



Hammock Dunes Owners' Association (HDOA) Annual Members Meeting

March 27, 2017

Attention Owners

Florida Statute Specifies That Owners Wishing to Speak to a Published Agenda Item Must First Sign-Up Prior to Start of the Meeting.

Use the Sign-Up Sheet in the Lobby and Your Name Will Be Called at the End of That Agenda Item – You Will Have a Maximum of 3 Minutes to Speak.

At the End of the Meeting, Owners May Ask Questions or Make Comments, Which a Board Member Will Then Address.

Welcome – Thank You For Attending !



Agenda Summary

- **HDOA Board Introductions**
- **Commissioner Gregory Hansen (District 2)**
- **Election of Board Administrators**
- **Moving Forward**
- **Committee Reports**
- **Election Results**
- **2017 Major Projects**
- **Comments and Questions**
 - **Agenda Item Sign-Up or End of Presentation**
 - **Please Use The Microphone**
- **Adjournment**

***Note: If You Signed-up in the Lobby to Speak to a Specific Agenda Item,
We Will Call Your Name to Speak at the End of that Agenda Item.***



HDOA Board Introductions

- **George DeGiovanni** – President, Chairs Declarant & Development Committee, Granada Estates Administrator
- **Cosmo DiPerna** - Vice President, Chairs Design Review Committee, Oceanfront Administrator
- **Bruce Aiello** – Treasurer, Chairs Finance Committee, Island Estates Administrator
- **Dennis Vohs** – Secretary, Chairs Community Planning Committee, Ocean Estates Administrator
- **Mike Gill** – Legal Advisor, Primary Interface with HDOA Legal Firms
- **Marge Rooyakkers** – Chairs Security & Emergency Response Committee, Villas Administrator
- **Stan Pierce** – Chairs Social Committee, Duneview Administrator
- **Jane Ann Gass** - Chairs Community Relations & Communications Committee, Beachfront Administrator
- **David Yoder** – Chairs Maintenance Committee, La Grande Provence Administrator
- **Scott Keiling** – Waterfront Administrator (LENNAR acquired WCI)
- **Maria Dumke** – Club Appointed Administrator (non-voting)



Flagler County Commissioner

Gregory Hansen

District 2



Election of Board Positions

- **Three Open Administrator Positions**
 - Beachfront, Island Estates and Waterfront Neighborhoods
- **Do we have any Nominations from the Floor for the Beachfront Neighborhood?**
 - Then Nominations for Beachfront Neighborhood are CLOSED
- **Do we have any Nominations from the Floor for the Island Estates Neighborhood?**
 - Then Nominations for Island Estates Neighborhood are CLOSED
- **Do we have any Nominations from the Floor for the Waterfront Neighborhood?**
 - Then Nominations for The Waterfront Neighborhood are CLOSED

***While Ballots For Each Community Are Counted,
We Will Proceed With the Agenda.***

Facts vs Rumors

1. HDOA Owns Beach Dunes per The Master Declaration
2. Flood Insurance Does Not Cover Dunes Nor Walkovers
3. Dune Restoration In-Progress – Beach Closed
4. \$2 Million Loan Funds Dune Project - Phase 1
5. \$25 per Month Dues Increase Re-Pays Loan
6. Beach Closed For Owner/Guest Safety - Jungle Hut Open
7. Walkover Repairs Start in May
 - OE, Condos, Club Walkovers Paid By Neighborhood \$ Reserves
8. FEMA “May” Reimburse “Up-To 75%” At Project End
9. Master Declaration Authorized HDOA Board To Amend Budget For Post-Matthew Restoration

NOTICE: DO NOT Walk On Dunes – Wait For Walkovers !

HDOA - Club Relationship

- **Two Distinct Legal Entities**
 - Separate Governing Boards and Governing Documents
 - Different Financial Guidelines and Budgets
 - Club is an HDOA member with 12 “Owner Votes”
 - We Work Closely Together, including coordinating Marketing Strategies and our separate Infrastructure Enhancements
- **HDOA - 1220 Home/Lot and Condo property owners**
- **Club – 600+ of Club Members are property owners**
 - Club properties managed and maintained by the Club
- **HDOA - All the other roadways and common property, including Ocean Front Dunes, are owned and maintained by the HDOA or its Neighborhoods**

Issues and concerns and/or incidents that occur on either property are the sole responsibility of either the HDOA or Club.



HDOA Day-to-Day Management

- **Southern States Management Group (SSMG)**
 - **Provides Day-to-Day Management and Oversight of all HDOA Community Activities**
 - **Single point-of-contact for all Hammock Dunes Owners issues, concerns and/or “Kudos”**
 - **Community Manager - Travis Houk @ 446-6333 (O)**
 - **Security/Design Review - Carsten Georg @ 446-6333 (O)**
 - **Located at Two Camino Office Complex (Main Gate Entrance)**
 - **Oversees all HDOA Contracts and Contractor Projects**
 - **Under the auspices of the respective HDOA Board appointed Committee Chair**
 - **Directly supports and participates in all HDOA Committees**

Contact SSMG for all HDOA related issues, concerns and/or “Atta-Boys” !

