

Inside The Gates

Spring 2016 ~ A newsletter from the Hammock Dunes® Owners' Association



Hammock Dunes®
A Private Oceanfront Golf Community

Lake San Gabriel



Message from the President

It has been a great start to the new year for your “new” Hammock Dunes and our refreshed initiatives. We repainted the traffic lines on all the main boulevards, continued to replace old landscaping, and most recently completed the A1A Hammock Dunes

monument signage located at the South Gate/Island Estates entrances. We will continue to implement our 10-year maintenance and enhancement plan with annual initiatives to ensure our Premier Oceanfront Golf Community maintains a fresh, new look for current owners and an inviting “first impression” for potential new buyers.

Our community's “first impression” extends beyond just the HDOA infrastructure and our unique oceanfront location. The Club plays a significant role in protecting our property values and future resale potential in this very competitive, high-end community marketplace. Our home values are directly tied to those impressive views of the Club golf course crossing the main gate bridge and the open vistas that the golf course green spaces provide throughout the community.

HDOA strategic interests include the Club's success implementing short and long-term infrastructure

investments. Neither entity can succeed without the other's success in maintaining and attracting new members/owners. It's important to note that the Hammock Dunes Master Documents assign 12 HDOA owner votes to the Club and require the Club to pay the HDOA 12 times your annual dues. As a result, the HDOA has a responsibility to represent the Club, just as we do for any other owner within Hammock Dunes.

A vibrant, well maintained and enhanced modern look for both HDOA and Club properties is essential to protect our property values. Strategic HDOA and Club investments are essential to ensure Hammock Dunes maintains an inviting “first impression” for new buyers of re-sales, buildout of the remaining 150 single family lots and the two WCI condo lots.

On behalf of the entire HDOA Board of Administrators, thank you for your continued support and please enjoy this issue of “Inside The Gates.”

Sincerely,

George DeGiovanni
President, Hammock Dunes Owners' Association

Test Drive Us for 2016!

The Hammock Dunes Club is pleased to bring our members and residents a new membership promotion for 2016. As you know, the most successful private clubs are those built around the foundation of enduring relationships and social camaraderie between friends and associates.

Our “Discover Hammock Dunes Club” Preview Membership initiative provides you the opportunity to preview and experience one of the top private country clubs in Florida without the upfront payment of a membership initiation fee, with the only obligation of committing to a preview membership relationship through December 31, 2016 (applicable dues, fees and charges will apply). If you choose to secure your membership within the first 60 days, you will enjoy one of the various reward options depending on your chosen category of membership.

If you have any questions or would like to arrange for a private tour of the club facilities, please contact Kim Laxton,

membership director, at (386) 445-0747, or you can email Kim at klaxton@hammockdunesclub.com and she will be happy to assist you.

We look forward to welcoming you into the Hammock Dunes Club family!

Sincerely,
Kim Laxton
Membership Director
klaxton@hammockdunesclub.com



HDOA Committee Reports



Community Relations and Communications

by Jane Ann Gass

As the newest member of the HDOA Board of Administrators, I look forward to working with the Board to continue improving communications throughout our great community.

I would first like to extend the Board's thanks to Bill Conner for his continued efforts to update the homeowners' website. These changes will make the site more consistent whether using a PC, a tablet or your phone.

As I hope you would know by now, the real estate module is up and running. This feature makes listings readily available to potential buyers who may be browsing the Hammock Dunes Owners' Association site (www.hammockdunes.com). If you have a property for sale, be sure your agent is aware of this opportunity for added exposure. Information on using the site can be requested by agents or owners wishing to list properties inside the gates at concierge@hammockdunes.com.

We will continue to improve the site and update information and pictures as necessary. Please take a look at the website if you haven't done so in a while. There is a wealth of information found there. The next project will be to evaluate how to best optimize our web presence and the use of social media in that regard.

Should you not be receiving updates from the HDOA, please contact Southern States Management Group (thouk@ssmggroupinc.com) to be added to the email distribution list.



