

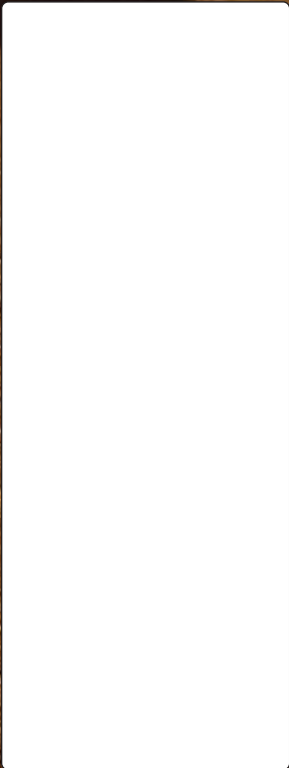
Inside The Gates

Winter 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.



Happy Holidays





Message from the President

Happy Holidays.

This is my favorite time of the year. A time for reflection and thanks, and for family and friends.

Now that I am almost six months into being your HDOA president, here are some of my observations.

We live in a wonderfully unique community. Keeping it that way requires a lot of TLC and “dirty hands” hard work. Props out to each Board member and all of the volunteers who step up every day to make our community what it is.

We need and welcome volunteers. Please let me or any of the Board members know if you are interested.

We are resilient. First, there was Matthew. Then, Irma. Each time, we came together as a community and responded. We are taking near-term actions to repair the dunes post-Irma; and are working with others, public and private, on long-term solutions. We are pursuing our fair share of reimbursement from FEMA.

Our community and residents are important to the entire Flagler County area—and not just for the tax base we provide.

Looking ahead I am hopeful to see an uptick in development and resales. We need to look forward and be relevant to those who are coming behind us. Thanks for your support.

Best to you and yours,

Mike Gill
President, Hammock Dunes Owners' Association

There's No Better Time to Join the Club!

Good News for anyone considering joining Hammock Dunes Club! The 2017 “Discover Hammock Dunes Club” Non-Equity Membership Initiative has been extended into 2018, during clubhouse renovation.

For our non-member residents who may be curious about the Club lifestyle, let's schedule a tour so you can be more informed about the changes and new amenities. For our current members, now is the time to encourage your friends and neighbors to seriously consider taking advantage of the limited availability pricing structure on this Club membership. As a reminder, the “Discover Hammock Dunes Club” program provides an opportunity to join the Club with a discounted initiation fee, payable in three convenient installments.

Of course, with an exciting clubhouse expansion and enhancement underway, new members will enjoy a new 5,000 sq. ft., second-story, ocean-view Fitness Center; new Swimming Pool Complex; new

Outdoor Dining as part of the expanded 19th Hole Bar; and refreshed interior spaces. We are very excited about the opportunity to showcase all we have to offer.

I'm always happy to arrange a personal tour of the Club facilities. Call, stop in the Club office, or email for details: 386.445.0747;
klaxton@hammockdunesclub.com.

We look forward to welcoming our new neighbors into the Hammock Dunes Club family.

Sincerely,
Kim Laxton
Membership Director
klaxton@hammockdunesclub.com



HDOA Committee Reports



Finance

by Bruce Aiello

2017 has been a challenge from weather-related activities. April saw a dues increase mainly due to weather damage to our dunes and walkovers. 2018 financials have also been impacted by weather, necessitating an adjustment to dues. We continue to pursue reimbursements from FEMA but we know there is no such thing as free sand. We will continue to look at alternative ways to keep dues at a reasonable level. Members of the Finance Committee are Bruce Aiello, Mike Gill, George Bagnall, George DeGiovanni, Travis Houk, Jeff Annon.



Design Review

by Cosmo DiPerna

Only four new homes were presented and approved during 2017 compared to 11 in 2016. For the year, three major home additions, 3 pools, 4 sea walls, 1 dock, many landscape projects, and other minor changes were approved.

Dave Mancino, our Consulting Architect for more than 20 years, retired during the summer and was replaced with Steve Schuyler, a local architect. We appreciate Dave's long serving contributions to our community.