HDOA - Club Mutual Interests

- **Important Note - ALL Hammock Dunes Owners' Property Values Directly Benefit From The Club and Its Assets**
 - Specifically, the Impressive Open Vistas that the Golf Course Green Spaces provide throughout the Community,
 - Views Crossing the Main Gate Bridge or that many Owners enjoy from their Back Yards and Condos, and...
 - The National Reputation/Recognition Club assets provide to current owners and in attracting potential future Hammock Dunes property owners, both re-sales and new construction
- **HDOA Strategic Interests include the Club Success implementing Short and Long Term Strategic Investments**

Although the Hammock Dunes Community and Club are separate entities, One Cannot Flourish without the Other !



HDOA Community Investments

- **HDOA Focused Infrastructure Investments add Value for All HDOA Property Owners, including the Club**
 - **South Gate Sign Introduces Hammock Dunes to A1A Traffic**
 - **Newly Paved Roads Create the “Right First Impression” that our Premier Community not only needs But deserves**
 - **Landscape Enhancements eliminate old plantings and Open Boulevard Vistas of HDOA Property/Lakes and Golf Course**
 - **Infrastructure Investments “Refresh” & “Enhance” Hammock Dunes for BOTH re-sale buyers and new construction**
 - **Major Focus → Build-out remaining 272 vacant lots**
 - 13 Granada, 4 La Costa, 1 Montilla, 67 Ocean and 59 Island Estates
 - 128 LENNAR (2 vacant Condo Lots)

HDOA Investments and Build-out Focus enhance property values and generate potential for Increased Club Membership.

Matthew Recovery Overview

- Hammock Dunes Successfully Weathered Matthew
- Pre-Matthew Beach Dune Investment Paid-Off
 - ITT/DRI Engineered Dunes
 - Beach Clean-Up (2x per Month)
 - Dune Planting, Fertilization and Sand Fencing (1x per Year)
- Result – Dunes Did Their Job!
 - Protected Hammock Dunes
 - No Community Flooding with Isolated Dune Breaches
 - Overall - Dunes Provided a “Defensive Attrition” Barrier
 - But - Dunes Experienced Significant Beach-Side Erosion
- Important Note:
 - Flood Insurance Does Not Cover Beach Dunes Nor Walkovers

Beach Dunes Must be Restored to Ensure Storm Protection !
Not Convinced – Check Out Hammock Beach Resort !



Matthew Recovery Overview

Activity Immediately After Matthew

- **HDOA Cleared Roads of Tree and Landscape Debris**
 - **FEMA Funded Debris Pick-Up**
- **Engaged Flagler County, FEMA and FL-DEP**
 - **Gained County/State Gov't Political Support**
- **Applied for FEMA \$ and SBA Loan**
 - **Employed Legal Firms to Navigate Gov't Bureaucracy**
- **Restored “Temporary” San Gabriel Lake Walkover**
 - **Walkovers Removed for Dunes Restoration**
 - **Primary Reason Walkovers Not Restored**
 - **3x Cost to Restore, Remove and Re-Install**

Beach Dunes Restoration Was and Continues Priority # 1



Matthew Recovery Overview

Current Activity

- **Awarded Phase 1 Dune Restoration to Halifax Paving Inc.**
 - **70,000+ Cubic Yards of Sand Delivered to Beach**
 - **Currently Forming Dune Profiles, per FL-DEP Permit**
- **Followed by Planting and Walkover Restoration**
 - **Late April into May/June**
 - **Coordinating with FL-DEP, Fish & Wildlife and County for Turtle Relocation Permit**
- **Phase 2 Dune/Beach Enhancement Planned For CY 2018**
 - **Project TBD Based on FEMA/County/State \$ Funding**
 - **Completes Dunes/Beach Restoration to Pre-Matthew**

***Notice: Beach Closed During Dunes Restoration.
Residents and Guests Safety Essential Priority !***

Committee Reports

- **Community Planning**
- **Community Relations & Communications**
- **Declarant & Development**
- **Design Review**
- **Beach Dune Restoration**
- **Finance**
- **Legal Advisor**
- **Maintenance**
- **Security & Emergency Response**
- **Social**



Community Planning Committee

What We Have Done

- Held Discussions with WCI (now LENNAR), Jointly with Club
 - Reviewed the market timing for developing final 2 condo pads
 - Reviewed current/future plans to enhance Community & Club
 - Discussed current trends in real estate buyer interests

Maintaining Hammock Dunes As A Great Place To Live and Play

- Continued Realtor Communications
 - Distribution of “Did You Know Bulletins” to Realtors

What We Plan To Do

- Surveys Focusing on New Hammock Dunes Owners
 - Why Hammock Dunes – What Drove Decision Process
- Help LENNAR understand the Potential Hammock Dunes Buyer
 - Participate in LENNAR Condo Build-Out Timeline Decision

Members: Dennis Vohs (Chair), David Eckert and Travis Houk (SSMG).



Community Relations & Communications Committee

What We Have Done

- Updated Two Camino Lobby with New Graphics/Photos
 - Represent Current Hammock Dunes and its Natural Environment
- Enhanced www.hammockdunes.com web-site
 - Search Engine Optimization, Updated Photographs and Text
 - “Real Estate” Tab and Module - 100+ listings, 35 registered agents
 - “News” Tab - Weekly Hammock Dunes news information
 - “Dune Restoration” Tab - Matthew Restoration info, photos, videos

What We Plan To Do

- Continue Open Communications
 - Email Blasts to Owners/Residents – Need your Current e-addresses
 - Updating and refreshing www.hammockdunes.com
 - Post Drone Flyover Video by March 31st at “Dune Restoration” Tab
- Continue web-site Search Engine Optimization (SEO)

Members: Jane Ann Gass (Chair), Bill Conner (Web-Site Project Manager), Rick Brown (Photographer) and Travis Houk (SSMG).



