

Inside The Gates

Winter 2018 ~ 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.



*Unhatched
Sea Turtle Egg*

see page 6



Message from the President

Happy Holidays.

This past quarter has been a busy one for the HDOA, including the beach restoration efforts and rebuilding of the walkovers. Thank you for your patience and support of both efforts. You will be receiving a separate mailing with a detailed report of the beach restoration project written by David Eckert. The HDOA is continuing to work with the developer and County on the Renaissance project as it moves forward with its plans to bring 28 new homes to our community. HDOA is also working with DCDD on several improvements, including cleaning up the lake adjacent to #7 tee and installation of a new power back-up pumping system. Early next year, the HDOA will begin a phased project to replace our aging light poles. The HDOA is committed to sustaining and

improving service levels and not deferring maintenance.

Starting early next year, the HDOA's newly-formed Strategic Planning Committee will begin its mission of assessing and recommending actions that can enhance the Hammock Dunes community. This will include analysis of strengths and opportunities for improvement and coordination with the County, Club, DCDD, FPL, and others. I am excited about this group and invite your ideas and comments.

In closing, I want to thank each of the HDOA Board members and all of the volunteers who help make Hammock Dunes such a special place to live.

Best,

Mike Gill
President, Hammock Dunes Owners' Association



Welcome to the New Hammock Dunes Club!

Hammock Dunes Club is in the final stages of a \$7M clubhouse transformation, tailored to offer our members and our future members and their families a sports and wellness program to complement our outstanding golf, racquet, and social amenities, all within the community. The new clubhouse facilities provide fantastic experiences to the exacting standards that have always defined Hammock Dunes Club.

If you haven't seen all that's new, let's take a tour... As you enter our newly remodeled entry, you find yourself in the lobby – a casually elegant space flooded with warm light. Serenity prevails with sparkling Murano Glass chandeliers reflecting onto the Venetian Plaster barrel-vault ceiling above and a quietly bubbling water wall while the blue-veined marble fireplace invites you to relax. As we move into the main dining room, neutral blues and grays provide a pristine backdrop for the stunning Atlantic Ocean views that this clubhouse is famous for.

Coming soon is the new bar and grill featuring sheltered patio dining just a stone's throw from the ocean. You can almost touch the waves! This new addition includes an

expanded 130-seat restaurant with an open kitchen and casual dinner menu. The vibe here will be vibrant but relaxed.

The project also features a new 5,500 sq. ft., second-story Fitness Center with an expansive view of the completed Resort-Style Pool and the ocean beyond. The addition of Walter Sam, Fitness & Aquatics Director, has already brought excitement to the fitness program in anticipation of this new facility opening.

