



Sand Scripts

Fall 2013

◆ A newsletter from the Hammock Dunes® Owners' Association

HDOA Board Members, and Term Expiration Dates

George DeGovanni, President; Chair, Declarant & Development Committee; Finance Committee; Granada Estates; March 2015

Cosmo DiPerna, Vice President and Chair, Design Review Committee; Oceanfront (Cambria and Tuscany); March 2016.

Marge Rooyackers, Chair, Security & Emergency Response Committee; Maintenance Committee; Villas (Villas di Capri & del Mar, Monterrey, Marbella, Montilla, and La Costa); March 2016.

Bruce Aiello, Treasurer and Chair, Finance Committee; Declarant & Development Committee, Island Estates; March 2014.

Dennis Vohs, Secretary, Chair, Community Planning Committee; Ocean Estates (Grande 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 2016.

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.

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



President's Corner

Wow! It has been an extremely busy six months. Here are some highlights of what your HDOA Board of Administrators has been doing for you and our Premier Oceanfront Community:

Asset Purchase - On June 18th, we completed the Asset Purchase and now own the Front Gate Office Complex, the Declarant Rights, the South Gate Billboard and the remaining DCDD Connection Fees.

Front Gate Office Complex Lease - We are leasing the Front Gate Office Complex to Southern Sates Management Group (SSMG), with strict lease terms that protect our Premier Communities' front entrance while providing a monthly revenue stream to pay down the 10 year Asset Purchase financed loan. The added benefit is SSMG's location provides convenient access for Hammock Dunes owners and residents.

DCDD Connection Fees - The DCDD Connection Fee purchase is already generating revenue, with five newly permitted homes generating \$17,500 (\$3,500 x 5) in connection fees, just since the June 18th asset purchase. We are applying this revenue to also pay-down the Asset Purchase loan.

Front Gate Bridge Renovation - We completed the Front Gate Bridge renovation prior to the 4th of July holiday and, hopefully, you will agree that the newly stamped concrete surface adds an updated and enhanced look to all those entering Hammock Dunes.

New Declarant and Development Committee - The Board commissioned a new Committee, titled Declarant and Development Committee (DDC). The DDC charter includes advising the Board regarding future development of Hammock Dunes. The DDC membership includes the HDOA President and Treasurer and previous HDOA and Club Board members.

DDC Initiatives - The DDC has developed a comprehensive design for a new Hammock Dunes web-site, "**Hammock Dunes.Com**", with the objective of both marketing Hammock Dunes to potential buyers and providing a user-friendly one-stop-shop for owners and residents. We plan to roll out "**Hammock Dunes.Com**" over the next six months.

Vacant Lot Owner Questionnaire - We recently mailed questionnaires to all vacant lot owners requesting their build or sell plans over the next five years. Their responses will enable the Board to assess future build-out timelines.

Realtor Engagement - Over the past several months, we emailed "Did You Know Bulletins" to all local realtors that highlight interesting facts about Hammock Dunes. These Bulletins will, hopefully, enable realtors to better present Hammock Dunes as "The Place to Buy and Live". You may access these bulletins at <http://hammockdunesoa.com>, under the "Current News" folder. Maybe you too can glean additional facts about your Hammock Dunes Community!

In closing, your HDOA Board is absolutely committed to ensuring Hammock Dunes remains a "Premier Ocean Front Community". You can be confident that we will continually focus on financially responsible and innovative solutions that further enhance Hammock Dunes.

Thank you for your continued support,

George DeGovanni, President

Security & Emergency Response Committee

Security & Emergency Response Committee members are Chairman Marge Rooyackers, Barbara Tobias, Wanda Furia, Nancy Corkum & Janet Krolicki. Later this year the Committee will purge all data related to the Cap Sure access control computer system since much of the information is out dated. All residents will be asked to update their contractor, guest, family & tenant information via their internet profile. Details on how to do this will follow in the coming weeks.

Community Planning Committee

The Community Planning Committee has been focused on developing a series of emails directed at the 550 realtors and brokers in Flagler County to promote the community and encourage real estate sales and home building. The program is entitled "Interesting Facts About Hammock Dunes". We have distributed the first 5 bulletins. These can be viewed on the HDOA website <http://www.hammockdunesoa.com/> under the "Current News" link. If you have ideas for future bulletins please forward them to Dennis Vohs. Thank all of you who responded to last year's resident survey, it has served as a strong basis for these bulletins.

Social Committee

Community Members to be Honored at Volunteer Recognition Dinner

The 14th Annual Volunteer Recognition Dinner will be held on October 30, 2013 in the Seaside Dining Room at the Hammock Dunes Club. The event is held to honor those among us who volunteer time and talents to serve and enhance our community. **Congratulations to this year's honorees: Mrs. Robin Sullivan, Dr. Eric Lutker, and Mrs. Sharon Gudenberg, with special recognition to former HDOA Board member Mr. David Eckert.** This year's dinner will feature an expanded menu. Details regarding reservations for the event will be broadcast to residents via the community e-mail system.



