

Inside The Gates

Summer 2017 ~ A newsletter from the Hammock Dunes® Owners' Association

Inside The Gates is published by your HDOA Board and is the only exclusive publication sponsored by the Hammock Dunes Owners' Association.



Loggerhead Turtles Hatching...

see page 6



Message from the President

As the newly appointed President of the HDOA, I want to thank George DeGovanni for his tireless and strategic services as HDOA President these past 6 years. George resigned last month, which he had been planning to do for over a year. Fortunately he has agreed to continue his participation in key HDOA committees addressing post-Matthew recovery and land development efforts.

My primary objectives for the next couple of years are to:

- Continue to provide basic services (maintenance, streets, security, etc.) at a premium service level.
- Continue to aggressively pursue post-Matthew recovery activities, including obtaining FEMA reimbursement and completing repairs to the dunes and walkovers. On July 8, the Florida Department of Emergency Management, after meeting with us and reviewing our FEMA appeal, as part of the FEMA appeal process, sided with us and recommended that FEMA re-establish our eligibility for

FEMA funding. We are awaiting FEMA's decision. We are working with the offices of Senator Nelson and Representative DeSantis to expedite our FEMA efforts. We are also working closely with the County regarding its dune restoration efforts (ideally, our Phase 2).

- Continue efforts to enhance property values and build-out of the undeveloped lots in the HDOA. Those efforts include working with property owners, the development and realty communities, the Design Review Committee and the Declarant and Development Committee.
- Continue to work cooperatively with Hammock Dunes Club.

If you have questions or suggestions, you can contact me at m.michael.gill@outlook.com.

Sincerely,

Mike Gill
President, Hammock Dunes Owners' Association

What's New at the Club?



HAMMOCK DUNES CLUB FITNESS CENTER

The Hammock Dunes Clubhouse Renovation is becoming more exciting every day as the drawings and floorplans are finalized. Exterior renderings are on display in the lobby and interior color boards are coming soon. The pool is scheduled to close for complete renovation and enhancement as sitework for the new fitness center begins. Gradually, each interior space will be redecorated and the 19th Hole bar will double in size. The Club will remain open and functioning during renovation with as little disruption of member services as possible... a busy time for all of us.

Come join us! Members who join today will have a new clubhouse in 2018. We look forward to welcoming our new neighbors into the Hammock Dunes Club family. Call me at 386.445.9506 for a special membership opportunity.

Sincerely,

Kim Laxton
Membership Director
klaxton@hammockdunesclub.com



HDOA Committee Reports



Finance

by Bruce Aiello

The Dune Walkover(s) repair has been funded from neighborhood, condo, Club and HDOA reserves. Our FEMA dunes restoration reimbursements request was initially denied. However, our first appeal has been filed and initial indications are for a more favorable response. For the first six months of 2017, we are running slightly over-budget, causing several projects to be rescheduled the next quarter. The conservative forecast is to be within budget by October pending no new disasters.



Design Review

by Cosmo DiPerna

The HDOA has approved five updated Design Review Manuals—a two year effort. The documents may be found on the Hammock Dunes website and include Granada Estates, Villas neighborhoods, Grand Mer, Island Estates and Playa del Sur/Carino la Mer.

Dave Mancino, our architectural consultant for 20 years, will be resigning at the end of September. He has reviewed many hundreds of homes and villas over the period, and we will very much miss his advice and support. A team has been established to find a replacement.

Since the last issue of *Inside The Gates*, approval has been granted for a new oceanfront home along Calle del Sur, two Island Estates homes, two major additions in Island Estates as well as one in Granada Estates. Other approvals include two coquina walls, one pool, two new roofs and many landscape and other minor changes.

The Committee meets in the afternoon on the second Monday of every month. Members include consultants Bob Dickinson and Dave Mancino and community members Ada Abernathy, Cosmo DiPerna, Julie Gamble, Julie Karner, Mike Machin and Donna Trindle. Carsten Georg from Southern States Management Group provides administrative support.



Declarant and Development

by George DeGiovanni

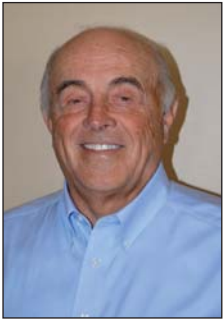
The Declarant and Development Committee (DDC) advises the HDOA Board regarding the future development of Hammock Dunes. In this capacity, the DDC developed a multi-year, time-phased Strategic Growth Plan for Hammock Dunes and, with Board approval, continues to implement key components of this plan.

