

Inside The Gates

Winter 2019 ~ 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.



**The
Hammock Dunes
Community**



Mike Gill

Message from the President

Earlier this year, the HDOA Board kicked off a Strategic Planning initiative. On November 18, 2019, we were presented with the Committee's report, a copy of which can be found at www.hammockdunes.com, the

HDOA website. I encourage you to review it and would appreciate hearing your feedback.

Among Hammock Dunes' many assets are our residents and their collective acumen and experiences. I want to publicly thank each member of the Strategic Planning Committee for their efforts. They are: Maria Dumke (Chair), Molly Carey, Margaret Colon, Thomas Culligan, Robert Greenberg, Doug Guarino, Lenn Lindgren, Meredith Malin, and Marge Rooyakkers. When you see them, tell them "thanks."

The Plan is a starting point only. The Board unanimously accepted it and directionally supports moving forward. It lays out a 5-year timeline, with initial preparations beginning in 2020. Specific initiatives will be identified and brought back to the Board for approval before they are implemented.

Among the Plan's highlights is a SWOT Analysis, which identifies the Committee's assessment of Strengths, Weaknesses, Opportunities, and Threats. The Plan concludes that given our Community's tenure (almost 30 years) and other factors, we are in a classic "renewal" life cycle and are well positioned to establish initiatives that will keep our Community fresh and desirable. It lays out a clear central theme and purpose: Maintaining and enhancing the aggregate value of Hammock Dunes real estate. It recommends taking a hard look into marketing, branding, digital communications, and strengthening key, co-dependent relationships with others such as realtors, Hammock Dunes Club, other home associations, DCDD, and the County.

It is a big and important initiative. To pull it off will require owner engagement and support. I know we can count on yours. We will keep you posted.

Happy Holidays.

Mike Gill
President,
Hammock Dunes Owners' Association

Explore Hammock Dunes Club with an Introductory Membership

If you haven't toured through the newly expanded and renovated Clubhouse, Dunes Tavern, and Fitness Center, now is the time! At Hammock Dunes Club, our goal is to make sure all neighborhood members receive a unique Member Experience. In fact, if you were unable to attend one of our recent Neighborhood cocktail receptions, contact us to schedule your personalized tour.

Members agree the best restaurants in Flagler County can be found a stone's throw from home, orchestrated by award-winning Executive Chef Lance Cook. Gather for the big game on Saturday and Sunday afternoon in the Tavern, enjoy the ocean breeze and a casual dinner on the Oceanfront Patio, then stay into the evening enjoying conversation and camaraderie at our fire table overlooking the 18th hole of the Tom Fazio Links Course. Golfers and non-golfers





alike are excited and enjoying the new Tavern putting green. What's better than a friendly competitive putting contest over a beer?

All your Health and Wellness needs are satisfied right in your own backyard with Walter Sam, Fitness & Athletics Director. The Club provides 40 weekly classes, strength and personal training, and so much more! In partnership with AdventHealth, massage and physical therapy are now available by appointment.

As a truly private Club, our members enjoy each other's company in a gracious and caring community. Whether it's golf, croquet, tennis, pickleball, fitness, or any of our dining and social events, you'll find a warm welcome like no other. Just imagine early stretch class, a round of golf, then freshen up for an oceanfront dinner with friends. Or just throw on a pair of jeans to see who's in the Tavern tonight to join them for a burger. This is your Member Experience, as casual or elegant as you like, as active or leisurely as



desired. There is a membership option to fit every lifestyle, from active families, young professionals, or corporate entities with multiple users golfers or strictly social. Enjoy living the life you've earned!

Start making new memories today with our limited-time-offered Introductory Membership. Experience the Club for 60 days and we're sure you'll find it a perfect fit!

Kim Laxton
Membership Director
386.445.0747
Klaxton@hammockdunesclub.com



HDOA Committee Reports



Design Review Committee

During the past quarter, the Committee approved three new homes, two additions to existing homes, three seawalls, two new roofs, and 13 minor changes to landscaping. In an attempt to keep pace with new building techniques and materials now available on the market, a roof was approved using newly developed tiles and installation procedures. Aesthetically, the results are consistent with Hammock Dunes' past practices.

The DRC meets the second Monday of each month. Members include: Ada Abernathy, Cosmo DiPerna, Jef Amsbaugh, Julie Gamble, Mike Machin, and Donna Trindle.

Consulting services are provided by Bob Dickinson and Steve Schuyler. Carsten Georg of Southern States Management Group provides administrative support.

HDOA Committee Reports



Finance

by Bruce Aiello

The 2020 calendar year budget workshop was successful in that monthly dues (assessments) were held at the 2019 level. Increases for future dunes restorations, strategic planning initiatives, and social activities were offset with savings from contract renegotiations and inter-neighborhood agreements. The final budget was approved at the November 18th meeting. Members of the Finance Committee are Bruce Aiello (chair), George Bagnall, George De Giovanni, Mike Gill, Jeff Annon, Travis Houk.



