



Sand Scripts

June 2009



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

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

George Bagnall, President; Granada Estates; March 2012.

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

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

Bruce Aiello, Treasurer and Chair, Finance Committee; Island Estates; March 2011.

David Eckert, Chair, Maintenance Committee; Ocean Estates (Grand Mer, Carino la Mer, and Playa del Sur); March 2012.

Howard Broussard; Chair, Long-Range Planning Committee; Beachfront (Portofino, Savona, and Le Jardin); March 2011.

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

Jay Furbay; Chair, Security and Emergency Response Committee; La Grande Provence; March 2012.

James Schumaker, Waterfront (eventual condos south of Tuscany); March 2011.

Sterling Colee; HD Associates appointee.

David Jacobs; HD Associates appointee.

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

Maintenance Committee Report

- Installation of security cameras at all gates will be completed in June. The cameras will record the license plates of all vehicles upon both entry and exit at all gates. Requests for the Association to review the camera recordings must be submitted in writing to Southern States Management Group.



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- Dune protection and preservation measures have been undertaken, such as backfilling and replanting certain areas. The Board has contracted to have the dunes fertilized in preparation for the rainy season.

- An updated engineering inspection will be conducted on all bridges within the community.



- New globes and lamp posts have been installed as needed throughout the community.

- Topographical and environmental studies are being used to develop a plan to mitigate lake bank erosion on common property in the community.

- Invasive vine and plant clearing continues along the lake banks and designated conservation areas. Palmettos and other natural vegetation will be trimmed at road intersections and golf cart crossings to prevent safety hazards.



- The Maintenance Committee continues to develop a plan to address the beautification of Association property along the A1A corridor.

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.

Hurricane Season Information

Hurricane season is upon us again! Visit www.flagleremergency.com and follow various links for important information such as hurricane preparedness tips and evacuation information. Also, be aware that in the event of an evacuation, for the safety of gatehouse person-

nel, the Hammock Dunes gatehouses are not staffed. When this happens, at least one gate for each section of the community will be left open so that residents who choose not to evacuate can still leave and enter the community in the event of a power failure.



Finance Committee Report

Audits of the 2008 calendar year financial statements of the Hammock Dunes Owners' Association, the Granada Estates Neighborhood Association, and the Ocean Estates Neighborhood Association have been completed. In the auditors' opinion, our statements present fairly, in all material respects, the financial positions of these three Associations as of December 31, 2008, and the results of its operations and its cash flows for the year ended in conformity with accounting principles generally accepted in the U.S.

In summary, these three Associations are financially sound, and the Finance Committee thanks the other HDOA Committees for continuing to operate within budget. Both 2008 year-end financial statements and the 2008 auditor's report are available by request from Southern States Management Group (446-6333).

The first five months of 2009 have seen a leveling off of the number of delinquent accounts. In May, two delinquent accounts were settled in full and two new liens were filed.

Access Control Changes Coming

New vehicular access control procedures will be implemented within the next 90 days. High-lights include:

1. Drivers of all vehicles entering the non-SmartPass lanes must show a valid photo ID to receive entry authorization (emergency, police, fire, UPS, FedEx, etc. vehicles are exempted).
2. Single and multi-day passes will be eliminated, i.e., a photo ID will be required for all non-SmartPass entries.
3. All existing Vehicular Access Information (VAI) cards (used to pre-authorize certain visitors such as family members) will be destroyed within the next 90 days. To continue to allow pre-authorized visitors, residents must then either submit a new VAI card or enter the appropriate information through

an online interface that will be available soon. (VAI cards are available online as follows: Go to www.hammockdunesoa.com, click on "Forms/Other Information", and finally, click on "Vehicular Access Information Card")

Details regarding these changes, including instructions for using the new online interface, will be distributed to all residents soon.

Summer Parties

Starting this year, the summer parties hosted by the HDOA Social Committee will be held poolside at the Hammock Dunes Club, rather than beachside of the Playa del Sur walkover as in years past. The format will remain the same, namely, you bring a dish to share and your own beverage, and the HDOA provides paper plates, utensils, and napkins. Also, the Club will make a grill available, and, in the event of inclement weather, the party will be moved inside the Clubhouse. On behalf of Hammock Dunes residents, the Social Committee thanks the Club for making these new arrangements possible.



These parties, which are open to all Hammock Dunes property owners, will be held this season on **June 10**, **July 8**, and **August 12** at 6 p.m. They provide a great opportunity to spend time with old friends and to make new ones, and we hope to see you there. If you have any questions, or have suggestions for other possible HDOA social activities, please contact HDOA board member and Social Committee chair Janet Krolicki at 446-0816 or richardkrolicki@bellsouth.net.

HDOA Wins Award

Kelli Jebbia, chair of the Community Relations and Communications Committee, announced in March that the HDOA has won the 2009 Civic Involvement Award that is part of the "Florida Communities of Excellence Awards" program.