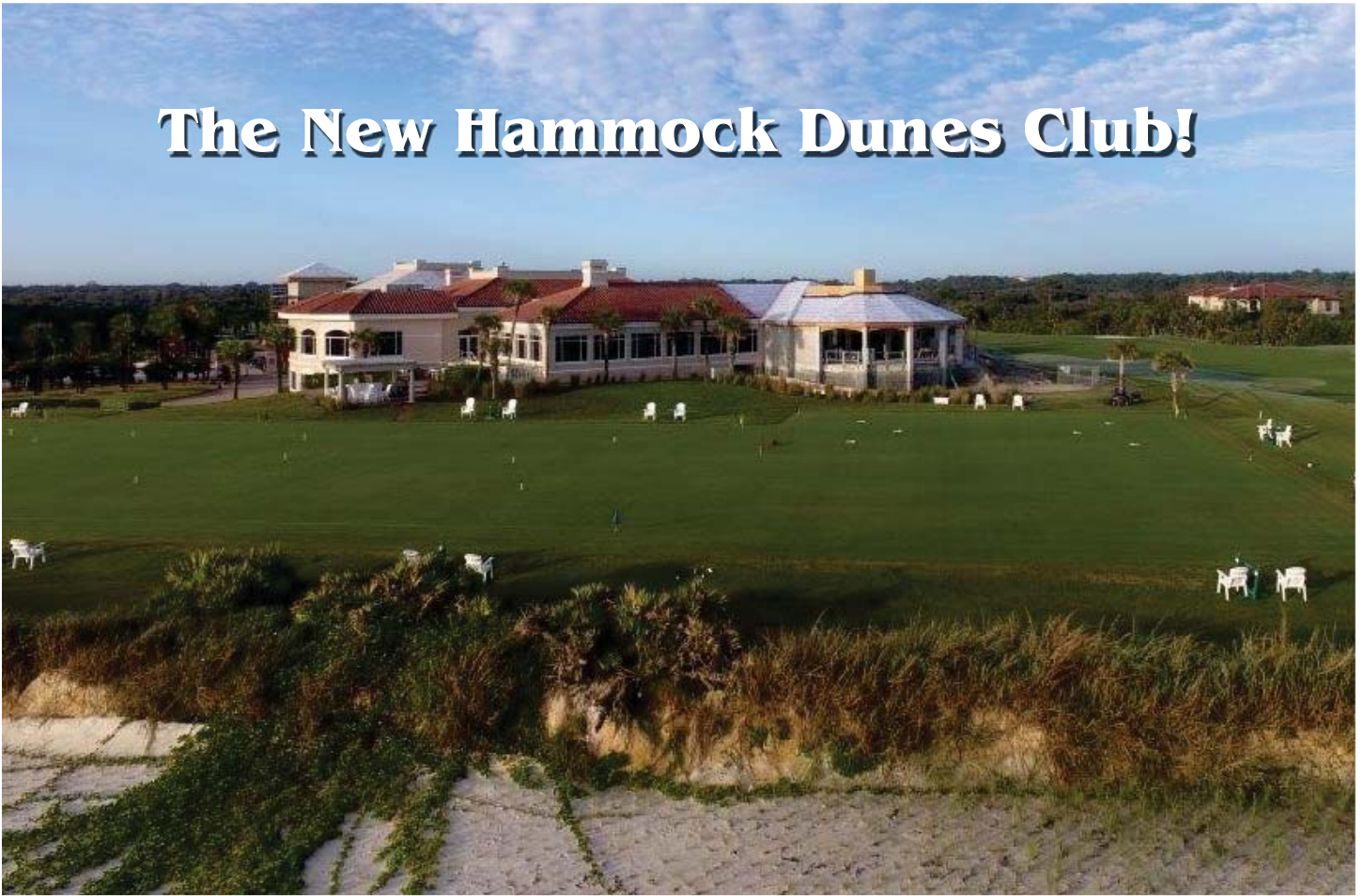
Along with these additions, a more important transformation is taking place that makes Hammock Dunes Club Membership even more desirable. Just as we have re-branded the Club logo, the New Regular Membership makes the desirable more attainable.

Come visit us, tour the new Clubhouse, Fitness Center and Grill Room, and see first-hand how you can get involved. No matter what the activity is, you'll find what we value most are the people you meet and the memories you make.

Kim Laxton
Membership Director
386.445.0747
Klaxton@hammockdunesclub.com

HDOA Committee Reports

The New Hammock Dunes Club!



Audubon International Sustainable Community Award



Marge Rooyakkers, Jessica Latus, and Travis Houk

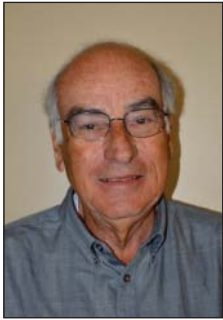
On October 30, 2018, Hammock Dunes became the **first private community in Florida** to be an “Audubon International Sustainable Community.” This prestigious designation has taken 4 ½ years to attain as it is a three-step process. Each step generally takes about a year to complete without the interference of hurricanes.

Audubon International Sustainable Community means Hammock Dunes is committed to a healthy local environment, quality of life for its owners, and local economic vitality.

A big thank you to all the committee chairs who made this award possible and, our Community Manager, Travis Houk.

Marge Rooyakkers
HDOA Audubon International Chair

HDOA Committee Reports



Finance

by Bruce Aiello

Due to major delinquency in monthly assessments, it will be necessary to raise dues in order to provide the level of service required by the community. Not if, but when this delinquency is resolved, monthly dues will be reduced accordingly. The committees have operated within budget parameters. Items beyond the control of the HDOA board have resulted in a forecasted over-budget position at year end.

