

# Sand Scripts

September 2011

◆ A newsletter from the Hammock Dunes® Owners' Association

## 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 2013.

**Kelli Jebbia**, Secretary and Chair, Community Relations and Communications 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.

**David Eckert**, Chair, Long-range Planning Committee; Ocean Estates (Grand Mer, Carino la Mer, and Playa del Sur); March 2012.

**Andy Furia**; Chair, Social Committee; Beachfront (Portofino, Savona, and Le Jardin); March 2014.

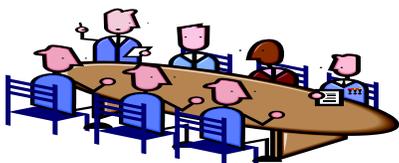
**Phil Henderson**, Maintenance Committee; Duneview (Viscaya, Casa Bella, and the Hammock Dunes Club); March 2013.

**Jay Furbay**; La Grande Provence; March 2012.

**George DeGovanni**, 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.



## 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 George DeGovanni (Chair), Travis Houk, Phil Henderson, Rory Burke, Gus Mitsopoulos, Dawn Smith and Gary Hoerle.*

### **The committee has completed the following projects in 2011:**

- HDOA Community sidewalk repairs
- Additional flower beds at community road intersections
- San Gabriel Lake bank restoration and landscaping
- An aggressive vine clearing and re-landscape program throughout the community to open up lake views and create a more manicured look while at the same time preserving the privacy of individual homeowners



### **Current active projects include:**

- Adding landscape to buffer the A1A Billboard from San Gabriel Lane
- A Bike Rack and a bench at the comfort station beach walkover

- Repairing the stairs at Clicker Beach
- Additional landscape along the east side of the Viscaya Lake Bank
- A Coquina Wall along the lake bank at Cordoba Court facing the #6 Fairway
- Adding additional landscape to the south gate entrance
- Assessing a wireless backbone for Hammock Dunes security cameras
- Requesting contractor bids to resurface the front gate entrance bridge with pavers to replace the existing deteriorating stamped concrete



## Neighborhood Watch

All residents are again urged to routinely secure their homes and vehicles and to look out for their neighbors. Suspicious activity should be immediately reported to the **Flagler County Sheriff's Office by calling 386-437-4116.**

## Finance Committee

Our independent auditor's reports have been completed. Our financial statements present fairly, in all material respects, the financial positions of the Hammock Dunes Owners Association, Granada Estates Neighborhood and the Ocean Estates Neighborhood Association as of December 31, 2010. Copies are available at Southern States Property Management.



Currently we have two separate law firms engaged in delinquent account resolution. In many cases, the process takes a year or more before we get a final summary judgment in Flagler County.

For the first nine months of 2011, we are seeing final resolution of one or two cases each month. The outlook for the future appears somewhat better, but not great. All of our committees continue to operate in a financially responsible manner. Our 2012 budget workshop is scheduled for October 24, 2011.

Florida state legislation regarding lien claims changed on July 1, 2011. The impact of these changes is under review.

In summary, our financial position is sound. We continue to operate within budget, while strengthening our reserves and pursue delinquent accounts.

## Design Review Committee (DRC) Activities

We have seen a minor uptick in activities in new home construction activities in recent months. Three new builders were added to the list of approved builders, and plans were approved for construction of five new homes with one already underway.

In the past DRC has not approved the use of sheet pile bulkheads for residential lake front erosion control unless faced with coquina rock. However, at the request of residents, a hybrid design option was developed using a combination of elements with sheet piling to maintain the natural appearance of lake banks. The design was incorporated in a new Design Review Manual for Lake Bank Treatment Options issued several months ago and may be found in the HDOA web site.



## Security and Emergency Response Committee Report (SER)

Our existing smart passes are being phased out. They will be replaced with new white smart passes with a "longer" battery life of eight years versus the current five years. The cost will be \$45.00. We plan to issue a few new passes in the next several months to assure the current readers recognize both old and new passes.

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Flagler County Emergency Management has set up a **CODE RED** notification system to notify you of an emergency. There is no charge for the service. Go to [www.flagleremergency.com](http://www.flagleremergency.com) or call (386) 313 4200 to sign up.

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Our committee and the maintenance committee are working together to enhance our existing access control system. Current plans include several new camera locations, a command center and a wireless network.

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Finally, you may have noticed that we have reduced some of the commercial traffic at the Main Gate. Most commercial traffic is now entering via the "South Gate". We will be monitoring the south gate to determine if additional actions are required.

## Music and FUN at your HDOA Beach Parties

### *Thanks Andy for our great summer parties!*

Participation at the HDOA beach parties has increased due to the addition of music entertainment and the new location.

Located between La Jardin and the HD Club crossover the monthly summer gatherings have brought new faces to the beach parties.



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. The parties are held once a month on Wednesdays through the summer months.