Declarant & Development Committee (DDC)

What We Have Done

- WCI Engagement (now LENNAR) - 14th July Luncheon
- Negotiations with Oare Trust to Develop 7.78 acre Property
 - Between Two Camino and Club's 3rd Fairway (as Residential)

Continue Frequent Meetings with Flagler County Leadership

What We Plan To Do

- LENNAR 31st March Meeting – Discuss Condo Build-Out Plans
- Continue Negotiations with Oare Trust & Flagler County
 - Potential Oare-County Land Swap Expands 7.78 acre Parcel
 - HDOA Support Conditional - Must Re-Zone as Residential
 - Objective - Development of HDOA-Compatible Neighborhood
 - No-Cost to HDOA, but Major Benefits for HDOA & Club

Members: George DeGovanni (Chair), Bruce Aiello, George Bagnall, David Eckert, Mike Gill and Travis Houk (SSMG).



Design Review Committee (DRC)

What We Have Done

- New Home Construction Focused in Island Estates
 - 7 Island Estates, 2 Ocean Estates & 2 Granada Estates

Each new home generates a \$3,500 Connection Fee for HDOA

- Major Home Additions
 - 5 Island Estates, 3 Granada Estates
- Other Approvals
 - 7 Pools
 - 4 Sea Walls
 - 125 Minor Property Changes
- Six Neighborhood Design Review Manuals Ready for Release

Members: Cosmo DiPerna (Chair), Mike Gill, Dave Mancino (Architect), Bob Dickinson (Landscape Architect), Mike Machin, Donna Trindle, Julie Gamble, Ada Abernathy and Carsten Georg (SSMG).



Beach Dunes Restoration

HDOA Recovery Team

David Eckert – Team Lead



**The Matthew Recovery Team has
implemented
the Plans presented at the February 17th
Town Hall Meeting**

- Essentially completed Phase 1 Sand Restoration of the Dune (well ahead of schedule)
- Sent out Request for Proposals for Vegetation
- Written the Walkover Permit Application and RFP
- Sent out Request for Proposals for Walkover Repairs
- Secured Lines of Credit to fund projects
- Coordinated activities with government entities

Project Team formed one week after Matthew

- David Eckert (Project Manager)
- Mike Gill (Legal and FEMA filing)
- Marge Rooyakkers (Government Interface)
- Bruce Aiello (Financing & Funding)
- David Yoder (Bid Reviews)
- Bill Apsey (Added for Field Interface with Halifax)

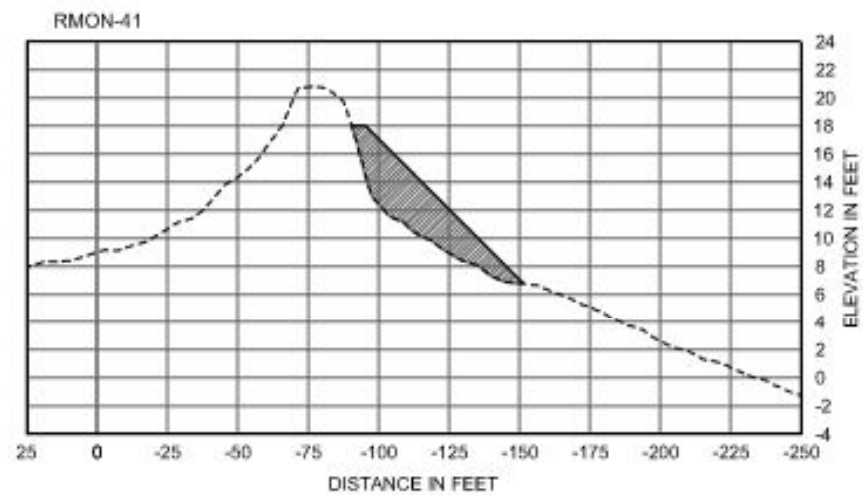
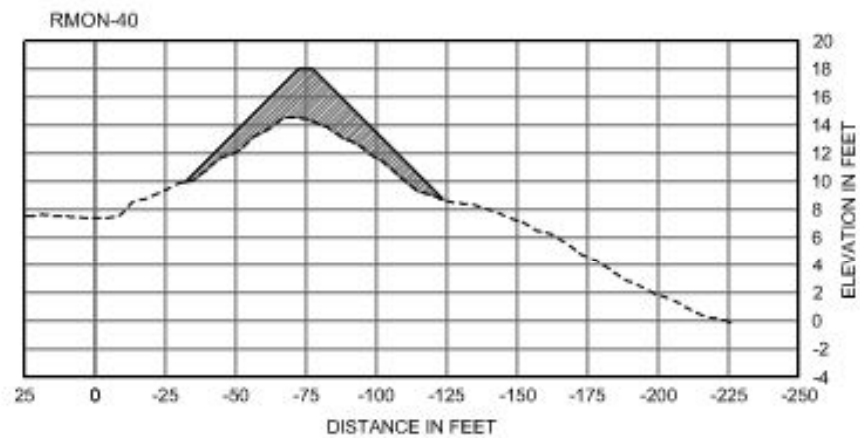
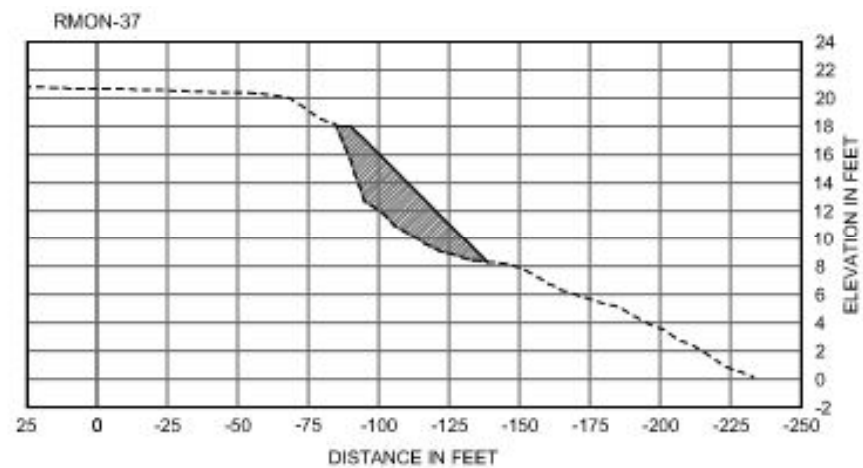
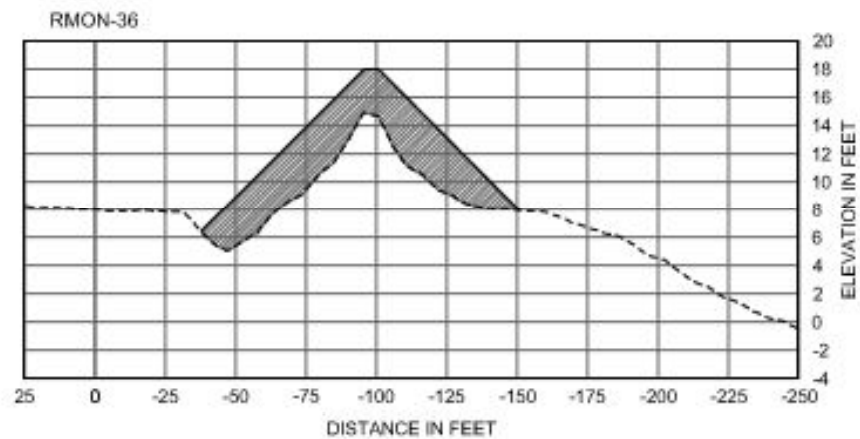
HDOA to restore 73,000 to 80,000 cubic yards of sand; We will be protected from 5 year Magnitude Storms in 2017