Security and Emergency Response

by Marge Rooyakkers

The Hammock Dunes Owners' Association Security & Emergency Response Committee continues to meet on the second Thursday of each month at 2:30 pm at the 2 Camino Office Complex. The IP (Internet Protocol) transponder system is now complete for all gates. The Securitas updated camera system is complete for all of the gates, the four community walkovers and inside the community. The black chain link perimeter fencing along A1A will be upgraded to commercial-grade with a thicker gauge. The Committee and the HDOA Board approved an aluminum fence and gate between the main gatehouse and the 2 Camino Office Complex. This gate will be constructed across the open sidewalk... Further info to follow! Just as a reminder, the white gate transponders will be discontinued soon once the remaining supply is out. The new transponder that will be available is a transponder sticker!

Security Awareness is Everyone's Responsibility!

Follow the SAFE Plan:
Secure your Home, Awareness, Familiar with Neighbors, Eyes and Ears for the Community.



HDOA Committee Reports



Maintenance

by David Yoder

Your HDOA Maintenance Committee has been very busy since the last issue of “Inside The Gates.” The project that has needed most of our attention is construction of the new Hammock Dunes identification sign on northbound A1A just south of the south entrance to Hammock Dunes. This sign is largely funded by Flagler County, and will be a tastefully designed landmark sign for motorists approaching us on northbound A1A.

The swing gate motor at the Mariners' Drive entrance to Island Estates have been replaced. We plan to replace other vehicle entrance gate motors with newly designed ones that are faster operating, more dependable and less susceptible to the salt atmosphere.

Landscaping replacement and, in many cases, simplification to a more open and modern feel, has been ongoing, including restoration of plant and tree lighting. For instance, the area near the entrance from Camino Del Sol into Playa Del Sur has been re-landscaped. Overgrown areas at fencing along the A1A northbound approach to our South Gate have been cleaned up. During our “winter” months, extensive removal of several invasive plant species was done as a part of our continuing program. These bad plants take over trees and bushes and ultimately kill them.

You are invited to see full detailed Maintenance Committee reports from monthly Board of Administrators meetings. The minutes of the maintenance committee can be found at www.hammockdunes.com, then click current property owner.



Real Estate

by Travis Houk

As of March 1, 2016, the active listings in the MLS are the following: 53 single-family homes, 44 condominium units and 32 vacant lots for sale in Hammock Dunes. After a strong finish in December 2015, it has been a slow start to the first quarter for the resale market, which is not unusual in an election year. Momentum has started to pick up with increased inquiries and visitor traffic to Hammock Dunes. New home construction continues to remain steady.



Design Review

by Cosmo DiPerna

During the first quarter of 2016, the Design Review Committee approved construction of three new homes, one along oceanside Calle del Sur, one in Granada Estates and one in the Montilla Villa community. A major addition was approved for a home in Island Estates. Updating of the Design Review manuals for the six Hammock Dunes communities will be completed during the first half of the year.

Committee members include: consultants Bob Dickinson and Dave Mancino and community members Ada Abernathy, Cosmo DiPerna, Julie Gamble, Mike Machin and Donna Trindle. Travis Houk of Southern States Management Group serves as coordinator of the group, which meets at 1:30 pm on the second Monday of each month.

HDOA Committee Reports



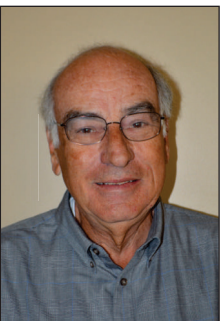
Community Planning

by Dennis Vohs

The Community Planning Committee (CPC) is pleased to report on several activities in the planning stages in our community. The Dunes Community Development District (DCDD) has initiated the planning and design phase of the wastewater treatment plant expansion. Currently, the plant's capacity is 0.5 million gallons per day. The expansion will approximately double that capacity and will provide for the needs of the district through the completion of the buildout of the community.

As many of you have read, the City of Palm Coast estimates that the water and sewer rates will increase by 22% over the next three years for its residents. The DCDD has engaged in consulting services to provide an evaluation of the revenue sufficiency of the district to support our water, wastewater and irrigation systems. The study is being conducted to determine if system rate adjustments can be initiated to hopefully lower rates.

The Hammock Dunes Club recently held a reception for non-member residents to present a special offer for membership in the Hammock Dunes Club. If you are a Hammock Dunes resident non-member interested in this offer, please contact Kim Laxton at (386) 445-0747.



