



Hammock Dunes Owners' Association (HDOA) Annual Members Meeting

March 25, 2019

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**
- **Election of Board Administrators**
- **Committee Reports**
- **Election Results**
- **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

- **Mike Gill**– President, Chair, Declarant & Development Committee, Finance Committee, (Declarant Seat)
- **Cosmo DiPerna** - Vice President, Chairs Design Review Committee, Oceanfront Administrator (Cambria and Tuscany)
- **Bruce Aiello** – Treasurer, Chairs Finance Committee, Declarant & Development Committee, Island Estates Administrator
- **Mike Heller**– Secretary, Ocean Estates Administrator (Grande Mer, Carino la Mer, and Playa del Sur)
- **Marge Rooyakkers** – Chairs Security & Emergency Response Committee, Maintenance Committee, Villas Administrator
- **Stan Pierce** – Chairs Social Committee, Duneview Administrator
- **Jane Ann Gass** - Chairs Community Relations & Communications Committee, Beachfront Administrator
- **Beth Thomas** – Chairs Maintenance Committee, La Grande Provence Administrator
- **Jef Amsbaugh** – Granada Estates Administrator
- **Scott Keiling** – Waterfront Administrator (LENNAR acquired WCI)
- **John Hynes** – Club Appointed Administrator (non-voting)



Election of Board Positions

- **Three Open Administrator Positions**
 - Duneview, Oceanfront, and Villas Communities
- **Do we have any Nominations from the Floor for the Duneview Community?**
 - Then Nominations for Duneview Community are CLOSED
- **Do we have any Nominations from the Floor for the Oceanfront Community?**
 - Then Nominations for the Oceanfront Community are CLOSED
- **Do we have any Nominations from the Floor for the Villas Community?**
 - Then Nominations for The Villas Community are CLOSED

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

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)
 - Community Manager - Security/Design Review - Carsten Georg @ 446-6333 (O)
 - Community Manager – Craig Nisbett @ 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” !

Committee Reports

- **Strategic Planning**
- **Community Relations & Communications**
- **Design Review**
- **Beach Dune Restoration**
- **Finance**
- **Maintenance & Walkovers**
- **Security & Emergency Response**
- **Social**



Strategic Planning Committee

(Slide 1 of 2)

- Kickoff meeting was held on February 12, 2019.
- Committee will Identify Strengths, Weaknesses, Opportunities and Threats (SWOT) as they relate to Hammock Dunes.
- Sub-Committees have been formed to address Marketing and Competitor Analysis.
- Meeting scheduled in April with Helga Van Eckert, Executive Director of Flagler County Department of Economic Opportunity.
- The Committee will provide a recommended Strategic Plan to the HDOA Board of Administrators by December 2019.

Members: Maria Dumke (Chair), Len Lindegren, Margaret Colon, Bob Greenberg, Meredith Malin, Doug Guarino, Molley Carey, Travis Houk (SSMG), Jeff Annon (SSMG).



Strategic Planning Committee

(Slide 2 of 2)

Goals of the Committee:

- Vision & Core Values
- Mission Statement
- Branding
- Key Strategic Goals
- Where do we want to be in 5/3/1 Year(s)
- Initiatives linked to Goals
- Future – Scorecard
- Website Evaluation
- Compliance
- Capital Projects/Amenities Evaluation

Members: Maria Dumke (Chair), Len Lindegren, Margaret Colon, Bob Greenberg, Meredith Malin, Doug Guarino, Molley Carey, Travis Houk (SSMG), Jeff Annon (SSMG).



Community Relations & Communications Committee

- This Committee works with Southern States Management to keep open communications within the Community.
- We continue to improve the Homeowners website:
www.hammockdunes.com
 - Edit text and photos as needed
 - Add “News” of interest
 - Support the “Real Estate” module
 - Work with SSMG to gather and edit articles for the *Inside the Gates* magazine.

To ensure you are receiving all pertinent HDOA correspondence, be sure your email address is current with SSMG at thouk@ssmgrouppinc.com

If any residents would be interested in joining this committee— particularly in the area of website development- please contact Travis Houk.