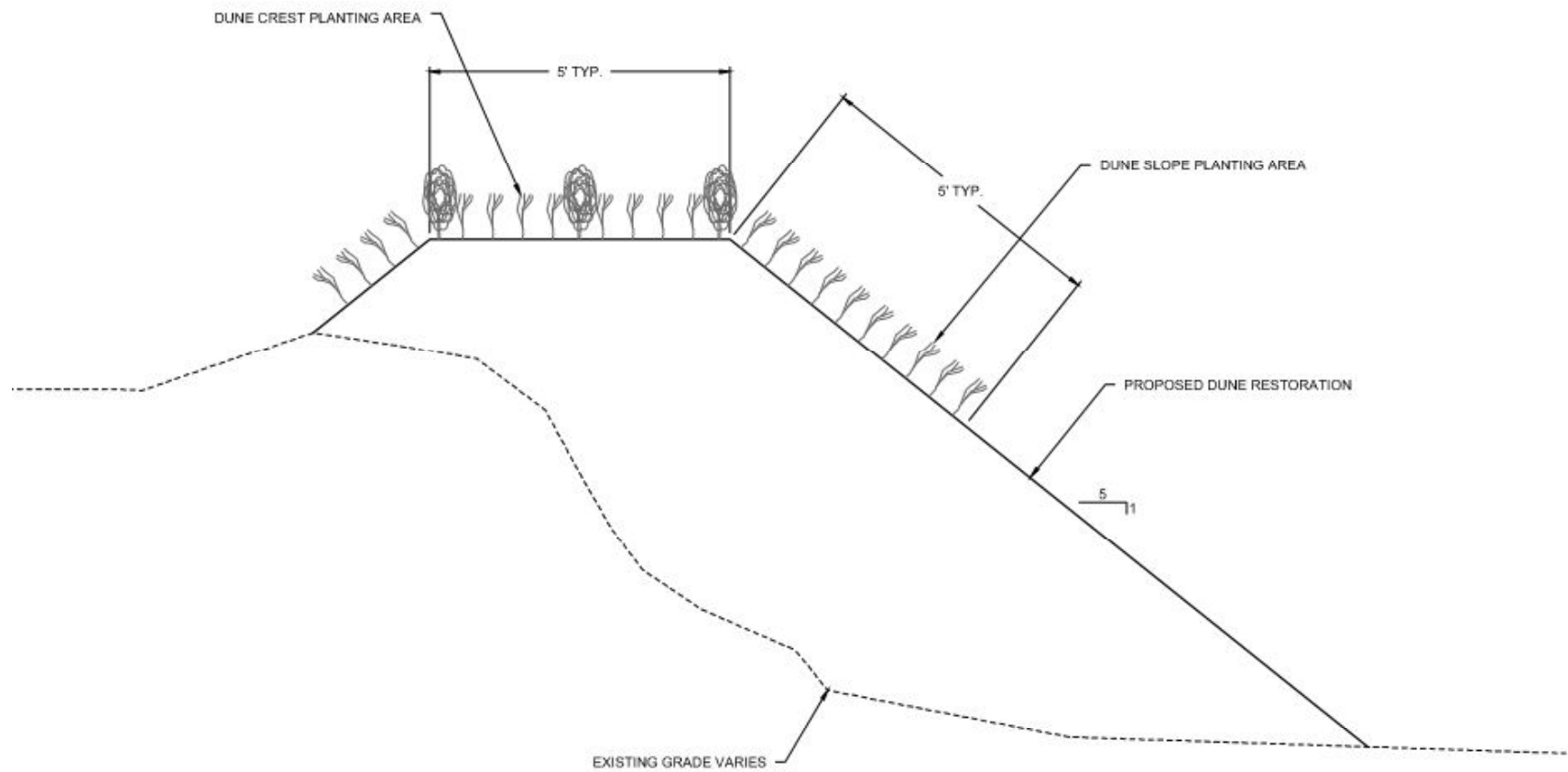
- As of Today, about 3,600 of the planned 4,056 Road Trucks of sand have been placed on the dune using the tracked dump vehicles
- Every Truck has had their loads photographed coming in, and going out empty
- Every Truck has been visually checked for sand color and grain size
- Weekly Samples have been Lab Tested
- This week and next, we will place the remaining sand and form the dune profile
- Funding Arranged by Bruce Aiello key to project success
- The Dune will not obtain the Phase 1 profile design for lack of matching funds

