

**Hammock Dunes Owners Association, Inc**  
**Board of Administrators Meeting**  
**December 16, 2013**

**Call to Order**

The meeting was called to order at 10:00 a.m.

**Board Members Present:** George DeGovanni, Cosmo DiPerna, Bruce Aiello, Phil Henderson, Dennis Vohs, David Yoder, Marge Rooyakkers, Andy Furia.

**Board Members Absent:** Bob Bagdon

**Others Present:** Travis Houk, Southern States Management Group, Inc.  
Don Finch, Hammock Dunes Club

A quorum was established. Members' sign-in sheet located in Association Meeting File.

**Approval of the Minutes – November 18, 2013, 2013 Board of Administrators Meeting**

**ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers, with all in favor, the Board approved the minutes of the November 18, 2013 Board of Administrators Meeting with the following amendment:**

- **On page 2, in paragraph 1, sentence 5 under Hammock Dunes Club Administrator Report, the number two should be amended to 22 and the word “players” should be deleted. In sentence 7, the figure \$35,000 should be amended to \$30,000.**

**Website Presentation – [www.hammockdunes.com](http://www.hammockdunes.com):**

Mr. David Eckert advised approximately one-third of the new website is built, and presented a detailed visual demonstration of the test website. The current property owners tab links to the SSMG data base and is kept separate from the portions of the site viewed by visitors. There is also a link to the Club's website. Information needed to populate the various neighborhoods is available in old ITT, H.D. Associates, and WCI marketing materials. Additional photographs of the neighborhoods and condominiums are needed. The homepage and 6 of 9 subpages are live on the site. Data from the owner survey is being used to populate the website. The Board reviewed the committees and Board Members charged with providing information for various portions of the website. Owners selling their property could be charged a fee to have their property featured on the site. Mr. Eckert identified and created tiles for the nine most important points about the community, including demographics, climate, proximity to other cities and airports, community security and potential for growth. Mr. DeGovanni thanked Mr. Eckert for the considerable amount of time he has devoted to the website. The goal is to have the website live by the end of January. There was discussion about using key words from the site to make the site a priority in various search engines.

**Hammock Dunes Club Administrator Report:**

Mr. Finch complimented Mr. Eckert on his work and advised the HD Club marketing advisor, Brian Gaines, will be the point of contact for information from the Club. The Pro Am golf tournament last week was a success. Twenty-one teams from throughout the country participated and were very complimentary of the community and the Club. Profits from the event were donated to the free clinic in Bunnell, FL. The Club is beginning its marketing effort with advertisements in February, April and November issues of Executive Golf Magazine. Professional golfer Fred Funk has agreed for use of his photographs and quotations on the Club's website. Mr. Finch recommended also including Mr. Funk's photos and quotes on the new website. Brad Myers, the new golf pro, has invited raters from Golf Digest to grade the two golf courses. Creek Course is now rated in the top 100 list of residential golf courses in the nation. Thad Bostick is the new Club CFO. At the auditor's recommendation to reduce income taxes, member operating dues and capital dues are now separated. The Club Board has approved installation of a new irrigation system subject to negotiations with the contractors and including irrigation for a third croquet court to be built on Club property. There may be some complaints from Le Jardin owners, as the court is close to their property. The Croquet Committee has agreed to continue to allow weddings in the area. All owners, not just Club members, are invited to the Club's 25<sup>th</sup> Anniversary Celebration. An after school tennis program for the children of all Hammock Dunes

residents will commence in 2014. An invitation to the event will also be extended through HDOA's IContact e-mail notification system. Mr. Finch advised he is leaving the Club Board of Governors after three years and this will be his last report to the HDOA Board. He noted he feels the relationship between the Club and the HDOA has improved during his tenure as Club liaison to the HDOA. The new president of the Club Board will appoint a representative to replace Mr. Finch. Mr. DeGiovanni thanked him for his service and advised he is always welcome at HDOA Board Meetings.

### **Committee Reports:**

#### **Declarant & Development Committee**

Mr. DeGiovanni reported the committee is setting up a meeting with Prudential Real Estate to review their marketing plans for the community. Mr. DeGiovanni invited representatives of WCI to attend the January 2014 Board of Administrators Meeting to review their plans for the Hammock Dunes community and other areas in Florida and to gauge their interest in filling their position on the Board of Administrators. If they do not attend, the DDC will request a meeting in WCI's office in Bonita Springs. The committee would like to engage WCI as a strategic partner regarding recommendations they made for improving the community. If WCI wants to appoint someone to fill the Board representative position for the Waterfront community, Mr. Bagdon can be appointed to one of the vacant Declarant representative positions to continue to serve on the Board and as Chairperson of the Maintenance Committee.