**The HDOA last summer party was held on September 21st.**

## Long Range Planning Committee Report

**The Hammock Dunes Long Range Planning Committee tackles subjects important to the future prosperity of the Community. It is chaired by David Eckert and supported by Jeff Annon at Southern States Management.**

Subjects of particular importance during 2011 have been:

1. As Hammock Dunes Associates attempts to sell their position as Declarant, what actions should the HDOA take to either purchase their holdings, or assist them in finding a buyer advantageous to the Community?
2. What can the HDOA do in governing the Community to enhance the real estate values and shorten the period needed to sell listed properties?
3. What can the HDOA do in governing to encourage building on the empty lots and rehabbing houses that have aged?
4. In conjunction with the Finance Committee, follow delinquencies, liens and foreclosures to develop strategies to maximize collections, and possibly take possession of properties that could be used to create enhancements to the Community.

Taking part in transaction discussions in conjunction with the President of the HDOA, like negotiations to purchase Hammock Dunes Associate's holdings.

In order to perform the above work, significant work is done reviewing the governing documents to see if revisions of the documents might improve the Community's future. The HDOA also attempts to coordinate activities with the Club for analysis.

**Also, during 2011 a major effort is underway to build a model of the Community since 1990, and to use this data base to simulate the future of Hammock Dunes based on making certain assumptions to create scenarios. The data base is detailed to the level of each property and can track real estate transactions, building history, taxes, age profiles, residency profiles, seasonal use profiles, and financial trends since 1990. Most of the information for the modeling comes from public records of the County**

**The HDOA Board uses this modeling capability to assist it in making decisions on priority investments, and governing tradeoffs.**

Property owners are welcome to attend Board meetings where the Long Range Planning Committee often presents analysis and projections for the Community using the modeling capability.

## Mail Box Repairs and Replacements

Please contact SSMG @ 446-6333 for mailbox replacement and repair services or visit our website @ [hammockdunesoa.com](http://hammockdunesoa.com) to order your new mailbox.

## HDOA Broadcast Email Service

The Hammock Dunes Owners' Association (HDOA) e-mail service, used to disseminate Association news to Hammock Dunes property owners, relies on your assistance in helping us keep our e-mail address book as current as possible.

If your e-mail address has changed or is about to, please let us know in one of three ways:

1. (Preferred method) Click on the "Manage your subscription" link that appears at the end of each of our e-mails, type in your new e-mail address, and click on "Submit".



2. Send an e-mail to [subscribe@hdoa.123mail.org](mailto:subscribe@hdoa.123mail.org) with your new e-mail address

3. Notify Southern States Management Group (the HDOA's property management company) of the change at 386-446-6333.

**NOTE:** The HDOA e-mail service is completely separate from the Hammock Dunes Club's e-mail service, so you must notify both organizations if your address changes.

If for any reason you do not wish to receive our e-mails, you can unsubscribe by clicking on the "Manage your subscription" link that appears at the end of each of our e-mails, un-checking the box next to "HD Owners' Assn.", and clicking on "Submit".

## Guest Smart Passes

The Security and Emergency Response Committee for the Hammock Dunes Owners' Association (HDOA) has implemented a Guest Smartpasses procedure.

Any Hammock Dunes property owner in good standing can receive a temporary smartpass for their guest. The temporary Smartpass will be activated for not longer than two weeks for a refundable deposit of \$50. Once the temporary Smartpass is returned the \$50 deposit will be refunded to you.

Simply go to the Southern States Management Group (SSMG) office at 2 Camino Del Mar, Palm Coast, FL 32137 to acquire your two week guest Smartpass.



## 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. 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 Ray Metz, Mike Goodman, Richard Hamilton and Bob Mercer. 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 John Carney, John Cole, Kelli Jebbia, Gus Mitsopoulos, and Peter Zeigler. Kelli Jebbia is the Board member elected by owners living in the Villas Neighborhood Association.

#### 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 Tony Papandrea, Barbara Coolidge, 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 Tom Campenni, Larry Eisenbert, Dave Wyrobek, and Bob Slagle 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, Dianne Wade, Ron Tortelli, 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, 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, Marilyn Fisher, 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.

#### 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 Howard Broussard, Virginia Crum-Jones, and Mike Gallagher.

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 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 Tom Sharpe, community residents Mike Machin, 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:

- Dennis Vohs, *President*
- Charles Swinburn, *Vice President*
- Bill Martin, *Secretary*
- Jim Jacobs, *Treasurer*
- Bill Tobin
- Vaughan Delk
- Jack Lechie
- Frank Ferguson
- Don Finch

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.

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 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, Millissa Holland, Alan Peterson, and Barbara Revels. Contact and biographical information for each commissioner can be found at [www.flaglercounty.org](http://www.flaglercounty.org).

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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**

<i>AT&amp;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