WITH GOVERNMENT SUPPORT ON MATCHING FUNDS, WE COULD HAVE INSTALLED OVER 150,000 CUBIC YARDS BY TURTLE SEASON



Up to 15 Crawler Dumpers are being secured by Halifax to Transport Sand

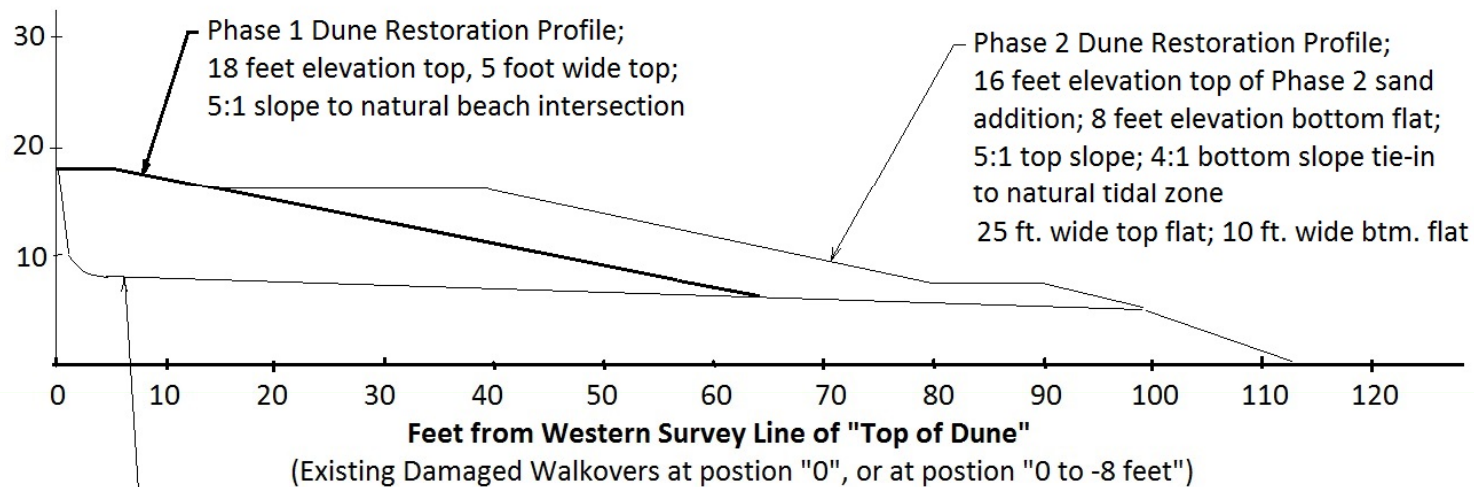




TYPICAL PLANTING SECTION

NOT TO SCALE