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



Design Review Committee (DRC)

Least Active New Home Construction & Property Changes in Memory

- New Home Construction – One Ocean Estates & One Villa
- Three New Homes in Early Stage of Review
- Two Major Home Additions
- One Boat Dock & One Seawall
- 75 Minor Property/Landscaping Changes

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

Beach Dunes Restoration

The Flagler County dune restoration project started in June 2018 and wrapped up February 2019. The reconstruction of the dune included approximately 10 cubic yards per linear ft. with a maximum elevation of 14 ft. The dune project was administered in accordance with the design plans/specifications submitted and approved as part of the FLDEP permit (FL-384 E). Further, Flagler County repaired a significant concave section of dune north of Clicker Beach by placing approximately 3,000 tons of additional sand. The current status of the HDOA dune is weaker than before Matthew but stronger than before Irma! The HDOA is planning to stay active to encourage a dredge project run by some arm of government to strengthen the entire north end of the county dune including HDOA with much more sand in the coming years.

All 29 dune walkovers are complete and accessible!

Beach Dunes and Walkover Post Irma



Beach Dunes and Walkover Post Irma



Beach Dunes and Walkover After Restoration





Finance Committee (Slide 1 of 3)

2018 Draft Financial Audit Results

- **Neighborhood Associations (Granada & Ocean Estates) Financially Sound**
- **Master Performance at Budget (Less Major Delinquency)**
- **Continued Accelerated Loan Pay-Down of 2013 “Developer Assets” Purchase**

Reduced Bad Debt (Less Major Delinquency)