Summer Beach Parties

Throughout the summer months many residents enjoyed a fun casual evening and good food at monthly Summer Beach Parties. The beach parties are a great way to meet your neighbors and new members of the community in a relaxed setting. Look for next year's summer schedule in the Winter edition of *Sand Scripts*. Special thanks to Andy & Wanda Furia and David and Patty Hood for Co-hosting the parties.



Fall Fun Events on S.R. A1A Our Scenic Byway!



November 3, 2013 Spoonbills & Sprockets Flagler & St. Johns Co. Cycling Tour. Ride 100 miles, 70 miles or 32 miles. Join the fun along A1A! For information & to register: visit www.scenica1a.org or call Friends of A1A, 904-425-8055.

November 16, 2013, don't miss the Super Scenic 72 Mile Garage Sale! Be a vender, donator or shopper. A super raffle event will be held the same day with some packages worth around \$1000. For information call: Friends of A1A at 904-425-8055 or Marge Rooyackers at 386-246-3767.

Congratulations – All Hammock Dunes Owners: Asset Purchased Passed – 97% Yes Votes

At the May 20th Special Members' Meeting, Hammock Dunes Owners' Proxy and In-Person Votes approved the Hammock Dunes Owners' Association (HDOA) purchase of the "Remaining Developer Assets", by a significant 97% majority.

The HDOA Law Firm of Taylor & Carls oversaw the formal counting and certified all Owner Proxy and In-Person Votes. Vote breakdown is as follows:

685	Yes
19	No
32	Did Not Mark Yes or No



Holiday In the Hammock Event Scheduled

On Saturday, December 7, 2013 & Saturday, December 14, 2013 the Hammock Business Associations will sponsor **Holiday in the Hammock**. This festive gathering will feature special holiday events at many of the local Hammock businesses. Join your neighbors in some holiday cheer!

Finance Committee

Our 2013 amended budget has been implemented. We are operating within budget for the first three months of this amended budget. Please be advised that the 2014 Budget Workshop is scheduled for October 28, 2013 at 10 a.m. at the Hammock Dunes Club. Our balance sheet remains strong and we continue to strengthen our reserves. Six new homes have been under construction since the HDOA takeover of Declarant rights which helps with our loan repayment. Delinquent assessments are declining but several continue to require legal action. The Financial Committee thanks all the Committees for their efforts to achieve our financial goals.



Design Review Committee (DRC) Activities

Since the last newsletter (Winter/Spring 2013), five homes were approved for construction as shown below, along with homes currently underway.

	<u>Approved</u>	<u>Underway</u>
Island Estates:	1	2
Granada Estates:	1	5
Villas:	1	0
Playa del Sur:	1	2
Grande Mer:	1	2
Total	5	11

Through September 2013, DRC has approved construction of 8 new homes compared to 4 during the same period in 2012. 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 Welcome Center.

Maintenance Committee Report



- The Hammock Dunes Bridge on Camino del Mar was completely resurfaced this summer with stamped concrete, concrete banding, and antique staining.
- In a joint effort with Flagler County & FDOT, the Maintenance Committee collaborated on extending the A1A medians between the south gate and main Island Estates gate. This included new curbing, irrigation pipes, and storm drains. Upgraded landscape will be added to the medians which will beautify the A1A corridor and the Hammock Dunes approach.
- 220 ft. of pressure treated wood decking and railing was installed on the Grande Mer dune walkover.
- The main Island Estates Bridge and first Granada Drive Bridge will be caulked, primed, painted, and sealed including all masonry gaps and cracks. This is phase one of the Committee's 3-year bridge painting plan for the 7 Hammock Dunes Bridges.
- Annual sand fencing improvements and dune fertilization has been contracted from Jungle Hut Road through Clicker Beach.
- Landscape beautification efforts on all major roadways and select areas adjoining the Hammock Dunes Club are on-going including significant shrub removal and replacement on Camino del Mar.
- New bathroom toilets, water cooler, & an aluminum bench have been installed at the comfort station restroom facility in Playa del Sur.
- South Gate enhancements including upgraded landscape and significant vine cutting and removal will continue into the Winter of 2013.



2014 Budget Adoption Slated

Owners are encouraged to attend both the October 28, 2013 Budget Workshop and the November 18, 2013 Board of Administrators Budget Adoption Meetings. Both meetings begin at 10:00 a.m. in the Hammock Dunes Club. The Board is working hard to hold down expenses while maintaining the distinctive ambiance of Hammock Dunes. The proposed Operating Budget will be mailed to owners in November 2013. Payment coupons and information will be mailed in December 2013.