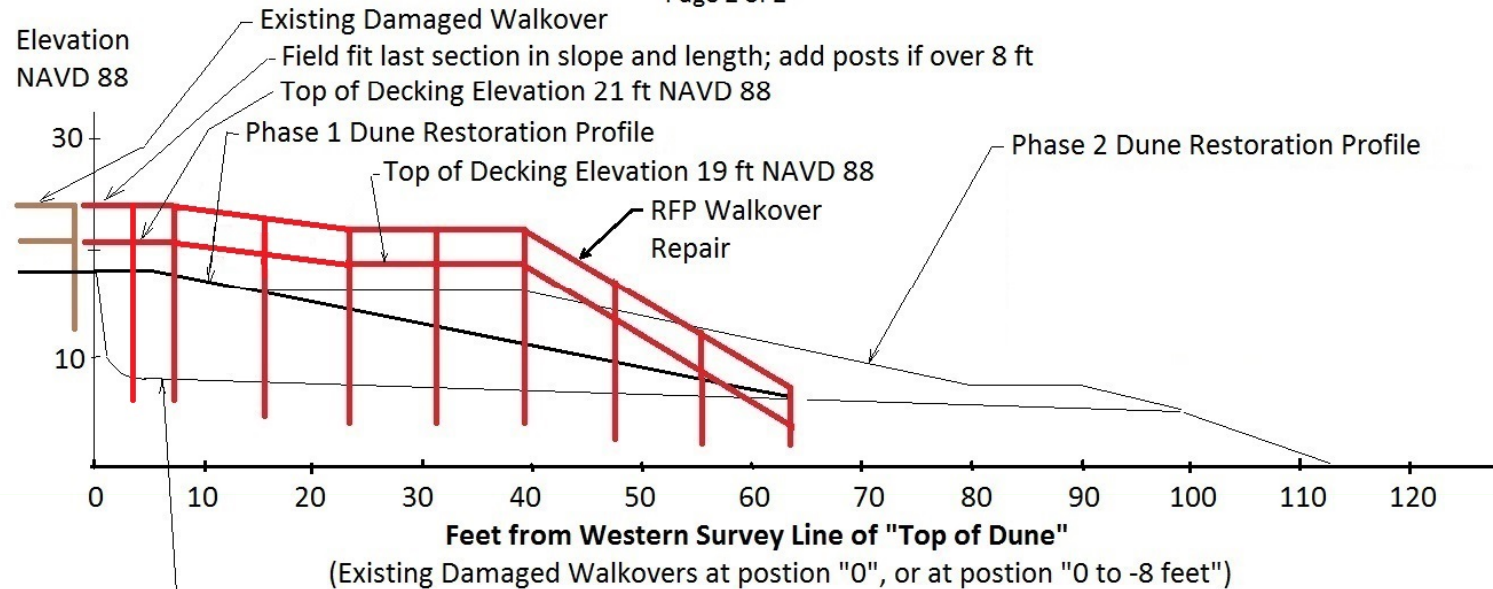
Elevation
NAVD 88



Design D

South View Elevation

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Eroded profile of beach and dune after Hurricane Matthew

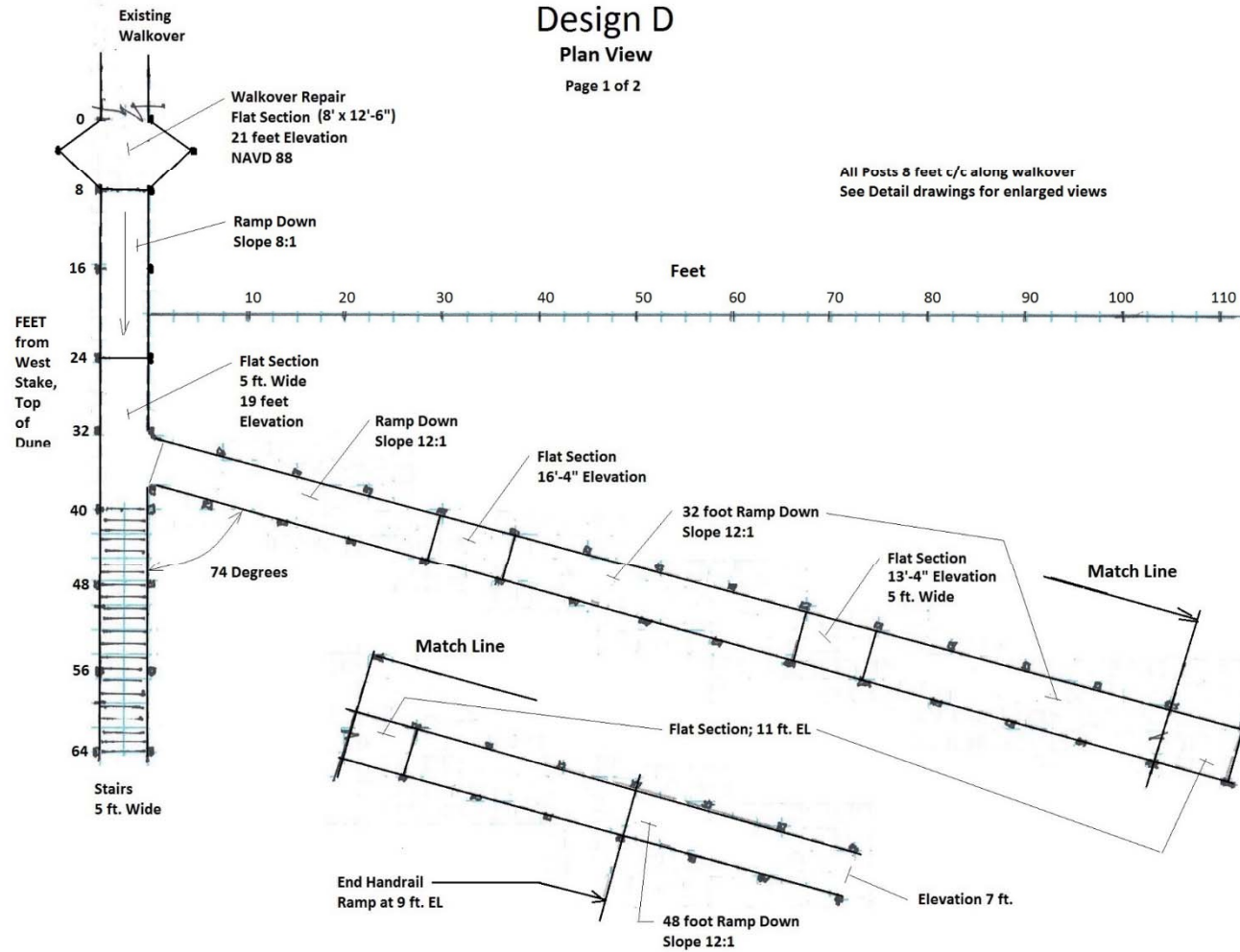
Notes for Community Walkover:

- All 6x6 posts 20 feet long, spaced 8ft c/c; lower stair shorter
- See cross-section detail for enlarged drawings
- Stair tread is 11.25 inches (2- 2x6); Stair riser is 7 inches
- Cross brace all leg sections greater than 4 ft. out of sand

Design D

Plan View

Page 1 of 2



Design A1	(seventeen walkovers)	To Houses in Playa del Sur, and Carino la Mer	4, 5, 14, 16, 18, 19, 21, 24, 27, 28, 29, 30, 31, 33, 34, 35, 36 (R)
Design A2	(twenty)	To Vacant Lots in Playa del Sur, and Carino la Mer	1, 2, 3, 6, 7, 9, 10, 11, 12, 13, 15, 17, 20, 22, 23, 25, 26, 32, 37, 38 (Residential Type)
Design B1	(two)	To Houses in Grande Mer	51, 53 (Residential Type)
Design B2	(four)	Vacant Lots in Grande Mer	46, 48, 49, 50 (Residential)
Design C	(one)	Clicker Beach Pavilion	8 (Community Type)
Design D	(one)	San Gabriel Comfort Station	39 (Community)
Design E	(one)	Grande Mer South	47 (Community)
Design F	(one)	Grande Mer North	52 (Community)
Design G	(five)	Condos	40, 41, 42, 43, 44 (Individual)
Design H	(one)	Hammock Dunes Club	45 (Non-Standard)

After a Break, need to Prepare for Phase 2

- Have Phase 2 Dune Design from Taylor Engineering
- Need Matching Reimbursements for Phase 1 & Phase 2
- Must Observe County Projects for Phase 1 on Neighboring Dunes
- Must be aware of State Funding Commitments
- May apply for Hazard Mitigation Funding from FEMA for Phase 2
- Need to Observe Methods and Costs used on Neighboring Dunes
- Must Cooperate to improve chances for a Dredging Project
- Must Listen to Comments from Property Owners



Beach Dunes Restoration

Video – Dune Restoration



Finance Committee (Slide 1 of 2)

2016 Financial Audit Results Excellent

- Master & Neighborhood Associations (Granada & Ocean Estates) Financially Sound
- Performance near Budget
 - Strengthened All Restricted Reserves
- Continued Accelerated Loan Pay-Down of 2013 “Developer Assets” Purchase

Reduced Bad Debt

12 Delinquent Owner Accounts Resolved By Our Two Law Firms

2017 Approved Budget @ \$153/month, Starting 4/1/2017

- Master and Neighborhoods Operating near Budget
- Continue to Strengthen Reserves (10-year Capital Plan)
- Continue To Pursue Delinquent Owner Accounts

***Members: Bruce Aiello (Chair), George Bagnall, George DeGovanni ,
Travis Houk (SSMG) and Jeff Annon (SSMG).***

Finance Committee (Slide 2 of 2)

- **Secured Local Bank Loan**
 - \$2 Million Loan Funds Phase 1 Beach Dune Restoration
 - Fund Immediate Dune Restoration, Legal/Engineering Costs
 - \$25 per Month HDOA Dues Increase Re-Pays Loan
- **If FEMA \$ (up-to 75%), Then Applied To Loan Balance**
- **Walkover Restoration Funded via Budgeted \$ Reserves**
 - HDOA Master Reserves Fund 4 Community Walkovers
 - Ocean Estate Reserves Fund 43 Neighborhood Walkovers
 - Condo Funds 5 Condo Walkovers
 - Club Funds 1 Club Walkover

***Note: FEMA Funding Not Guaranteed.
FEMA Will Make Final Determination After Restoration !***

Legal Advisor

- **Hurricane Matthew Recovery Strategies, Meetings and Filings:**
 - State, County, FEMA, and SBA Authorities
 - FEMA-focused Law Firm
 - RFPs and Contract Reviews
- **Legal Reviews with Law Firms**
 - Design Review Manuals' Updates
 - HDOA Governing Documents
 - “Lien Collection” Amendment
 - Assist with Collection Efforts
 - Intellectual Property Protections

Administrator: Mike Gill – Declarant Appointed Position.

Maintenance Committee (Slide 1 of 2)

What We Have Done – Major Items

- **Paved North Gate Roads plus Avenue de la Mer through Casa Bella Neighborhood**
- **Supported Dunes Restoration Team**
 - **Expedited San Gabriel walkover repair for Beach Access**
- **Completed A1A Hammock Dunes Sign, including Lighting**
- **Facilitated WCI-funded mowing of Condo Pads, including fence and gate repairs**
- **Continued to Refresh Landscaping along Community Roads**
 - **Removed overgrown brush - South Gate to new A1A Sign**
 - **Continued removal of invasive plant species**
- **Facilitated Installation of Paul Beliker's "Great Blue Heron" Sculpture at Front Gate Entrance**

Members: David Yoder (Chair), Bill Apsey, Bob Bagdon, Rory Burke, Gary Hoerle, Marge Rooyakkers, George Kupfrain and Travis Houk (SSMG).



