

Sand Scripts

February 2009 ♦ A newsletter from the Hammock Dunes® Owners' Association (HDOA)

Maintenance Committee Report

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

George Bagnall, President; Granada Estates; March 2009.

Kelli Jebbia, Vice President and Chair, Community Relations and Communications Committee; Villas (Villas di Capri, Villas del Mar, Monterrey, Marbella, Montilla, and La Costa); March 2010.

Cosmo DiPerna, Secretary and liaison to the Design Review Committee; Oceanfront (Cambria and Tuscany); March 2010.

Bruce Aiello, Treasurer; Island Estates; March 2011.

David Eckert, Chair, Maintenance Committee; Ocean Estates (Grand Mer, Carino la Mer, and Playa del Sur); March 2009.

Janet Krollicki, Chair, Social Committee; Duneview (Viscaya, Casa Bella, and the Hammock Dunes Club); March 2010.

James Schumaker, Chair, Long-Range Planning Committee; Waterfront (eventual condos south of Tuscany); March 2011.

Jay Furbay; La Grande Provence; March 2009.

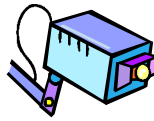
Howard Broussard; Beachfront (Portofino, Savona, and Le Jardin); March 2011.

Sterling Colee; HD Associates appointee.

David Jacobs; HD Associates appointee.

Harry Gudenberg; Non-voting member appointed by the Hammock Dunes Club Board.

- The contract for the installation of access control cameras to monitor vehicular entry and exit at all gates within the community has been approved. The anticipated operational date is March 1, 2009.



- The irrigation systems on all major roadways have been adjusted to run during the evening and night hours to help prevent spraying of pedestrians and passing vehicles. The only exception is when new flowers have been planted.

- Hazardous sidewalks continue to be addressed by grinding down raised edges. Also, areas where a sidewalk is crumbling will be cut out and replaced with new concrete.

- Invasive vine and plant clearing continues along Lake LaCosta and designated conservation areas. New vegetation will be planted as needed.



- Severe lake bank erosion within the community, especially Lake San Gabriel, is

being addressed.

- Annual pressure cleaning of sidewalks and curbing continues.
- Lamp posts are on back order to replace three missing ones and will be installed immediately upon delivery.
- All common walkovers will be pressure cleaned and sealed before hurricane season.
- Beach clean-up continues twice per month. Beachgoers who see hazardous items should report them to Travis Houk (446-6333).
- As part of a conservative financial plan for 2009, some previously mentioned maintenance projects, e.g., redesign of the main circle fountain and gatehouse renovations, have been delayed or scaled back.



Maintenance Committee members are HDOA Board members David Eckert and Jay Furbay, resident George DeGovanni, and Southern States Management Group representative Travis Houk. All maintenance-related questions should be directed to Travis at 446-6333.

Potential Incorporation of the DCDD

In the February 2008 Sand Scripts, the formation of a committee to explore the possibility of the DCDD incorporating to become a municipality was announced. This article gives background information regarding potential incorporation and presents an update on the committee's progress.

The Dunes Community Development District (DCDD) was established in 1985 by ITT Corp. to install and maintain the infrastructure facilities for a 2,200 acre development on our barrier island. The DCDD comprises the residential communities of Hammock Dunes, Ocean Hammock, Hammock Beach, and Yacht Harbor Marina. At present, there are about 2,020 residential units in the DCDD, with an anticipated build-out of 3,300 units.

The DCDD is responsible for the operation of the water, wastewater, irrigation, and stormwater management systems in the communities, as well as the Hammock Dunes Toll Bridge. The DCDD operates under Chapter 190 of the Florida Statutes and Section 190.047 provides that if a Community Development District meets certain population and other criteria, it must consider incorporation.

In December 2007, the DCDD Board of Supervisors determined that the DCDD was rapidly approaching the population standards required for incorporation and voted to create an independent Fact-Finding Committee to evaluate the potential benefits and/or impacts of incorporation. A seven-member Committee was subsequently appointed based on recommendations from the various homeowner or property owners' associations and clubs in the DCDD. All members of this Committee are DCDD residents, with the Hammock Dunes

representatives being George Bagnall, Fred Gronbacher, Harry Gudenberg, and Jack Leckie.

The Committee began its efforts in early 2008 by considering various information from the Florida League of Cities, the Florida Legislative Committee on Intergovernmental Relations, and other sources. After a number of meetings, the Committee concluded that the next step should be a comprehensive incorporation feasibility study by a professional consulting firm, and it recommended that the DCDD Board of Supervisors hire Government Services Group, Inc. (GSG) to conduct such a study.