The Committee meets in the afternoon on the second Monday of every month. Members include consultants Bob Dickinson and Steve Schuyler 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.



Maintenance

by David Yoder

Your HDOA Maintenance Committee has been very busy since the last issue of Inside The Gates. Robert (Buster) Taylor one of our volunteer members – along with Travis Houk of SSMG performed day-to-day liaison, work observation, and problem solving on our beach with the Dune 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!! Currently, Buster and Travis are working with the contractor to provide repairs to the walkovers, required by Hurricanes Irma and Maria. Work will be scheduled to minimize the downtime of individual walkovers.

At Mike Gill's suggestion, several Hammock Dunes Volunteers have met with FPL Regional Management to discuss ways our community can decrease outages and how to get our power restored quicker. Mike Barber and Bob Malin are assisting with this effort.

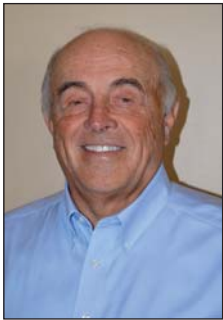
The community walkover path in North Grande Mer is being raised to eliminate rainwater ponding from the adjacent street circle.

Ongoing concrete curb, sidewalk, and perimeter fence repairs continue both for safety and to keep our community looking great. The refreshing and simplification (where appropriate) of community landscaping continues.

It is hoped that the periodic paving overlay of Camino del Mar and the parking lot at 2 Camino del Mar will be performed in early 2018. Contractor proposals have been received.

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 the original Hammock Dunes website: www.hammockdunesoa.com. Other members of the Maintenance Committee are Bill Apsey, Gary Hoerle, Marge Rooyakkers, Bob Bagdon, George Kupfrain, Rory Burke, Buster Taylor, and Travis Houk.

HDOA Committee Reports



Community Planning

by Dennis Vohs

During the first week of November the HDOA Board sent to you a Hammock Dunes Owner questionnaire. If you have not responded to the questionnaire, please do as quickly as possible. Responses to the questionnaire serve to update the resident demographics section of the Hammock Dunes website at <http://www.hammockdunes.com/>. They provide a key source of information to promote our community to the local realtors, which we believe will lead to maximizing the real estate values in our community. The information also provides input needed to develop future plans for Hammock Dunes. If you are not sure that you received the questionnaire, please contact Travis Houk at Southern States Management Group at 386-446-6333. Copies of previous information emails distributed to the realtors can be seen at the HDOA website under the Current Property Owners button (see Realtor Communication Emails for Bulletins I thru XI).



Real Estate

by Travis Houk

From January 1, 2017, through November 1, 2017, there have been 71 property sales transactions in the Hammock Dunes Community. This includes 32 single-family homes, 28 condominiums, and 11 vacant lots. Currently, there are 10 properties pending or under contract; which includes 5 single-family homes and 5 condominiums. As of November 1, 2017, the active MLS listings are the following: 25 single-family homes, 41 condominiums, and 36 vacant lots for sale.



Community Relations and Communications

by Jane Ann Gass

The days are cooler now. The community is full of activity. We continue to deal with the aftermath of Irma, but thankfully access to the beach is not an issue this time around thanks to the efforts the HDOA made to secure the walkovers.

We will continue to keep everyone abreast of the continuing work that will be done on the beach by Flagler County as those facts become known.

Our Real Estate Module is still increasing with now approximately 125 listings.

The website is still evolving, and we would very much like to find just the right person to help with the updates as Bill Conner would like to hand over the reins.

Board Committee Opportunities

There are volunteer opportunities to work with the HDOA Board on one of the committees...communication, IT, maintenance, security or social. Should you have an interest, contact Travis Houk at Southern States Management, thouk@ssmgrouppinc.com.

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

HDOA Committee Reports



Social

by Stan Pierce

We're off to a good start socially with our beach party, police presentation, and Recognition Dinner.



Next up is our January 15th four night Bahamas sailing out of Cape Canaveral. If you are still interested in joining the group, please call Royal Caribbean Cruise Line at 1-800-465-3595 and use the group number 4687818. We have 27 fun-seekers signed up so far with a few more on the verge.