Security and Emergency Response

by Marge Rooyakkers

In January we will be installing new software to our security system called Dwelling Live. We are doing this to bring you the very best advanced system which is even more user friendly than our present one.

You will have to install a new app, username, and password to replace the ones you are currently using. Also, you may have to redo your guest and permanent lists, **but** stay tuned as we **may** be able to move those over for you. If you have trouble with the app installation, call Carsten George at 386-446-6333 and he will help you.

Our biggest access-gate problem is still front gating and back gating. Folks, we need your help...thank you in advance in anticipation of your help.



Community Relations and Communications

by Jane Ann Gass

The shorter days make safety around the community a concern. For those who are walking in the evenings, we would recommend staying on the sidewalks where available. It's a great idea to carry a flashlight, and be sure to wear light-colored clothing. Bike riders should always ride with the flow of traffic.

Beginning in 2020 the HDOA will be re-vamping the website to bring a fresh, up-to-date look to the site with an emphasis on marketing the Hammock Dunes community and lifestyle. Should any of you be interested in helping with this, please contact Travis Houk at Southern States Management Group. thouk@ssmgrouppinc.com.

Many of our non-club member families have attended the neighborhood cocktail receptions at Hammock Dunes Club showcasing the recently expanded and renovated dining options and fitness center. For a limited time, the Club is offering a 60-Day Introductory Membership. Please contact Kim Laxton or Colleen Albrecht at 386-445-0747 or via email at membership@hammockdunesclub.com to schedule your personalized tour. We encourage you to try it out to see if it adds value to your lifestyle.

Additional information can also be found in the Club's article inside the front cover.

As our main means of communications is e-mail, please be sure your email information is correct with SSMG. E-mail any changes to Travis Houk at thouk@ssmgrouppinc.com.

*Walkers and bikers, please obey the rules of the road;
Bike with traffic and obey stop signs.
Walkers walk facing traffic so you can see the
on coming traffic.*

HDOA Committee Reports



Maintenance

by Beth Thomas

It has been a busy few months for the Maintenance Committee. The Hammock Dunes Owners' Association would like to thank everyone for all their cooperation and patience as we worked on Camino del Mar and the Two Camino Office parking lot.



Halifax Paving did a great job. They were able to repair all the broken curbing, fix four big drainage issues, and complete the paving project on time and on budget.



In addition to the paving, the swing gates have been painted. They were stripped down then repainted. They have a nice, new look.

Thank you again for your patience during all this work.



Real Estate

by Travis Houk

From January 1, 2019 through November 15, 2019, there have been 65 property sales transactions in the Hammock Dunes Community. This includes 31 single-family homes, 28 condominiums, and six vacant lots.

Currently, there are nine properties pending or under contract; which includes seven single-family homes, one condominium and one vacant lot.

As of November 15, 2019, the active MLS listings are the following: 28 single-family homes, 46 condominiums, and 49 vacant lots for sale.

Social Update...



Social

by Stan Pierce

Our next theater event will be at the Peabody in Daytona “American in Paris” multi-award-winning musical on Sunday, April 5. Door-to-door bus from Club will be provided. There are a limited number of tickets and bus availability. The cost is \$95 per person.

Hammock Dunes 30th Anniversary celebration is in the planning stages for next year. Stay tuned.

Photos from the Royal Caribbean Ship, “Symphony of the Seas” August 2019



BEACH PARTY



The HDOA beach party on November 20th was another success! The weather, food, and turnout were fantastic. Kevin Quinn entertained everyone with familiar tunes to party with. Hope to see everyone at our next event.



Save the Date!

**MAGIC SHOW FEATURING
JON ARMSTRONG
MASTER MAGICIAN
FEBRUARY 5TH, 2020
HAMMOCK DUNES CLUB**

**\$55 PER PERSON INCLUDES DINNER AND VALET.
MAKE YOUR RESERVATION TODAY!
PIERCECLAUDIA@GMAIL.COM OR 386-793-4325.**

New show and elevated stage.

HDOA Board Members and Term Expiration Dates

Mike Gill, President; Chair, Declarant & Development Committee; Finance Committee (Declarant Seat); March 2021.

Marge Rooyakkers, Vice-President Chair, Security & Emergency Response Committee; Maintenance Committee; Villas (Villas di Capri & del Mar, Monterrey, Marbella, Montilla, and La Costa); March 2022.

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

Michael Heller, Secretary; Ocean Estates (Grande Mer, Carino la Mer, and Playa del Sur); March 2021.

Stan Pierce, Administrator; Duneview (Casa Bella, Viscaya, and the Club); March 2022.

Ralph Dumke, Administrator, Declarant Development Committee (Declarant Seat); April 2020

Travis Houk, Carsten Georg, Community Association Managers.

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

Beth Thomas, Chair, Maintenance Committee (La Grande Provence); March 2021.

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

Jef Amsbaugh, Chair, Design Review Committee; Administrator (Granada Estates); March 2021.

Hunt Hawkins, Administrator, Oceanfront (Cambria and Tuscany); March 2022.

John Hynes, 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
Advent Health - Palm Coast.....386-586-2000
Poison Control Hotline.....800-222-1222