This study has been underway since mid-December 2008 with the GSG consultants meeting with Flagler County and DCDD personnel to compile detailed cost records to accurately determine potential tax implications if incorporation were to be approved by the DCDD's residents. Over the next several

months, the Committee, the DCDD, and GSG will be holding open forums to present and discuss the pros and cons of incorporation. In addition, written information will be mailed and/or delivered to all residents regarding incorporation.

The primary objective of this effort will be to provide residents of the DCDD with adequate information to reach an informed decision on whether or not they want to incorporate. Please take the time over the next several months to read these informational materials, attend meetings, and ask questions on this important issue.



HDOA Annual Meeting

Mark your calendar for the Hammock Dunes Owners' Association's annual meeting that will be held on Monday, March 30, 2009 at 10 a.m. at the Hammock Dunes Club. This meeting is open to all Hammock Dunes property owners.



You will receive official notice of this meeting soon, along with election materials for those of you who live in communities holding a Board member election this year (see term expiration dates in the list of Board members shown on the first page).

Finance Committee Report

The preliminary financial reports for calendar year 2008 are very close to budget (the audited report comes out in March). The Association remains financially viable and the Board plans to continue with the conservative fiscal management it has consistently practiced since the Association was turned over to property owners in 2004.



The Association has seen an increase in delinquent accounts, but the number is still manageable. The Board continues to file liens on properties that are ninety days in arrears and, if appropriate, in a lesser time period. We have included a bad debt reserve in the 2009 budget and also have the ability to collect up to twelve months' worth of assessments when properties in arrears are sold. We are fortunate not to have incurred as high a percentage of delinquencies as many other gated communities in the area.

HDOA Web Site

Be sure to begin taking advantage of the HDOA's new Web site that was announced in our last newsletter. Information at this site (www.hammockdunesoa.com) includes Board



meeting dates, agendas (posted the Friday before a Monday meeting), and minutes; Design Review Committee manuals and application forms; mailbox information; Vehicular Access Information

forms; and a list of frequently asked questions. If you have suggestions for enhancements to the site, please contact Southern States Management Group (446-6333).

Motorcycle Registration

Residents are reminded that **all motorcycles owned by a Hammock Dunes Owners' Association member** (i.e., a Hammock Dunes property owner) and being operated within the community **must be registered** with the HDOA through Southern States Management Group. This requirement is part of a "Rule Regarding

The Operation of Nuisance Vehicles within the Hammock Dunes Community" that was approved by the HDOA Board in 2007.

Registration must include the make, model, serial number, a copy of the current registration card, license plate number, and the address within Hammock Dunes where the motorcycle will be garaged. A registration form is available at the HDOA Web site (click on "Forms/Other Information").

Also, residents are reminded that in a separate resolution passed by the Board in 2006, non-member-owned motorcycles are banned from Hammock Dunes.

Miscellany

Duties of Securitas personnel: In response to a number of questions from residents, here is a brief description of the duties of gatehouse and roving patrol (Securitas) personnel. The primary responsibility of these personnel is to provide vehicular access control and monitoring services. Gatehouse personnel register and admit the vehicles of authorized visitors and vendors, and rovers monitor the activity and location of these vehicles within the community, including, for example, enforcing vendor hours. Rovers also perform other duties such as reporting maintenance issues they observe to property management and reporting any suspicious activity to the police.



Note that Securitas personnel do not directly provide any security or emergency services. You should call 911 for police, fire, or medical emergencies, or call the sheriff's office (437-4116) for non-emergency situations. Generally speaking, you should call the gatehouses only for matters relating to visitor access to the community.

Garbage, Yard Waste, and Recyclables: Residents are reminded that garbage, yard waste, and recyclables should not be placed curbside any earlier than the day before a scheduled pickup.

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

Hammock Dunes® Phone Numbers

<i>Southern States Management Group.....</i>	<i>386-446-6333</i>
<i>Hammock Dunes Owners' Association.....</i>	<i>386-446-6333</i>
<i>Design Review Committee</i>	<i>386-446-6333</i>
<i>Hammock Dunes Main Gate.....</i>	<i>386-446-6234</i>
<i>Island Estates Gate.....</i>	<i>386-445-0768</i>
<i>Porto Mar Office.....</i>	<i>386-246-5383</i>
<i>Cambria Office.....</i>	<i>386-447-2292</i>
<i>La Grande Provence Office</i>	<i>386-446-5574</i>
<i>Preferred Management Services</i>	<i>386-439-0134</i>
<i>Hammock Dunes Club</i>	<i>386-445-0747</i>
<i>Hammock Dunes Sales Center</i>	<i>386-446-6200</i>
<i>Dunes Community Development District (Water).....</i>	<i>386-445-9045</i>
<i>Hammock Dunes Bridge.....</i>	<i>386-446-5593</i>

Other Useful Numbers

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