This new statewide program for Florida condo-

minium and homeowners associations, co-sponsored by the *Florida Community Association Journal* and the Becker & Poliakoff, P.A. law firm, is designed to recognize significant accomplishments in addressing the needs of association members and their surrounding communities. In the case of Hammock Dunes, the award recognizes our residents' support of various activities that have improved the quality of life in Flagler County. The judges committee, made up of leading independent experts and members of the editorial board of the *Florida Community Association Journal*, chose Hammock Dunes for this award from more than 120 entries.



For further information, including a list of award winners in other categories, see www.marketwire.com/press-release/Becker-and-Poliakoff-963030.html.

Incorporation Presentation

A meeting was held on May 20 at the Hammock Dunes Club for all residents of Hammock

Dunes to discuss the pros and cons of possible incorporation of the Dunes Community Development District. A copy of the presentation given at this meeting is available at [www.dunescdd.org/Dunes Incorporation/Presentation Files/index.html](http://www.dunescdd.org/Dunes%20Incorporation/Presentation%20Files/index.html).

Call for Volunteers

Your volunteer Board members would welcome your participation in the HDOA, as there are many areas that need continuing attention or require new initiatives. If you are interested in volunteering to help, including proposing and working on new projects you would like the HDOA to undertake, please contact any Board member.

Do We Have Your E-mail Address?

The HDOA has an e-mail service used to disseminate Association and local community news to our residents. If you are not currently a subscriber to this service and would like to be, please send your name and e-mail address to subscribe@hdoa.123mail.org. You can submit more than one name and e-mail address for your household if you wish.



Reminders

Emergency calls: Calls related to police, fire, or medical emergencies should be made to 911, and not to one of the gatehouses. A call to a gatehouse will only delay the response to the emergency you are reporting.



Fireworks prohibited: Florida statues prohibit the use by individuals of any fireworks containing explosive materials (firecrackers, torpedoes, skyrockets, roman candles, etc.). If you see anyone detonating such fireworks, you should immediately contact the Flagler County sheriff's office non-emergency dispatcher at 313-4911.



HDOA Web site: Don't forget to take advantage of the HDOA's Web site. 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 cards; and a list of frequently asked questions.

Speed limits: Southern States Management Group frequently receives complaints about speeding in our community, so please, for your safety and that of others, obey our speed limits.

Sea turtle lighting regulations: Oceanfront residents are reminded that Flagler County has an ordinance that, between May 1 and October 31 of each year, requires that no light from their property or residence be visible from the beach. See www.flaglercounty.org/doc/dpt/code/seaturtle.pdf for details.





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 June 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 subassociations of the Master Association. George Bagnall is the Master Board member elected by the owners in the Granada Estates Neighborhood, and David Eckert 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 Bruce Aiello, Bill Huber, Kevin Kennedy, Dan MacFarland, and Mike McCabe.

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 John Carney, John Cole, Kelli Jebbia, T. J. Tarver, and Peter Zeigler.

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 Mary Ellen Keck, Claudia Pierce, and Fred Sells.

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 Cooledge, 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 Bill Tobin, Ted Robinson, Helen Faust, Fred Gronbacher, and Tom Campenni, and current Savona Association board members are Bob Meagher, Jack Dunleavy, Jim Rose, Steve Settles, and Dave Klimisch. Current Porto Mar Association board members are Lorraine Daigle, Harley Manning, Bert Lemieux, 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, Harriet Kennedy Engle, and Lynn Shura.

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 Phil Henderson, Jim Nanci, Janet Krolicki, Marilyn Fisher, and Jim Cottrell. Condominium Association of Casa Bella II board members are Peter Reinert, Diane Stencilik, and Sharon Dietz, 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 Aggie Roessle, Greg Franks, and Michael Patrizio.

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 7 Florida Park Drive, Suite C, Palm Coast, FL 32137, 446-6333. Questions specific to the Portofino and Cambria Associations may be directed to Southern States Management Group representatives Rich Burdi (246-5383) or Mark Annon (447-2292), respectively.

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 Wendy Posella 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 Sterling Colee, community residents Ada Abernathy, 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:

- Tom Campenni, *President*
- Joe Taylor, *Vice President and Chair, Food and Beverage and Social Committees*
- John Hornbostel, *Secretary and Chair, Legal and Human Resources Committee*
- Jim Jacobs, *Treasurer and Chair, Finance and Strategic Planning Committee*
- Vaughn Delk, *Chair, Sports Committee*
- Harry Gudenberg, *Chair, Membership and Communications Committee*
- Greg Rose, *Chair, Green Committee*
- Roy Thornton, *Chair, Golf Committee*
- Dennis Vohs, *Chair, House Committee*

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.

Note that the Club and the Hammock Dunes Owners' Association are totally independent organizations. They own different assets, have separate budgets, and are governed by different boards.

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 governing Board of Supervisors are Herb Brattlof, Mary Conner, Gary Crahan, Jack Leckie, and Dennis Vohs. All are Hammock Dunes residents except Gary Crahan, who is a resident of Ocean Hammock.

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 Bob Abbott, 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>	386-446-6200
<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