Maintenance Committee (Slide 2 of 2)

What We Plan To Do – Major Items

Implement 10-Year Capital Maintenance/Enhancement Plan

- **Trim/Clean-up A1A Overgrown Plant Growth plus Add Additional Landscape Buffer**
 - **South Gate to New Hammock Dunes Directional Signage**
- **Assessing Conversion of Street, Column & Bridge Lighting to LED**
 - **Goal → Achieve Electric \$ Savings**
- **Add Street Light Pole at Mariner's Drive Bridge Entry**
- **Pave Camino del Mar, Replace Golf Cart Road Crossings, Install New Stamped Concrete on North Side of Front Gate House**
- **Sand Fencing after Phase 2 Dune Enhancement**

Members: David Yoder (Chair), Bill Apsey, Bob Bagdon, Rory Burke, Gary Hoerle, Marge Rooyackers, George Kupfrain and Travis Houk (SSMG).



Security & Emergency Response Committee (Slide 1 of 2)

- **Drivers Requesting Access through Contractor/Visitor Lane Must Show Valid Driver's License for Scanning**
 - **All Passengers in Vehicle Will Also Be Asked for Photo ID**

Any Driver Without a Valid Driver's License, Will Be Denied Access !

- **If a Property Owner Enters Through Contractor/Visitor Lane, Having a HD Decal Does Not Grant Automatic Access**
 - **Identification Will Be Required to Confirm Ownership**
 - **Decals Used Only to Confirm Owners Entering via Transponder and/or Once Inside the Gates**

Note: Construction Hours are Monday - Friday (7AM - 7PM) and Saturday (8AM - 5PM) - No Contractor Work Permitted On Sunday

***HDOA Provides Gate Access and Control.
But, Owner Responsibility To Secure Our Homes !***



Security & Emergency Response Committee (Slide 2 of 2)

Help us and Protect your Home against the Threat of Burglary

- Report Vehicles that are Tail-Gating during Gate Entry
- Report Vehicles Front-Gating (Waiting for Vehicle Behind to Open Gate)
- Residents using transponders to facilitate vendor entrance is unacceptable
- Always Stay Alert to Strangers in the Area
- Keep Your Garage Doors Closed and Locked
- Lock Your Front & Rear Doors
- Set Your House Alarms, Install Motion Detector Lights
- Keep Trees & Bushes Trimmed and Away from Doors & Windows
- Follow the SAFE plan: Secure your Home, Awareness, Familiar with Neighbors, Eyes and Ears for the Community

***Security Awareness Is Everyone's Responsibility.
Owners Must Assume Responsibility To Secure Your Homes !***

***Report Suspicious Activity Immediately !
Call Front Gate House at 386-446-6234 and/or Call 911.***

Social Committee (Slide 1 of 2)

What We Have Done

- **Great Car Show**
 - **Nov 6th Car Show – 200+ Attended**

Great Social Events in 2016 !

- **Summer Pool Parties**
 - **Apr 27th Pool Party At Tuscany Pool**
 - **Jul 27th Pool Party at San Gabriel Beach**



***Charitable Sponsor For All
2016 Events: Patriot Paws
It Takes \$30,000 & 2-Years
To Train Each Dog***

- **Annual HDOA Volunteer Recognition Dinner – Oct 26 2016**

***Members: Stan Pierce (Chair), Claudia Pierce , Angie Bennett
and Travis Houk (SSMG).***

Social Committee (2 of 2)

What We Plan To Do

- **2017 Ocean Front Party Dates**
 - **April, June & August Targeted Dates**
- **Additional Ideas and/or Venues ?**
- **Contact *Stan Pierce* at catrig77@gmail.com**

Next Annual Volunteer Awards Dinner - October TBD

Looking For Additional Volunteers – Help Make Our Parties Great !

Call For Volunteers



Your HDOA Needs You !

***We Are Looking For Volunteers For Each Committee
Contribute Directly To Board Decisions - Make A Difference
Help You Decide If You Want To Be A Board Administrator
Let's Together Make Hammock Dunes A Better Place
Contact A Committee Chair or Travis Houk at SSMG***

Be Part of the Solution !

Election Results

- **Administrator – Beachfront Neighborhood**
- **Administrator – Island Estates Neighborhood**
- **Administrator – Waterfront Neighborhood**

***Congratulations !
Welcome To The HDOA Board !***

2017 Major Projects

***Achieve “Audubon Sustainable Community” Certification
Target Date – Summer 2017***

- **Received “Audubon Green Community Award” in 2015**
 - **Completed 1st of 3-Phase Certification Process**
- **Phase 2 Planning – Completed March 2016**
- **Phase 3 Now Active - Implement & Verify**

***“Audubon Sustainable Community” Certification - Target Summer 2017.
Complements Club Golf Courses’ “Audubon Cooperative Sanctuaries” Certifications.***

2017 Major Projects

10-Year Capital Improvement Plan Provides Annual, Financially Prudent Maintenance and Enhancement of HDOA Infrastructure.

Major Highlights

- Repave Camino del Mar, New Stamp Concrete Exit Side Front Gate House
- Remove/Replace Current Golf Cart Crossings with New Stamped Concrete
 - ➔ July Starts for Both Projects
- Phase 2 Dune Enhancement (Nov 2017 – 2018)
 - Petition FEMA, State and County for \$ Funding

10-Year Plan Ensures Hammock Dunes Maintains a “Fresh and Inviting” Look for Current Owners, Their Guests and Potential New Buyers !

Questions or Comments

Please Use The Microphone

Adjournment

No Further Business

Do We Have A Motion to Adjourn

Do We Have A Second

All in Favor

Opposed

Meeting Adjourned