Members of the Finance Committee are: Bruce Aiello (Chair), Mike Gill (Pres.), George Bagnall, George De Giovanni, Travis Houk, and Jeff Annon.



Community Relations and Communications

by Jane Ann Gass

Thankfully this year was a quiet hurricane season for Northeast Florida. We are really seeing the community fill out with the beautiful vegetation we are accustomed to seeing! Thanks to the maintenance group for continuing the renewal and replacement of plantings.

This issue of *Inside the Gates* is full of interesting and informative articles. Thank you to Molly Carey for her piece on flood insurance. A big thank you also goes to Mary and John Heise for the many photos included and their work to get the layouts just right!!!

Get out and enjoy the cooler days...remember to use the sidewalks when available and to ride your bike with the flow of traffic. Stay safe and visible. Enjoy the Holidays!

The primary means of correspondence with owners is e-mail. Be sure your contact details are current with Southern States Management.

thouk@ssmgrouppinc.com 386-446-6333



Security and Emergency Response

by Marge Rooyackers

REMINDER: Please review and update your personnel permanent list with the Gatehouse personnel or online.

Security access control is running smoothly, and as always, we are looking to see if there are new and improved components that we can add, keeping cost in mind.

Please be mindful of front-gating and tail-gating; both have increased in the last month, especially at the North Gate and Mariners Gate.

Keep in mind the gate personnel actions are governed by their Post Orders. For example, if a resident does not have their transponder at a gate, they will have to drive through the guest/vendor side of the gate. A resident must have proper identification with them or access will not be given. Community access without proper identification is not allowed per the Post Orders. Please, as always, be respectful to the gate personal as they are doing their job as instructed per the Post Order's.

Reminders:

Remember when entering Hammock Dunes without a transponder in the visitor/vendor lane, all must show a valid US driver's license before entry is authorized. This includes property owners and Club members that wish to use the visitor's gate.

Vendor Hours: M-F 7am-7pm, Saturday 8am-5pm

HDOA Committee Reports



Design Review

by Cosmo DiPerna

The August-to-November Committee meetings included approvals of one new home, two major home additions and 25 minor home/landscape changes. An additional three new home designs have been submitted and are at an early stage of review.

DRC procedures are being changed to notify adjacent homeowners that a new home design is under review by DRC. The notification would indicate that the home has received conceptional approval from the Design Review Committee and meets all Hammock Dunes design and setback guidelines. The plans would be available only for viewing by appointment at Southern States Management Group.

The Committee meets during the afternoon of the second Monday of each month. Members include consultants Steve Schuyler and Bob Dickinson, 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.

Your Governing Documents

Do you know your Hammock Dunes Protective Covenants, Conditions, & Restrictions? Your Neighborhood Declaration and Bylaws? What about your Design Review Guidelines? Newer residents should make sure they receive these documents from the title company upon closing. Long-time residents probably have them stashed away in an old file cabinet. It is always a good idea to review your "documents" from time to time. If you don't have them and would like to read them on the internet, please visit www.hammockdunes.com.

Click on "current property owners" and then "documents/forms" or "DRC Manuals" and look for your documents and the DRC Manuals listed by neighborhood.



Social

by Stan Pierce

Hammock Dunes Magic Show & Dinner

Monday, January 28, 2019 • 5:30pm

OPEN TO ALL HAMMOCK DUNES RESIDENTS

LOCATION:Hammock Dunes Club, Oceanview Ballroom

MAGIC SHOW with JON ARMSTRONG!



Join your Hammock Dunes neighbors for a special event on Monday, January 28th. Award-winning and world-renown magician Jon Armstrong will amaze and entertain the audience with his magical talent and original humor! Dinner at the Hammock Dunes Club is included with the event price. PLEASE JOIN US for this great night!

Event Price: \$50 per person.

