

# *Inside The Gates*

Summer 2019 ~ A newsletter from the Hammock Dunes® Owners' Association

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*Inside The Gates is published by your HDOA Board and is the only exclusive publication sponsored by the Hammock Dunes Owners' Association.*

**Via Roma**

 **Hammock Dunes®**  
*A Private Oceanfront Golf Community*



## Message from the President

Earlier this Summer the HDOA and Ocean Hammock submitted our FEMA appeals to binding arbitration in Washington DC. We were seeking additional reimbursement of the dune reconstruction costs we incurred

following Hurricane Irma. Ours was the first Irma appeal to be heard under a new arbitration procedure adopted into law in 2018. The Panel ruled for FEMA on the basis that HDOA and Ocean Hammock had primary responsibility to restore the dunes and were not public entities. The Panel and FEMA said that in the future if a public entity (e.g. Flagler County) had responsibility to repair the dunes, the costs to do so would be eligible for reimbursement. Going forward, the HDOA has begun discussions with the County regarding further dune mitigation projects and accessing State and Federal funding to do so. We are no longer pursuing FEMA for Matthew and Irma recoveries.

That said, I am pleased to report that the HDOA was able to secure State and Federal funding, through Flagler County, for almost 50% of the estimated \$6.5M cost to restore our dunes in the Matthew and Irma projects. We are currently finalizing the Irma costs with the County and will be able to pay off 100% of our share. Savings from the Irma project will be applied to reduce the HDOA's Matthew loan. In addition to the dunes restoration costs, approximately \$1M was spent to repair and replace 29 walkovers, the funding for which came out of reserves.

So enjoy our beautiful beaches, always wear sun block, give our restored dunes a chance to grow in by staying off of them, and let's hope for a hurricane-free future.

Best,  
Mike Gill  
President, Hammock Dunes Owners' Association



## Hammock Dunes 2019 Kids Summer Sports Program

It's not often you have a line of kids on the driving range at Hammock Dunes Club, but that was the case for three different weeks this summer. **The Club recently introduced a Kids Summer Sports Program, open to both Club Members and Hammock Dunes Community residents.** With an average of 10 participants each session, it was a sight to behold!

Participants received instruction in golf, tennis, croquet, lawn bowling, as well as



yoga, circuit training, and aqua aerobics. There was a lot of fun competition built into the week with putting contests, longest drive contests, board games during snack break, relay races in the pool, and more. Fitness/Aquatics Director Walter Sam was a favorite among the

kids jumping in the pool with them at the end of each day!

With so much success this year, Hammock Dunes Club will be looking to host the program again next summer and hopes to announce the dates sometime this fall so parents/grandparents can plan accordingly.



# "The Member Experience"

There are hundreds of reasons why you chose to settle in Hammock Dunes Community. In the wake of a \$7 million renovation and expansion, Hammock Dunes Club can now complete that experience. The Club provides exactly what you're looking for... casual outdoor dining, connecting with friends and neighbors, the varied active lifestyle...all in an oceanfront setting. It's not a vacation; this is your private club right in your back yard.



*Tavern Patio*

Our resort-style pool complex entertains all ages and is perfect for couples and young families alike. The Dunes Tavern patio overlooking the sparkling Atlantic Ocean is the local gathering spot.



*Dunes Tavern*



*Fitness Center*

Now there's no need to go over the bridge to work out when the finest facility is right in your neighborhood, with your favorite brand of Fitness and Wellness. Stay engaged with new events... and try something new – lawn bowling, bocce, mahjonn, bunco. The stage is set for your enjoyment.

Corporate, Young Executive, Social only, or the Full Golf Experience; there's a membership option to suit your lifestyle. Not sure yet? Stop in, take the tour, and try us for 60 days on the new Introductory Membership.



*Splash Pad*

*More Than World Class Golf, The Best of All Worlds with Great Lifetime Friends ...  
"Always in an Oceanfront State of Mind"*

Contact Colleen Albrecht, Membership Sales Director  
386-931-5764 • [calbrecht@hammockdunesclub.com](mailto:calbrecht@hammockdunesclub.com)

Kim Laxton  
Membership Director  
386.445.0747  
[Klaxton@hammockdunesclub.com](mailto:Klaxton@hammockdunesclub.com)



# HDOA Committee Reports



## Finance

by Bruce Aiello

The dunes restoration project with the County was completed under budget. The final “true-up” is in process. Our various committees continue to operate within budget. Efforts to collect delinquent assessment accounts are continuing through the necessary channels. Members of the committee are B. Aiello, G. Bagnall, G. DeGovanni, M. Gill, T. Houk, and J. Annon.