#### **Maintenance Committee**

##### **Prioritized Items per the Monthly Report**

Mr. Houk reported bids are being obtained for repair of the three dune walkovers that come from the beach up over the dunes and the Ocean Estates dune walkovers. The Association has been working with DEP consultant Kevin Partel and he has re-secured the sand fencing designed to prevent erosion. The Association has met again with the Flagler County regarding approval of funding for the A1A island project. Another meeting is scheduled with them next week. The County has advised the project is number seven on their priority list. For several years Mr. Henderson and Mr. Houk have been working with FPL to have the utility company clean or replace rusty transformer boxes. About two years ago FPL committed to putting the transformers on a routine maintenance program beginning in 2013. Unfortunately, FPL has not started the replacement program. Ms. Rooyackers reported there is a walk through tomorrow with the contractor to inspect the new community entry way sidewalk. Mr. DeGiovanni complimented Ms. Rooyackers for her work on the project and the appearance of the new sidewalk and landscaping. He noted the joint effort with the DCDD was a good partnership asked Mr. Vohs to express HDOA's appreciation for their help.

#### **Communications & Community Relations Committee**

Mr. Yoder reported the committee has met twice and will be working with Mr. Eckert on the website. There was also discussion about how to upgrade the *SandScripts* newsletter format. The committee will help advertise the Club's new youth tennis program which is open to children of all owners. It was suggested that Mr. Houk work with the Club to obtain information and the format they have for the Club member directory. Mr. DiPerna recommended updating the *Sandscripts* format and improving the quality of the appearance of the publication in 2014. The next edition will be published in March 2014.

#### **Social Committee**

Mr. Furia reported the Volunteer Recognition was a great success and was very well received by the community. In the March 2014 issue of the *Sandscripts* newsletter, Mr. Furia will publish the dates for this year's Summer Beach parties. He advised he will be leaving his position as Chairperson of the Social Committee after that time. Mr. DeGiovanni asked Mr. Furia to recommend a replacement. David and Patti Hood who helped with the Summer Beach parties in the past are also not interested in continuing their work on the committee. Mr. Furia thanked the Board for their participation in the Volunteer Recognition Dinner, and advised he will not be available for the January 2014 Board Meeting.

## **Community Planning**

Mr. Vohs reported he has spent a considerable amount of time reviewing the community survey for ideas for realtor e-mail blasts and asked the Board to send him ideas for additional topics. The last realtor e-mail was targeted at real estate opportunities for the international market. Additional data will be collected in the next owner survey. Mr. Furia noted many more young people are joining the Club.

## **Security & Emergency Response Committee**

Ms. Rooyackers reported the Club was very happy with the personalization of the visitor passes and professionalism visitor access plans for the Pro Am. Plans to purge the permanent list of individuals with pre-authorized access to the community have been postponed until January 2014. March 31, 2014 is the target date to purge the system. The driver who has been speeding in the community is being contacted by the Association. The Maintenance Committee was asked to survey speed limit signs and report on where and when speed limit signs may need to be replaced, along with recommendations for changing the speed limits in five mile increments. There is a problem with one side of the rumble strips. The contractor will replace the problem areas at their cost. It was noted that the Board has not voted on whether to take responsibility for enforcing the speed limits. Mr. Aiello noted the signs should not be changed if the committee decides otherwise.

## **Design Review Committee**

Mr. DiPerna reported a house to be built in Monterrey neighborhood by Oceanside Homes has been given conceptual approval. The house will be set back on the lot because the lot is narrow. Formal approval is likely to be granted soon. The Committee is waiting on final plans.

## **Financial Committee**

Mr. Aiello reported Southern States Management Group has paid the tax bill for the Two Camino building and the Association has obtained a copy. Mr. Aiello met with SSMG and the front steps of the building have been pressure washed and all of the deficiencies are being corrected. SSMG recommended postponing building pressure washing until the DDC and the Board has a date certain for painting the exterior of the building. Mr. DeGiovanni advised two estimates have been received to pressure wash and paint the building.