Finance

by Bruce Aiello

The 2015 Fiscal Year (FY) saw several major capital improvements. All were fully funded. We renegotiated

our loan at a reduced rate, which will allow for an earlier pay off. The Board operated within budget for 2015 and is within budget for the first two months of 2016. The preliminary 2015 FY audit is complete. The finance committee members (B. Aiello, G. Bagnall, G. De Giovanni, T Houk, J. Annon) wish to thank all of the committee chairs for their efforts to allow us to perform within budget. In summary we remain in good financial shape.



Declarant and Development

by George DeGiovanni

The Declarant and Development Committee (DDC) advises the HDOA Board regarding the future development of Hammock Dunes. In this capacity, the DDC developed a multi-year, time-phased strategic growth plan for Hammock Dunes and, with Board approval, continues to implement key components of this plan.

Recent accomplishments include:

- Hosted a January luncheon for Flagler County executives, including commissioner Frank Meeker and administrator Craig Coffey. We discussed the impact of the new Matanzas I-95 Interchange on area development. Follow-up meetings at the Flagler County Administration Office are planned for late March and will continue monthly through the summer. The purpose of these meetings is to develop a better understanding of future buildout plans throughout Flagler County and the derived benefits for Hammock Dunes.
- Planning an early summer joint HDOA/Club Board meeting with WCI to gain further insight into their east coast Florida development successes and their future plans for northeast Florida. Discussions will also include their current buildout timeline for the two remaining condos on their vacant lots just south of the Tuscany condominium.

Current DDC members are: George DeGiovanni (chair), Bruce Aiello (HDOA-treasurer), George Bagnall, David Eckert and Charlie Swinburn, with Travis Houk (SSMG) providing administrative support.

Nesting Sea Turtles, Flashing Cell Phone Photos a Bad Mix



Sea turtles digging their nests to lay eggs on Florida's beaches face a new 21st century hazard: someone snapping a flash photo with a cell phone.

March 1 is the official start of the sea turtle nesting season. The Florida Fish and Wildlife Conservation Commission (FWC) reminds people not to take cell phone flash photos of sea turtles on the beach at night because that can interfere with nesting.

"It's great that people are enjoying Florida's beaches and are enthusiastic about our sea turtles," said Dr. Robbin Trindell, who leads the FWC's sea turtle management program. "However, most visitors to the beach don't realize that any light on the beach at night poses a threat to these threatened and endangered animals. A nesting female may become frightened or disoriented by lights or a flash photo and return to the ocean without laying eggs. Lights on the beach at night also could interfere with adult or hatchling sea turtles trying to find the ocean after nesting or hatching."

Sea turtles have been on Earth for about 110 million years, and eager photographers are hardly a new phenomenon. However, today's widespread use of cell phones and flash photos on the beach creates a risk for Florida's nesting and hatchling sea turtles.

From now through the end of October, three different species of sea turtle will land on Florida's Atlantic and Gulf coast beaches to lay their eggs. In 2015, a record number of green turtle nests were documented in Florida: 27,975 on the 26 beaches that the FWC has monitored since 1989.

How can people help conserve Florida's sea turtles? Just remember these turtle-friendly practices:

- Remain at a distance from nesting sea turtles and hatchlings.
- Remove chairs, canopies, boats and other items from the beach at night because they block the movement of turtles and hatchlings.
- Turn off or shield lights along the beach in order to prevent nesting females or hatchlings from getting confused and going toward lights on land instead of the salt water, where they belong.
- Avoid using lights on the beach at night. If you must have light, use a red LED flashlight, adjust cell phone screens to dark mode and don't take flash photos.
- Fill in holes in the sand at the end of the day so nesting sea turtles and hatchlings don't fall in and get stuck there at night.

- Correctly dispose of fishing line so it won't entangle sea turtles and other animals.
- Remember, it is illegal to harm, harass or take sea turtles, their eggs and hatchlings, including getting too close to a nesting female.
- Report sick, injured, entangled or dead sea turtles to the FWC's Wildlife Alert Hotline, 1-888-404-3922 (FWCC).

Support Florida's sea turtles by purchasing the "Helping Sea Turtles Survive" license tag at BuyaPlate.com. Tag funds go toward sea turtle research, rescue and conservation efforts. People can also donate \$5 and receive an FWC sea turtle decal. For decals or to learn more about sea turtles, go to MyFWC.com/SeaTurtle.

To see 2015 state sea turtle nesting totals, go to MyFWC.com/Research, then click on "Wildlife", "Sea Turtles" and "Nesting".