*Price includes dinner, show, and valet parking.
Drinks are not included.*

To reserve your seat,
please contact Stan or Claudia Pierce:
pierceclaudia@gmail.com or
Jenny Gump: gumpkids@yahoo.com

Please make checks payable to:
Stan Pierce
19 Viscaya Lane, Palm Coast, FL 32137

*This is a first-come, first-served event AND open to
all Hammock Dunes residents. Don't miss it!*

Did you know the FIRMS rates were updated by FEMA in June of this year?



Real Estate

by Molly Carey

What is flood insurance, and when do I need it?

Whether or not Flood Insurance is required is determined by the Flood Insurance Rate Maps (FIRMS) published by FEMA and updated on a periodic basis. If you are unsure of whether or not your current or prospective property is in one of the high hazard flood zones, you can very easily find out by consulting the FIRMS online at www.fema.gov. At this site, you can perform a map search by address and can then determine whether or not a property is

located in one of the high flood hazard zones.

We recommend that home owners occasionally check the status of their property, as the FIRMS are updated from time to time. The most recent FIRMS were published as of June of 2018. Here in Flagler County, FL we are aware of numerous numbers of owners being notified by their mortgage company that their property is no longer considered to be in a high hazard flood zone. However, we are also aware of numerous owners being notified that their properties are now considered to be in one of the high flood hazard zones.

Owners of most single family residences have the sole responsibility of providing Flood Insurance for their properties. Many Condominium Associations provide this coverage for their owners through their association dues. If you feel that Flood Insurance is a good idea for you, we recommend that you contact a licensed Insurance Agency to get professional advice about coverages and premium costs.

Turtle News...

Last year we had around 400 nest, but we lost 150 of those to the hurricane, so the net result is about the same number of nests even though we had only half as many laid this year. Hopefully next year will be better.

The 2018 turtle season results: We had 120 nests laid between Jungle Hut and Camptown (Beverly Beach); 74 between Jungle Hut and Washington Oaks. The number of nests varies each year; this year we had approximately half of what we had seen last year. There were 180 loggerhead, 10 green, and 4 leatherback nests. Approximately 70 nests were relocated due to the restructuring of the beach.



A summary of our nests:

- Fs53 evaluated on 8/25 (loggerhead) 100 shells, 1 whole == 101 eggs
- Fs99 evaluated on 9/18 (loggerhead), 27 live hatchlings, 92 shells, 1 pipped dead, 2 whole == 95 eggs
- Fs102 evaluated 9/23 (green) 2 live hatchlings, 155 shells, 14 whole == 169 eggs
- Fs107 evaluated 9/28 (loggerhead) 32 shells, 9 whole == 41 eggs
- Fs114 evaluated 10/5 (loggerhead) 80 shells, 2 pipped dead, 2 whole == 84 eggs

Volunteer Recognition Dinner...

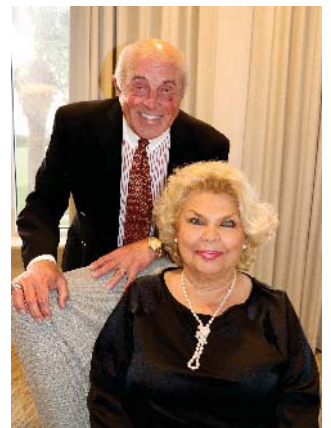
by Stan Pierce, Social Director



Robert "Buster" Taylor, Ron & Diana Tortelli, and Alan Messer



On October 24th, the Annual Recognition Dinner was held at the Hammock Dunes Club and our volunteer honorees, Robert "Buster" Taylor, Ron & Diana Tortelli, and Alan Messer, were gracious in their acceptance speeches. Well deserved.



Beach Party...



A very successful beach party was held on Sept 26 with great music supplied on the beach. We also had a great spread of food, which was thoroughly enjoyed by everyone. The weather was perfect.



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.

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

Marge Rooyackers, Chair, Security & Emergency Response Committee; Maintenance Committee; Villas (Villas di Capri & del Mar, Monterrey, Marbella, Montilla, and La Costa); March 2019.

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.

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

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

Jef Amsbaugh, Administrator (Granada Estates); March 2021.

Ted Robinson, 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