## Community Relations and Communications

by Jane Ann Gass

Summer heat and afternoon showers are here now and the community is looking great! Get out and enjoy the beach and all that Hammock Dunes has to offer.

With the beach repairs finished and the greening of the grounds, we will begin to refresh the photos and the aerial views of the community. As this process completes, we will begin the complete overhaul of the HDOA website later in the year.

Just a reminder that the dunes are off limits...please be sure any guests visiting for the summer are aware of this. Be mindful of the turtle nests as well.

As always, our main source of communication with owners is through e-mail, so be sure your information is updated with Southern States Management Group.

You can contact them at 386-446-6333 or [thouk@ssmgrouppinc.com](mailto:thouk@ssmgrouppinc.com).



## Maintenance

by Beth Thomas

The Maintenance Committee has been working hard to maintain this beautiful community. Here are a few things we have completed, are currently working on, and are coming in the near future.

You may have noticed some new light poles. Earlier this year, the Board approved a proposal for the Maintenance Committee to start replacing light poles. We started by replacing the poles that were showing the most wear and tear. In June, 9 poles were replaced with new street signs. The new poles are made with composite, which is designed to endure the sea air and will last longer.



We have installed 2 additional pet stations for your convenience.



Additionally, we are partnering with the Club to improve some of the landscaping on Camino Del Mar and at the Club entrance to enhance the aesthetics of the overall community. That work is going on now. You may have noticed the trucks.

One future project: we will be finalizing the bidding process for repaving Camino Del Mar. We hope to have that project completed by fall.

# HDOA Committee Reports



## Security and Emergency Response

by Marge Rooyackers

### Enjoying our Neighborhoods Safely!

Welcome, Summer! The snowbirds are gone, and it's a perfect time to explore the beauty and wildlife within our community. The summer afternoon showers have greened up the community, and it really looks its best!!

Get out for a walk or a bike ride around the neighborhood. Maybe check out a neighborhood on the other side of the community. When you are out, please remember these safety guidelines.

As **pedestrians**, according to Florida statute 316.130, where sidewalks are **provided**, a pedestrian **must not walk on the road**, but should walk on the sidewalk. Some have said the blacktop is easier on the legs and knees, but the real answer is a good pair of shoes. Proper running or walking shoes will make all the difference.

Where sidewalks are not available, one may walk on the roadway. Remember to walk facing the oncoming traffic. Be alert and wear light-colored clothing especially if you are walking early in the morning or at dusk.

**Cyclists** must also remember the rules of the road. In Florida, bicycles can legally be operated on all sidewalks (s. 316.2065). Of course, pedestrians have the right-of-way and stop signs and crosswalks must be observed. When on the roadway, ride on the right side of the road in the same direction as the automobile traffic. When

**Motorists, please obey all speed limits and traffic signs.**

Remember: Stay Safe, Be Visible, Stay Alert, and enjoy our beautiful community!

riding in the early morning or at night, be sure to have the proper white reflector or light in the front and red reflector or light on the rear of your bike. Helmets are required by Florida law for those under 16 years of age and are recommended for all ages.



The Audubon Trails Map located on the comfort station at Lake San Gabriel is a great way to explore the neighborhood, get some exercise, and learn more about the nature around us.

## Turtle News

*This year on our 2.3 miles of beach we have 150+ sea turtle nests according to our beach guru Buster. Our HDOA and Hammock Dunes Club have sponsored 6 nests. Club members and residents will be notified when the Flagler County turtle patrol clean out the nests for informational purposes.*



*Pete Russo and Laura Wells from Sea Turtle Patrol. See back page for additional information.*

# Real Estate Update...

by Dana Davis, Resident & Realtor

It doesn't take long to realize how special Hammock Dunes and Island Estates truly are. I am a native Floridian, and I have spent time in many of the counties throughout the state while building senior health insurance agencies before becoming a Realtor. The best way to explain my first visit to Hammock Dunes is to quote the famous movie line, "You had me at hello!"