Current DDC members are: Mike Gill (Chair), Bruce Aiello (HDOA-Treasurer), George Bagnall, George DeGiovanni and David Eckert, with Travis Houk (SSMG) providing administrative support.

Recent accomplishments include:

- Flagler County March 22nd April 20th and May 19th meetings with Administrator Craig Coffey and Commissioner Greg Hansen to understand County Phase I/II Dunes Restoration Plan/Funding and ensure Hammock Dunes is included as part of any County-funded projects.
- Hosted Joint HDOA/Club meeting with LENNAR Matt Devereaux, Jacksonville Division President and Scott Keiling Director of Land Acquisition/Development to understand LENNAR Plans to build out the 2 remaining condo vacant lots (LENNAR acquired WCI's condo lots). Follow-up with May 26th meeting to discuss conceptual designs. Met June 22nd with the Club to discuss LENNAR concept designs and membership options for condo build-out.
- Jacksonville meeting on May 2nd with Senator Bill Nelson's (FL US Senator) staff to request his assistance in obtaining FEMA funding reimbursed for HDOA Phase 1 Dunes Restoration.
- Tallahassee May 23rd meeting with Florida Division of Emergency Management, based on Senator Nelson's congressional inquiry. Petitioned Florida Emergency Management senior leadership team to support HDOA FEMA dollar reimbursement for our Phase 1 Dune Restoration. Meeting resulted in Florida Emergency Management documented support/formal letter to FEMA Atlantic Regional Office recommending FEMA fund HDOA.

HDOA Committee Reports



Community Planning

by Dennis Vohs

It is confusing when the weatherman reports, "Palm Coast received 2 inches of rain today," but your swimming pool has risen less than a 1/4 of an inch and your lawn is crying for water. Obviously, various areas of Palm Coast experience different amounts of rain, wind, etc. The closest weather station to our community is located at the DCDD facility and can be accessed at the website:

<http://www.wunderground.com/weatherstation/wxdailyhistorypersonalweatherstation/dashboard?ID+KFLPALMC26>. Remember, it's Florida and results might be different for Island Estates and Grand Mer.

There is also a new iPhone app called '**Flagler Can**'. The app provides many categories of info for Flagler County, including community events, restaurants, retail shopping, volunteer organizations, clubs, etc. The app is free, so check it out.

Real Estate – The following was gathered in recent conversations with local Realtors: Sales of condo units fell below expectations, while sales of single-family homes, below \$700,000 in value, exceeded expectations. One interesting note was the fact that several recent purchasers were represented by out-of-the-area Realtors. This could be the result of the major improvements in both the HDOA's website and the Club's marketing programs, as well as some property listings being included in various MLS sites throughout the state.

WWTP - The design of the expansion of the waste water treatment plant is near completion and should be going out for bids in early August. The project will double capacity to a million gallons per day.

Beach Update – As of the time of this report, all 'active' walkovers are scheduled to be restored by the end of July. The 2nd phase of the dune and beach restoration project is expected to be completed as a part of Flagler County's county-wide restoration project. The county is in the process of 1) obtaining a permit to work during the turtle season, 2) identifying sources for sand and 3) reissuing the project for bids.



Community Relations and Communications

by Jane Ann Gass

Summer is here for sure. Thankfully, we are getting some of those afternoon showers that have greened up the community!

Thanks to the diligent work of the Dune Restoration Committee, we now are able to access the beach throughout the community. The vegetation growing will help to support the dune. The dune remains fragile, and so we remind residents to stay off the dunes. Thanks to Travis and Southern States Management Group for keeping all of us informed of the work progress.

Our website continues to be updated and improved. Bill Conner continues to work to bring everything, photos and text, up to date. The Real Estate Module continues to gain listings and is a great resource for prospective residents. Bill has done an outstanding job refreshing the website. He would like to step aside and pass the reins to another computer-savvy volunteer in the community. If you have that interest or know of someone who does, please contact Travis Houk at Southern States Management Group. thouk@ssmgrouppinc.com.

As you know, George DeGovanni has retired as our long-time Board President. He has done yeoman's work for the Board over the years and in particular in the past nine months relating to the dune repairs after Hurricane Matthew. We welcome Mike Gill as the new president. The Board looks forward to working together with Mike.

A big thanks to George and Mary!!

HURRICANE SEASON - GET WARNED!

Do not let severe weather sneak up on you!

