southern end of Hammock Dunes, north of Clicker Beach.
- The Committee has solicited bids to install TREX synthetic wood on the common dune walkovers. If this is cost prohibitive, the Committee will review additional options.
- The Committee has developed a maintenance plan for the remaining community bridges which will be instituted in 2014-2016.
- The Committee was pleased to work with both the HD Club & Porto Mar Neighborhood Association in the successful enhancement of the Camino del Mar, Ave Royale circle.

Spring Cleaning for Your Home and Yard

As Spring approaches, take a moment to assess the exterior maintenance of your home and yard. If needed, please pressure clean your home's roof and driveway and paint exterior walls, trim and garage doors. Examine fences shielding pools and air conditioning equipment and repair if necessary. Please help maintain the appearance and distinctive elegance of your community.



Community Relations & Communications

Committee Report

The Community Relations & Communications Committee keeps Hammock Dunes residents informed of community and area events. Committee Chairperson is Nancy Cerniglia.

- **2013 DECAL FOR VEHICLES** - Please make sure you have replaced your 2012 decal to reflect 2013. If you did not receive a 2013 decal or if it was misplaced, they are available at the Southern States Management Office or the Hammock Dunes Club Office.
- **DID YOU KNOW** - You can deactivate your Smart Pass if it is placed near a magnet or it goes through a security x-ray machine. There is a fee of \$45 to replace the deactivated Smart Pass.
- **LEASH YOUR PETS** - If you walk your pet in the community or on the beach, please be considerate of others and leash your dog...it's the law. Be a responsible pet owner and clean up after your dog. 
- **RESIDENT SAFETY**- Please be careful and watch for pedestrians, runners and bicycle riders. The safety of our residents and their guests is important.
- **STAY INFORMED** -The Hammock Dunes Owners' Association (HDOA) owner e-mail service, relies on your assistance to keep our e-mail address book as current as possible. If your e-mail address has changed or is about to, please Notify Southern States Management Group (the HDOA's property management company) of the change at 386-446-6333 or via e-mail at thouk@ssmgroupinc.com. The Hammock Dunes Club' also has an e-mail service, so you must notify both organizations if your address changes. 

Join Us for the Hammock Dunes

Annual Members' Meeting & Election

All Hammock Dunes owners are encouraged to attend the Annual Members Meeting and Election scheduled this year for Monday, March 25, 2013 at the Hammock Dunes Club, 19th Hole.

At the Annual Members' Meeting Board Committee chairs will report on activities of their committees, and the President will update members on both new and old community developments of interest to Association members.

Respective members of their communities will elect one Board Member each for the Villas Community, the Oceanfront Community (Cambria and Tuscany Condominiums), and the Duneview Community (Viscaya, Casa Bella, and the Hammock Dunes Club). Please vote if you live in one of these communities!

Mark your calendar. This is your opportunity to bring your comments, suggestions and recommendations to the Board and to catch up on important community news.



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, the current developer. 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 DeGovanni 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, Jerry Abernathy, and Rory Burke. 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 Marge Rooyakkers, Gus Mitsopoulos, Peter Zeigler, Roger Lacallade and Janet Robinson. Marge Rooyakkers is the Board member appointed by the Board to represent Villas Neighborhood owners.

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 Marilyn Jones, Barbara Cooleedge, Dave Luenzman, Jeanne Kiley, and Bob Cory.

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, Bob Bogart, John Heise and Anthony Lupo.

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

Owners of condominiums in the Portofino Savona and Le Jardin buildings automatically belong to their respective association. In addition, all Portofino, Savona and Le Jardin residents automatically belong to a third neighborhood association (Porto Mar).

Current Portofino Association board members are Tom Campenni, Rita Munday, Ted Robinson and Dave Wyrobek, 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, Mary English, Ron Tortelli, and Sharon Slagle,

Owners of condominiums in Le Jardin automatically belong to the Le Jardin Association and the Porto Mar Neighborhood Association. Current Association Board members are Walter Arzonetti, Virginia Crum-Jones, and Mike Gallagher.

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 .

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 proper-

ty, 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, Ada Abernathy, 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:

- Bill Martin, *President*
- Don Finch, *Vice President*
- Frank Ferguson, *Secretary*
- Jack Dunleavy, *Treasurer*
- Peter Boykin
- Violet Drexler
- Rick Hayes
- Jake Sullivan
- Julie Karner

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, Jesse K. Thorp.

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

HD Associates has certain rights regarding the Master Association as specified in the Master Association documents.

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.

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, Frank Meeker, Charles Ericksen, 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

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|--|--------------|
| <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 |