15 Delinquent Owner Accounts Resolved By Our Two Law Firms

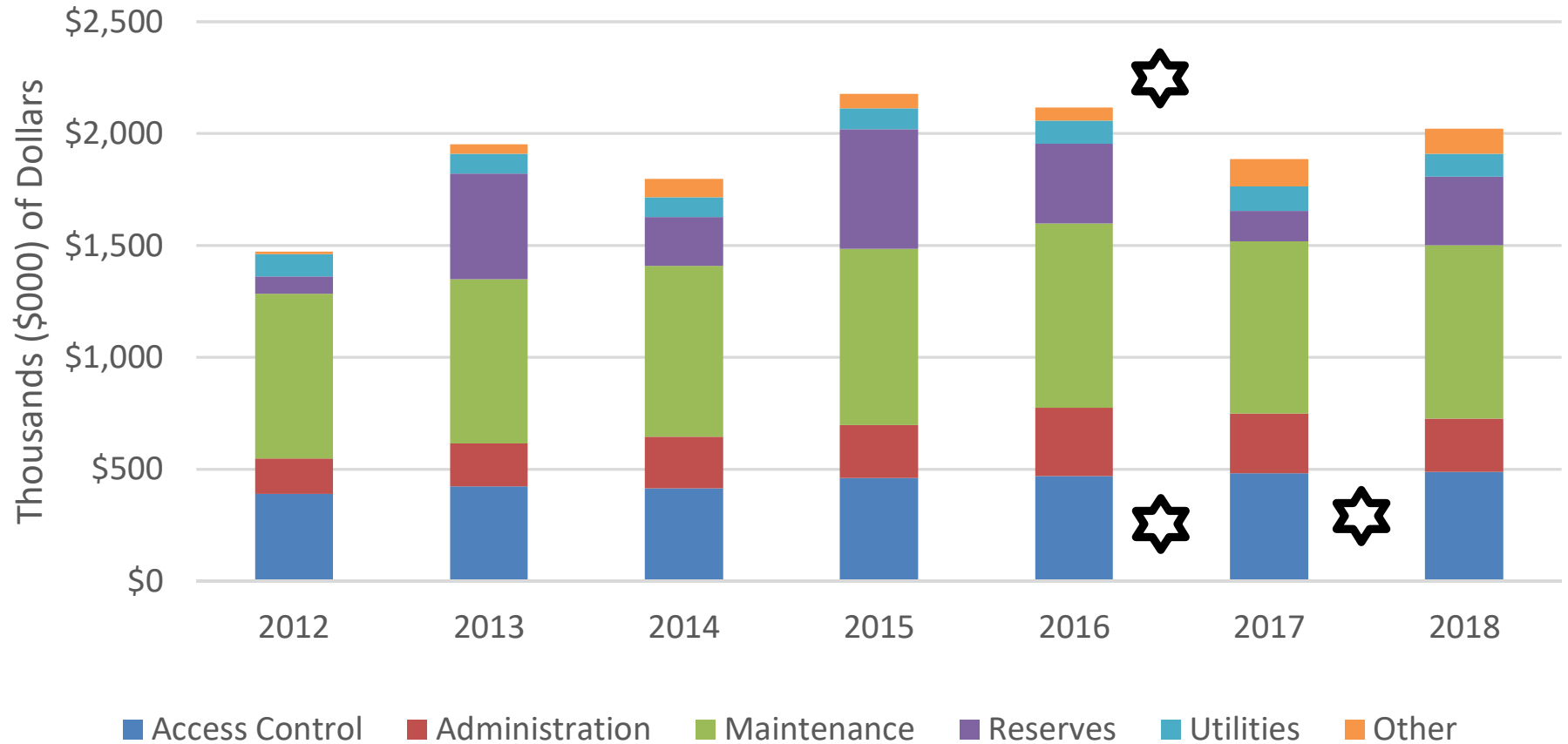
2018 Approved Budget @ \$188/month

- **Master and Neighborhoods Operating under Budget**
- **Continue To Pursue Delinquent Owner Accounts**

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

Finance Committee (Slide 2 of 3)

Historical Expense Trends



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



Finance Committee (Slide 3 of 3)

- **Secured Flagler County Loan for Dune Restoration (Irma)**
 - **Fund Immediate Dune Restoration, Via Special Assessment**
 - **County Original Estimate is Above Actual Estimate**
- **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.



Maintenance Committee (1 of 2)

What We Have Done – A Few Highlights

- Oversaw the dune restoration project and the walkover repairs post Hurricane Irma.
- Installed approximately 500 ft. of sand fence to reinforce and accumulate drifting sand.
- Approved the replacement of 9 street light poles using the new composite design. Installation is anticipated in April 2019.
- Replaced several curb sections on residential streets.
- Updated and refreshed old landscape on common property to improve the aesthetic appearance from the main entrance.
- Updated and repaired fencing on A1A and Jungle Hut Road.

Members: Beth Thomas(Chair), Bill Apsey, Bob Bagdon, Rory Burke, Gary Hoerle, Marge Rooyakkers, Dave Yoder, George Kupfrian and Travis Houk



Maintenance Committee (2 of 2)

Future 2019 Projects

- Paving Camino del Mar from the 4-way stop to the main circle fountain. (Main Entry)
- Paving of the Two Camino Office Parking Lot adjacent to the Main Entry.
- Broken sidewalk panel replacement.
- Evaluating Capital Plan.
- Clicker Beach Comfort Station Solicitation.

Members: Beth Thomas (Chair), Bill Apsey, Bob Bagdon, Rory Burke, Gary Hoerle, Marge Rooyakkers, David Yoder, George Kupfrian 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**

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

- **If a Property Owner Enters Through Contractor/Visitor Lane**
 - **Property Owner MUST Show Identification**
 - **HD Decals do NOT Qualify as Identification**
- **New Resident Security Access Software Coming Soon!**

Note: Construction Hours are Monday - Friday (7AM - 7PM) and Saturday (8AM - 5PM) - No Contractor Work/Deliveries Permitted On Sundays or Holidays!



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. HDOA Provides Gate Access and Control, but
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 (1 of 2)

What We Have Done

- Fall Beach Party with over 150 people attending.
- Magic Show at the Hammock Dunes Club, SOLD OUT.
- Theatre Event at the Daytona Peabody, Jersey Boys!
- “Hammock” Blood Drive with 19 units of blood collected!
- Annual Volunteer Recognition Dinner.

Members: Stan Pierce (Chair), Claudia Pierce , Sandi Heber, Bob Bogart, Jenny Gump, and Travis Houk (SSMG).



Social Committee (2 of 2)

Upcoming Events

- Kick-Off to Summer Beach Party, May 8, 2019, Food Provided!
- Gambling Cruise, Date TBD.
- Caribbean Cruise, Date TBD.
- Peabody Theatre Event, Date TBD.
- Annual Volunteer Recognition Dinner.
- Club/HDOA Event, late 2019/early 2020, Date 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

Your Contributions Will Make A Difference

Help Make Hammock Dunes A Better Place

Contact A Committee Chair or Travis Houk at SSMG

Be Part of the Solution !



Election Results

- **Administrator – Duneview Community**
- **Administrator – Oceanfront Community**
- **Administrator – Villas Community**

Congratulations and Welcome Again To The HDOA Board !

Questions or Comments

Adjournment

**No Further Business
Do We Have A Motion to Adjourn
Do We Have A Second
All in Favor
Opposed**

Meeting Adjourned