Sign up for Code Red weather warning, download the FEMA App and get a weather alert radio. This will make sure you are informed. In addition visit www.flagleremergency.com for up to date information.

HDOA Committee Reports



Maintenance

by David Yoder

Your HDOA Maintenance Committee has been quite busy since the last issue of *Inside The Gates*. Two of our members – Bill Apsey and Buster Taylor – along with Travis Houk of SSMG have performed day-to-day liaison work, observation and problem-solving on our beach with the dune crossover walkover contractor, Saboungi Construction, Inc. of Ormond Beach. Our Hammock Dunes volunteers have spent hundreds of hours providing this service and deserve thanks from all of us!!

On going concrete curb, sidewalk and perimeter fence repairs continue both for safety and to keep our community looking great.

Island Estates has a new light pole at the Mariners Drive entrance and fresh landscaping at the Main Gate.

The Committee has received proposals for the periodic paving overlay of Camino del Mar and the parking lot at 2 Camino del Mar, which is property of the HDOA. These are being reviewed and prioritized for possible paving this year.

We are in the process of updating the Capital Project's 10-Year Strategic Plan that was prepared two years ago and is a guide to future capital and maintenance projects and their timing and budget costs.

You are invited to see full detailed Maintenance Committee reports from monthly Board of Administrators meetings. The minutes of all these meetings can be seen on www.hammockdunes.com.

Committee Members: Bill Apsey, Gary Hoerle, Marge Rooyakkers, Bob Bagdon, George Kupfrain, Rory Burke, Buster Taylor and Travis Houk.



Security and Emergency Response

by Marge Rooyakkers

We would like to thank all of the residents for their continued efforts in reporting tailgating and front gating incidents. Keep up the good work.

Gate house: 386-446-6234

REMINDER: Lock your windows and doors. Close your garage doors.

PROTOCOL for calls to the gate: When a resident calls the gate, please be aware that you will be asked to verify your name and property address.

The walkovers are accessible for beach access. PLEASE stay off the dunes and use our new walkovers for access to the beach. Walking over the dunes causes costly damage that may not be able to be repaired in time to protect us during this year's hurricane season.



Real Estate

by Travis Houk

From January 1, 2017 through July 20, 2017, there have been 52 property sales transactions in the Hammock Dunes community. These include 27 single-family homes, 18 condominiums and 7 vacant lots. Currently, there are 8 properties pending or under contract. These include 4 single-family homes and 4 condominiums. As of July 20, 2017, the active MLS listings are the following: 33 single-family homes, 36 condominiums and 39 vacant lots for sale.



If you are not receiving our HDOA email updates, please contact Travis Houk at 386-446-6333 or email thouk@ssmgroupinc.com and provide us with your current contact information. Please check to ensure our messages are not going to spam.

AUDUBON INTERNATIONAL NEWS

Hammock Dunes has received The Sustainable Planning Award from Audubon International. This is the second step of a three-step process on our way to becoming an Audubon International Sustainable Community. Our community is indeed in the forefront of environmental awareness and good stewardship. Our award certificates are on display at Two Camino.



NESTING SEA TURTLES



July 25, 2017
The first nest of the season.
269 eggs/Loggerhead turtles.

We again are sponsoring 3 nests and the Club has sponsored 3 nests. Marge Rooyakkers will send out notices when the turtle patrol is going to clean out the emerged nests so all can come and watch.

JUST A REMINDER...

- It is against the law to touch or disturb nesting sea turtles, hatchlings or their nest.
- Avoid using flashlights, lanterns or flash photography while on the beach at night.
- Turn off or shield outdoor lights to prevent lights from shining onto the beach. Lights can misdirect hatchlings and disturb nesting turtles.
- Fill in holes and knock down sand castles to make the beach safe for the baby turtles.
- Remove all items, beach chairs, umbrellas and trash from the beach at night. Remove obstacles that a sea turtle can get tangled up in since it could cause injury or death.