Learn about Florida's five sea turtle species at MyFWC.com/SeaTurtle.

To report sick, injured, entangled or dead sea turtles contact: Volusia/Flagler Turtle Patrol - (386) 763-0977, Marge Rooyakkers - (386) 246-3767 or FWC's Wildlife Hotline - 1-888-404-3922

Article Credit: Florida Fish and Wildlife.





Social and Save the Date

by Barry Williams

Hello all!

We are about to begin the HDOA Social Season with warmer weather coming soon.

Pool Parties:

April and July are the targeted dates for our covered dish pool parties. Exact dates will be announced as approval to use ocean facilities is completed.

Car Show:

Did someone say "Car Show"? Last year's event was such a great success, it is definitely worth repeating. Seventeen cars and one motorcycle were entered. It was thrilling to see so many great entries from our neighbors. Who knew what beauties were here for us to enjoy! We will allow up to 35 entries this year, since we had to turn away so many last year.

Recognition Dinner:

Wednesday, October 26th is the date for our next annual awards dinner. Be thinking about those you know who give so much of their time for so many causes to nominate.



Patriot PAWS:

Last year, we concentrated on raising money for the wounded veterans. A great cause! We will be doing something very similar this year, only more directly. Patriot PAWS out of Rockwell Texas, is a non-profit group that trains service dogs for wounded vets. It takes \$30,000 and two years to train each dog. Imagine not being able to turn on a light switch, open a door, or pick up a phone. These dogs change lives, and the long waiting list proves it.



October 16th is our target date, and again it will be held in the south parking lot of the Club.



There are several car entry requests already in. To ensure your spot, contact me at barryiams5350@yahoo.com. Music, food, bluegrass band "Big Cypress", line dancing, and Harris ranch burgers from our wonderful chef Moussa will prevail again this year.

Remember everyone in the community is invited to attend and to have an entry!

LINKS COURSE CLOSING...

The Links Course will be closed for renovation of tees, greens and bunkers from May 2 through mid September/beginning of October, depending on weather and growing conditions.

The entire renovation plan is displayed at the Links Clubhouse, in the hallway near the Administrative Offices.

HDOA Board Members and Term Expiration Dates

George DeGovanni, President; Chair, Declarant & Development Committee; Finance Committee; (Granada Estates); March 2018.

Cosmo DiPerna, Vice President and Chair, Design Review Committee; Oceanfront (Cambria and Tuscany); March 2016.

Bruce Aiello, Treasurer and Chair, Finance Committee; Declarant & Development Committee, (Island Estates); March 2017.

Dennis Vohs, Secretary, Chair, Community Planning Committee; Ocean Estates (Grande Mer, Carino la Mer and Playa del Sur); March 2018.

Marge Rooyakkers, Chair, Security & Emergency Response Committee; Maintenance Committee; Villas (Villas di Capri & del Mar, Monterrey, Marbella, Montilla and La Costa); March 2016.

David Yoder, Chair, Maintenance Committee; (La Grande Provence); March 2018.

Barry Williams, Chair, Social Committee; Dune-view (Casa Bella, Viscaya and the Club); March 2016.

Travis Houk, Community Association Manager, Maintenance & Security Committee.

Jane Ann Gass, Chair, Community Relations & Communication Committee; Beachfront (Portofino, Savona and Le Jardin); March 2017.

Jon Rapaport, Director; Waterfront (eventually condos south of Tuscany); March 2017.

George Bagnall, Non-voting member appointed by the Hammock Dunes Club Board.

Hammock Dunes® Phone Numbers

Southern States Management Group.....	386-446-6333
Hammock Dunes Owners' Association.....	386-446-6333
Design Review Committee.....	386-446-6333
Hammock Dunes Main Gate.....	386-446-6234
Island Estates Gate.....	386-445-0768
Porto Mar Office.....	386-246-5383
Cambria Office.....	386-447-2292
Le Jardin Office.....	386-447-6182
La Grande Provence Office.....	386-446-5574
Tuscany Office.....	386-446-6464
Preferred Management Services.....	386-439-0134
Hammock Dunes Club.....	386-445-0747
Dunes Community Development District (Water)	386-445-9045
Hammock Dunes Bridge.....	386-446-5593

Other Useful Numbers

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