Jim and I began as part-time residents living in Savona then La Grande Provence. Our time living in the condos proved how wonderful condo living can be. We loved watching the beaches transform daily before our eyes. We never tired or took for granted watching the sunrises and multicolored sunsets from our balconies. We loved seeing our neighbors by the pool, walking the beach, or getting the mail. We and our grandchildren love the amenities, especially the movie theater! Owning multiple homes, we really appreciated the worry-and-maintenance free aspect of condo living.

Becoming a member of the Club was one of the best decisions we made. We began as social members then upgraded to a full golf membership when Jim stopped motorcycle racing. It was at that time we realized we wanted to make Hammock Dunes our full-time home. If you are a golfer, Hammock Dunes offers two Audubon certified championship 18-hole golf courses. Links course was designed by Tom Fazio and boasts STUNNING ocean views. The Creek course was designed by Rees Jones and is truly unique. Built on 680 acres of pristine forest and marsh, it meanders along the Intracoastal Waterway with unbelievable vistas. Not one home will ever be built on it, so you are playing golf as it was intended to be played. Jim especially loves the Creek course as a result. I am just learning to play golf, so the membership appealed to me in many other ways: the oceanfront clubhouse, new fitness center, heated pool and spa, kids-splash area, five tennis courts, three oceanfront croquet courts, bocce ball, and so much more! The Dunes Tavern is a fun and energetic place to spend time with friends. I especially love sitting outdoors, enjoying the sea breeze and ocean view.

Whether I am with my husband or friends, I have enjoyed so many fun evenings dancing the night away at one of the many events Hammock Dunes puts together on a

regular basis. I recently made the decision to block my calendar with Hammock Dunes time so I can begin enjoying these memorable events, once again. After all, I can't work all the time!

As a Realtor serving our community, I am grateful that Hammock Dunes offers so many neighborhoods within the gates to ensure there are property options to fit everyone's needs. I love being able to share the different communities Hammock Dunes offers: Oceanfront luxury homes, oceanfront condos, townhomes, villas, courtyard houses, lake and golf course single family homes, and the waterfront custom homes.

Island Estates is truly an amazing place to call home. Nestled between the Intracoastal Waterway and the Florida east coast canal, this 2.5-mile, 260-acre island offers the best that Florida living has to give. There is nothing like hopping on your boat or jet ski docked at your private boat house and enjoying the water paradise Flagler County is known for. Whether you enjoy boating, jet skiing, fishing, kayaking, canoeing, watching the dolphins swim by, or one of the many other activities living on the water brings, Island Estates is the place to be! The island had what I call a "transformation" that began almost 5 years ago. It has transformed into a vibrant, family-friendly community where the residents are overall close and share a true sense of community. It is like the good old days when neighbors got together and were there to help one another. The residents of Island Estates have a monthly ladies' luncheon and a couples' get together, along with the annual block party, as well as the numerous parties various residents host throughout the year. This has really brought the community together.

The fact that many of the residents who sell their home or condo don't leave the community is proof positive of what a unique, special, and amazing community we all call home.

Not only as a Realtor but as a resident who loved living in an oceanfront condo in Hammock Dunes and now has become and is thrilled to be an "Islander," I encourage you to share this article with your family and friends in hopes that they too will have the "You had me at hello" experience that Hammock Dunes offers.

# Social Update...

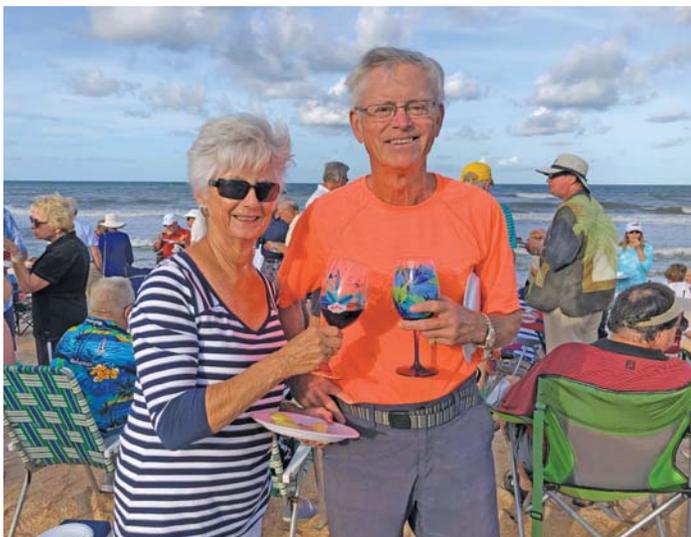


## Social

by Stan Pierce

The HDOA's beach party in May was another huge success. We had a record turn out of 300 attendees!