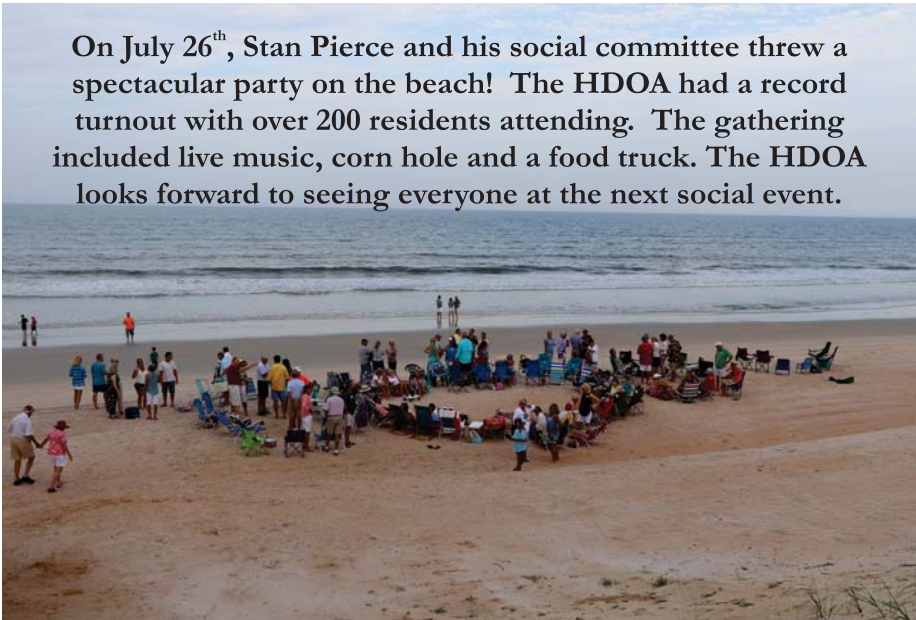


With one Baby left in nest, the group decided to name it Sam.



HDOA Beach Party July 26, 2017

On July 26th, Stan Pierce and his social committee threw a spectacular party on the beach! The HDOA had a record turnout with over 200 residents attending. The gathering included live music, corn hole and a food truck. The HDOA looks forward to seeing everyone at the next social event.



2017 Social Events...

A surf fishing instruction get together is pending for sometime in October. Details to follow via email.

A four day Royal Caribbean Bahamas Cruise is scheduled for January 15th, 2018 from Cape Canaveral. Reservations can be made by calling 800-465-3595. Reference Group #4687818. A \$200 deposit is required. Deadline is September 10th. Something new for the HDOA community. Cruises are always very enjoyable. Let's do it!

The Volunteer Recognition Dinner is scheduled for Wednesday, November 1st - 6PM; Dinner at 6:45. Please contact Stan Pierce at catrig77@gmail.com or Cosmo DiPerna with nominations at catrig77@gmail.com and cosmoj@earthlink.net.

Stan Pierce
HDOA



Sheriff Rick Staly

The Flagler County Sheriff's Department will provide a safety training session on Thursday, **October 5th** from 3:30 to 5:30PM at the Hammock Dunes Club. This is open to all Hammock Dunes owners. Please note, the class is capped at 25/30 owners. Seating is limited.

RSVP to
thouk@ssmgroupinc.com or
ttschreiner@ssmgroupinc.com.
446-6333

Join Our Hammock Dunes Care Bears Group!



Claudia Pierce - 386-446-7575 pierceclaudia@gmail.com
or
Doris Thomas - 445-2212 clinton141@aol.com

Care Bears is a "neighbors helping neighbors" program open to ALL Hammock Dunes residents. This program has helped so many in times of need for almost 20 years. Care Bears are available for help such as managing temporary assistance, helping find needed resources, providing a meal or sending wellness or condolence cards.

Care Bears volunteers, both men and women, support our community throughout the year and are responsive and always available to address concerns or needs of residents.

Volunteers are always welcomed and very much appreciated. To join the Care Bears program, or if you know a friend or neighbor in need of our services, please contact us today.

HDOA Board Members and Term Expiration Dates

Mike Gill, President; Chair, Declarant & Development Committee; Finance Committee; (Declarant Seat); March 2019.

Cosmo DiPerna, Vice President; Chair, Design Review Committee; Oceanfront (Cambria and Tuscany); March 2019.

Bruce Aiello, Treasurer; Chair, Finance Committee; Declarant & Development Committee; (Island Estates); March 2020.

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 2019.

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

Stan Pierce, Administrator; Duneview (Casa Bella, Viscaya and the Club); March 2019.

Travis Houk, Carsten Georg, Community Association Manager

Jane Ann Gass, Chair, Community Relations & Communications Committee; Beachfront (Portofino, Savona and Le Jardin); March 2020.

Scott Keiling, Administrator; Waterfront (eventually condos south of Tuscany); March 2020.

Jef Amsbaugh, Administrator, Granada Estates, March 2018.

Maria Dumke, Non-voting member appointed by the Hammock Dunes 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