**ON MOTION BY George DeGiovanni, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve funds not to exceed \$11,000 to pressure wash and paint the Two Camino del Mar building exterior using funds allocated in 2014. Motion carries.**

Mr. Aiello reported budgets for all of the neighborhoods are favorable to budget. Adjustments were made to the HDOA budget to account for initial operating profit. To self insure for wind insurance coverage, \$19,000 was added to the natural disaster contingency fund. The legal action against the loan servicing company managing 13 San Marco was not resolved at the November 2013 hearing, but a number of the required improvements to the residence have been made. The Association was advised there is no water or power to the residence, and no irrigation system, so the new sod will likely die. Due to the approach of the holidays, the judge granted the owners a 60 day grace period to install the irrigation system. The judge admonished the bank's legal counsel because their client has not maintained the residence in a manner required when the bank took title to the property. The judge awarded the HDOA \$7,000 but the check has not been received. Sale of the Monroe property fell through and the Association is now seeking Court approval to seize the owners' assets. The property at 97 Island Estates Parkway has been referred to attorney's Taylor and Carls and the property at 18 Via Roma has been referred to Brooks and Casey for collections. WCI contends they do not owe \$5,000 in late fees and interest and that amount is being written off and will no longer appear on the HDOA financials. Granada Estates is favorable to budget. Two thousand dollars has been moved to the natural disaster contingency fund reserves to self insure for wind coverage and \$2,000 has been placed in deferred maintenance reserves. In the Ocean Estates budget, \$5,000 from the Carino la Mer budget, \$4,000 from the Grand Mer budget and \$3,000 from the Playa del Sur budget has been added to natural disaster contingency fund reserves. In Playa del Sur and Grand Mer budgets, \$5,000 has

been added to deferred maintenance reserves. Reserve funds are listed on the Balance Sheets for each community.

Mr. Aiello asked whether the Maintenance Committee has received any bids for redesign of the gate house. Mr. DiPerna recommended reviewing ideas for the whole package from the entry way and gate house to the rotary circle fountain. Mike Machin, who volunteered his time, has come up with a conceptual design. Mr. Machin has been put on hold for the time being to allow time for the DDC to review the conceptual drawing and make recommendations internally. Dave Mancino, who is on retainer for the DRC, also looked at the area. Mr. Mancino recommended radical changes in the gate traffic pattern. Mr. DeGiovanni advised he gave Ms. Rooyakkers copies of the proposed designs and asked her to form a subcommittee of the Maintenance Committee to review the plans and make recommendations before the HDOA decides on an architect. Mr. DiPerna recommended hiring an experienced architect for the project. The roof of the guard house is deteriorating and the design is old. There was discussion regarding making the guard house a two story building, changing the balustrades on the bridge to a more current style with material that is easier to replace. Mr. Mancino recommended moving the gate house to one side of the road and having a new lane designated strictly for owner access. There was discussion regarding changes to the entry way. Ms. Rooyakkers advised the Security and Emergency Response Committee is considering changes to the access control system to alleviate back up traffic at the gates. Ideas under discussion include issuing a special pass to the top 25 most frequently used vendors or issuing separate vendor transponders to allow contractors to enter the community only during specified work hours. Mr. Aiello noted adding coquina pillars across all four lanes would create a dramatic impact, and that radical changes to the gatehouse would require permits and likely require a complete and expensive tear down of the gate house. Board will continue to evaluate the gate house project and review the details in the sub-committees.

#### **Association Updates/Discussion:**

##### **FPL Transformers**

This item was discussed in the Maintenance Committee Report.

##### **HDOA Schedule**

The Board approved the 2014 Board of Administrators Meeting schedule which will be mailed to owners. The Board will routinely meet on the third Monday of each month at 10:00 a.m.

##### **New Business**

Mr. Furia noted he has seen contractors pressure washing and working on condominium and residence roofs without any sort of harness. He recommended adopting guidelines to address the issue to protect the HDOA from liability issues. Mr. Houk will speak with Mr. Fred Annon about the issue and legal counsel with Taylor and Carls will be asked to recommend appropriate language. Mr. Houk said the Master Association does not have the authority to enforce restriction if the individual communities contract separately with the contractor.

Mr. DeGiovanni has spoken to representatives of the Taylor and Carls law firm regarding abuse of the three registered trade marks the Association has purchased including the Hammock Dunes logo and name and the Hammock Dunes design. Legal counsel has been asked to send a letter to several entities, including realtors, who are violating use of the trademarks because they have not requested and received approval from the HDOA.

##### **Audience Comments:**

The Board addressed member comments and concerns.

##### **Adjournment**

**ON MOTION BY Phil Henderson, seconded by Marge Rooyakkers, with all in favor, the meeting was adjourned at 11:28 a.m.**