The Social Committee is putting all the final details together to send out on the Casino Cruise. We are currently researching the bus that leaves from Palm Coast to take us to the docks. For more information contact Claudia Pierce at 386-446-7575.



**SAVE THE DATE**

**October 16th**

**Annual Volunteer**

**Recognition Dinner**

**Please start thinking of your nominees!**

# T U R T L E



# P A T R O L

Turtle Patrol volunteers Bob and Linda Jaeger with the Yazmin family.

*Friendly reminders from our beach patrol...* Pick up any garbage on the beach, especially plastic bags/deflated balloons that can harm wildlife. Do not release inflated balloons near a beach (sea turtles think they are jellyfish and will eat them). Pick up monofilament fishing line (or string/rope) that can entangle birds or sea turtles. Fill in holes dug by humans and dogs. Keep pets on a leash. Remove beach furniture and other equipment or toys from the beach each night – store in a safe location far away from the shoreline. Motorized vehicles are not permitted on the beach unless with a special permit from FWC.

Report any injured wildlife or strandings to the FL Fish & Wildlife Bureau at (561) 575-5407.

Report any vandalism on a protected turtle nest to FWC Wildlife Alert Hotline at (888) 404-3922.

Report any hazardous or questionable materials that wash up onto shore to the Flagler County Sheriff at (386)313-4911.

## HDOA Board Members and Term Expiration Dates

**Mike Gill**, President; Chair, Declarant & Development Committee; Finance Committee (Declarant Seat); March 2021.

**Bruce Aiello**, Treasurer; Chair, Finance Committee; Declarant & Development Committee (Island Estates); March 2020.

**Michael Heller**, Secretary; Ocean Estates (Grande Mer, Carino la Mer, and Playa del Sur); March 2021.

**Marge Rooyackers**, Chair, Security & Emergency Response Committee; Maintenance Committee; Villas (Villas di Capri & del Mar, Monterrey, Marbella, Montilla, and La Costa); March 2022.

**Stan Pierce**, Administrator; Duneview (Casa Bella, Viscaya, and the Club); March 2022.

**Ralph Dumke**, Administrator, Declarant Development Committee (Declarant Seat); April 2020

**Travis Houk, Carsten Georg**, Community Association Managers.

**Jane Ann Gass**, Chair, Community Relations & Communications Committee; Beachfront (Portofino, Savona, and Le Jardin); March 2020.

**Beth Thomas**, Chair, Maintenance Committee (La Grande Provence); March 2021.

**Scott Keiling**, Administrator, Waterfront (eventually condos south of Tuscany); March 2020.

**Jef Amsbaugh**, Chair, Design Review Committee. Administrator (Granada Estates); March 2021.

**Hunt Hawkins**, Administrator, Oceanfront (Cambria and Tuscany); March 2022

**John Hynes**, Non-voting member appointed by the Hammock Dunes Club Board.

## Hammock Dunes® Phone Numbers

Southern States Management Group.....	386-446-6333
Hammock Dunes Owners' Association.....	386-446-6333
Design Review Committee.....	386-446-6333
Hammock Dunes Main Gate.....	386-446-6234
Island Estates Gate.....	386-445-0768
Porto Mar Office.....	386-246-5383
Cambria Office.....	386-447-2292
Le Jardin Office.....	386-447-6182
La Grande Provence Office.....	386-446-5574
Tuscany Office.....	386-446-6464
Preferred Management Services.....	386-439-0134
Hammock Dunes Club.....	386-445-0747
Dunes Community Development District (Water)	386-445-9045
Hammock Dunes Bridge.....	386-446-5593

## Other Useful Numbers

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