Mark your calendar for the American Heart Association 5k Walk, Saturday, February 3, 2018. This will be hosted inside the gates and will only be open to Hammock Dunes residents. February is National Heart Association month. Please join us as we raise awareness and get some exercise! Pets are welcome too. More details on location, time, etc... will be coming. Please check your email.

Upcoming Events...

American Heart Association 5k Walk

Dinner Show / Live Music

Surf Fishing Classes

Sheriff's Department Seminar

*Additional information will be posted soon
or contact Stan Pierce at catrig77@gmail.com.*



Security and Emergency Response

by Marge Rooyakkers

Reminders:

- Vendors are not allowed on property after 7pm, Monday - Friday. The hours for Saturday are 8am - 5pm. No vendors are allowed on Sunday and Holidays. This includes deliveries.
- Please continue to lock your doors and windows. Remember to close your garage doors when you are not in the garage. Be aware of your surroundings including tailgating and frontgating. Any suspicious activity, please call the front/main gate: 386-446-6234.
- Please remember to walk facing traffic to ensure your safety.
- All dogs must be on a leash when walking in our community.



Becky Bush & Chip

On November 1st, the HDOA honored four individuals for their volunteer work in our community. Congratulations to our Hammock Dunes Honorees.



Sarah Lantier

- Executive Director of Hope to Help Foundation
 - One Woman at a Time
 - Rally for the Cure Programs
- Treasurer and Secretary of the Tennis Association
 - Treasurer of the Ladies Golf Association
 - Community Chorus of Palm Coast



George DeGovanni

- Former President of the Hammock Dunes Owners' Association
 - Leader of the Recovery of Hurricane Matthew
- Leader of the Restoration of Hammock Dunes Sands and Walkovers
 - Responsible for rolling out *Inside The Gates* newsletter to better communicate with Hammock Dunes residents



Judy Fitzgerald

- Floral Design and Decorations for Hammock Dunes Club, Ladies Golf Association, Care Bears and Florida Hospital Flagler
- Director of Hammock Dunes Library Club



David Eckert

- Chair of the Hammock Dunes Owners' Association and Dunes Restoration Committee
 - FEMA and FL-DEP Coordinator
- Leader of the Dune Walkover Stabilization Project
 - Former HDOA Board of Administrators
- Charter Member of the Declarant & Development Committee
 - Leader in establishing the HDOA website

VOLUNTEER

VOLUNTEERING INSIDE AND OUTSIDE THE GATES...

There are many volunteer opportunities available. We look forward to hearing from you!

Outside the gates the needs are great. Many in our wonderful community are doing fantastic things already. The needs have magnified after Irma.

Helping Feed the Hungry at Santa Maria del Mar

If you would be interested in volunteering to help feed folks who have been displaced by the recent storms, come and try it out one time and see if you might like to serve on a team. This involves serving once every 6 to 7 weeks. Either you would be cooking from early afternoon to early evening or serving the prepared food and cleaning up afterwards from 4:45 to 7:00 pm. Folks are also needed to procure the food that is prepared if that is a better fit. **If interested, call Larry Madama at # 386-264-1511.**

Financial Donation

If you would like to make a financial donation, you can make a check payable to Santa Maria del Mar. Attach a note to the check, specifically requesting that the donation be put toward the BOL Community Supper. Donations can be mailed to Santa Maria del Mar, PO Box 130, Flagler Beach, FL 32136. You can also send or drop off a check to:

Charlotte O'Connor

20 San Gabriel Lane, Palm Coast, FL 32137

Charlotte's contact # is 386-585-4219.

A big THANK YOU to Charlotte for bringing this to our attention. Any help you can provide makes a difference. Thanks for caring. Find an interest either inside or outside the gates and get out there and help! Thanks

COME JOIN US!



Residents of Hammock Dunes meet at the back gate every Sunday at 8:00 am. Bike ride will depend upon weather, winds and open trails. All are welcome, please join us. We look forward to seeing you.

For more information contact rfleverton@hotmail.com.



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 Rooyackers, 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 Managers.

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 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