2014 VEHICLE DECALS MAILED SOON!: 2014 vehicle decals will be included in the budget mailing. **Look for the small brown envelope with your new decals inside!** Additional vehicle decals are available at the Southern States Management Group office located at the entrance to the Hammock Dunes Main gate.

Audubon Lake Bank Maintenance Certification



In on-going efforts to preserve the distinctive natural beauty of Hammock Dunes, Board Member Marge Rooyackers recently met with Audubon Society representative to seek the organization's certification for best practices to preserve water resources and lake bank wildlife habitat.

Community Relations & Communications Committee Report

Neighbor Appreciation: As a matter of interest, any resident who has received help from a neighbor and would like to express their appreciation may do so by the HDOA Community blast email system. Contact Travis Houk at Southern States Management Group, (386) 446-6333.

Leash Law: Please leash your dog when it's not on your property. This includes the beach. It's the law! Remember to clean up after your pet too!! *There are dispensers at every beach walkover.*

Email Updates: If you are not receiving email updates about Community events, please contact Travis Houk, Thouk@ssmgrouppinc.com

Community Directory: The Committee is developing a Hammock Dunes community directory that will be available on the Hammock Dunes website soon. The directory will be categorized by neighborhood.

Front Gate Office Complex Parking Rules

Owners who leave their vehicles for an extended period of time in the parking lot of the Front Gate Office Complex are asked to check in at the Southern States Management Group office, prior to leaving the vehicle and to park in spaces located in the rear of the building. There are active business in the Office Complex and parking space is needed for business clients and frequent meeting attendees. Parking space is limited at the facility and unregistered vehicles are subject to be towed at the owner's expense. Thank you for your cooperation!

Flagler/Volusia County Seawater Bacteria Precautions

The Flagler and Volusia County Health Departments are advising people to be careful in warm seawater and brackish water to avoid coming in contact with *Vibrio vulnificus*, a bacterium in the cholera family. To date in 2013, 26 cases of *Vibrio vulnificus* have been reported in Florida with nine deaths—one in Flagler and two in Volusia Counties. The bacteria lives in brackish seawater and is dangerous to people with compromised immune systems or liver disease. To protect yourself, avoid exposure of open wounds or broken skin to warm salt or brackish water, or raw shellfish harvested from such waters. Wear gloves when handling raw shellfish. Don't eat raw shellfish. Cook shellfish thoroughly. Boil shellfish in the shell until the shells open and continue boiling for 5 more minutes, or steam until the shells open and cook for 9 more minutes. Don't eat shellfish that don't open during cooking. Boil shucked oysters at least 3 minutes, or fry them in oil at least 10 minutes at 375°F. Avoid cross-contamination of cooked seafood and other foods with raw seafood and juices from raw seafood.

Toll Bridge Sidewalk Extension

In an effort to ensure a safe and landscaped pedestrian sidewalk extension from the DCDD Toll Bridge to the Hammock Dunes Parkway main intersection, the HDOA granted DCDD a sidewalk easement across the newly acquired Front Office Complex (formally the HD Sales Center). This DCDD funded project, designed jointly with the HDOA, will mirror other landscaped protected sidewalks that exist throughout Hammock Dunes and along the Hammock Dunes Parkway. To beautify the impact to the Hammock Dunes front entrance, brick pavers will be installed at the end of the sidewalk. The sidewalk will connect via a crosswalk at the 4-way stop with new sidewalk added to the south side of the Hammock Dunes & A1A connector road.



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 & 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 community 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 gate-house staffing, administration and enforcement of development codes and restrictions, and has the authority to assess dues to fund Association operations.

The association has a nine-member Board of Administrators. 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 tenth non-voting member appointed by the Hammock Dunes Club. See page 1 for a list of Board members, the communities which elected them as a representative, 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 Association Board member elected by the owners in the Granada Estates Neighborhood, and Dennis Vohs is the Master Association 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 Master Association 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, Geri Viviano, Peter Zeigler, Roger Lacallade and Janet Robinson. Marge Rooyakkers is the Master Association Board member elected 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 Cooledge, 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, Don Turlington 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 James Faust 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, John Gass 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 Richard Lefebvre, 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 amenities 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, Sharon 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 is a community 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, Cambria and Tuscany Associations may be directed to Southern States Management Group on site managers Rich Burdi (Portofino 246-5383 & Cambria 447-2292) or Jayne Briggs (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 Lea Stokes 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 the Declarant, HDOA (see below), are consulting architects Bob Dickinson and David Mancino, 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, and Julie Karner.

Questions or comments about Club operations, may be submitted in writing to the appropriate Board member(s), or to Club General Manager, Jesse K. Thorpe.

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.



It's Not Over Yet!

The area experienced several severe storms in November. 2012 Don't eat all your hurricane canned goods and keep the Flagler County Emergency Operations Center number (386) 313-4200 and this informative website handy: www.flagleremergency.com. **Remember, entrance and exit gates will be locked open in winds above 45 mph.**

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>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