

**Hammock Dunes Owners Association, Inc.**  
**Board of Administrators Meeting**  
**February 19, 2018**

**Call to Order:**

The duly noticed monthly board meeting was called to order at 10:00 a.m.

**Board Members Present:** Mike Gill, Bruce Aiello, Cosmo DiPerna, Dennis Vohs, Jef Amsbaugh, Marge Rooyakkers, David Yoder, Stan Pierce  
**Board Members Absent:** Scott Keiling, Jane Ann Gass  
**HD Club Administrator Present:** Ted Robinson  
**Community Management Present:** Travis Houk, Carsten Georg and Tyler Schreiner, Southern States Management Group

A quorum was established. Members' Sign-In Sheet located in Association meeting file.

**Approval of Minutes – January 15, 2018**

**ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor, the Board approved the minutes of the January 15, 2018 Board of Administrators meetings with the following amendments:**

- On page 1 in the 4th paragraph, the following should be added after the last sentence, the word “and” should be removed. There should be a period after “area” and “he” should be capitalized which will indicate another sentence.
- Under the “Dunes Restoration Special Assessment Adoption” motion on page 1, the motion should read, “ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor, the Board voted on whether to approve a Special Assessment for the Hammock Dunes Owners’ Association portion of the Dunes reconstruction by Flagler County; and in the event the amount owed by the association to Flagler County is less than the estimate, that money will be used to pay off the original Dunes reconstruction loan the HDOA already received. The amount of the assessment is \$2,000. It is payable in quarterly payments of \$500 starting March 1, 2018. All owners will receive a quarterly coupon. Motion Carries.”
- On page 1 in the last paragraph under “Dunes Restoration Special Assessment Adoption, the sixth sentence should read, “the estimate the Board predicts for the assessment...”
- Page 2, the paragraph should read starting with the first sentence, “If those numbers hold, that would be a credit or saving of around \$700,000 which would apply against the loan from the county. Mr. Gill stated that all of this money, whether it’s the loan taken out from Matthew or the \$2.4 million, the HDOA is still seeking reimbursement from FEMA. If and when the reimbursement of monies happens, then the expense of the Matthew loan would go down, which could reduce the monthly dues. There have been questions regarding DCDD, and their participation in this project. Mr. Gill confirmed that even though DCDD does not own any part of the Dunes, they will be paying \$400,000 towards the Dunes. This will be applied as a partial credit to the HDOA.”
- Under Communications the last sentences should read, “Ms. Gass also stated that she will be in touch with Travis...”
- Under the drone policy for Real Estate on page 3 adding that the HDOA consulted legal on the matter should be added in the paragraph.

**Bylaws Amendment- 10% Quorum Change Members Meeting**

Mr. Gill reviewed the history of the quorum requirement and indicated Florida Statutes require 30% of membership to be in attendance either in person or by proxy at a Members Meeting. This could be an

issue with future meetings if a vote is necessary and the HDOA cannot achieve a quorum. Legal counsel confirmed the Board has the authority to change the Bylaws including the reduction in quorum. The Board discussed if changing the quorum is necessary and if it can be done.

**ON MOTION BY Mike Gill, seconded by Bruce Aiello, with all in favor, the Board voted on whether to approve changing the Bylaws to institute a 10% Quorum requirement at a Annual and/or Member Meeting. Additionally, the Board authorized Mr. Gill to work with the outside legal counsel to draft an appropriate form of the amendment which then would be reviewed at the next HDOA Board Meeting for final approval. Motion carries.**

### **Walkover Update**

Mr. Houk updated the Board on the walkover project. Specifically 8 walkovers are complete (working south to north) with the exception of handrail. Mr. Houk along with Mr. Robert "Buster" Taylor and Mr. Ralph Dumke continue to walk the beach and are coordinating with the contractor daily/weekly. The only walkover repaired different from the south to north sequence is the Comfort Station walkover. Hand railing should be installed in the next few weeks.

Mr. Houk asked the Board for guidance on whether walkovers for new home construction should be built now or when the house is close to getting a certificate of occupancy. Since it takes close to 2 years to construct an oceanfront home, the current policy is to wait and build the walkover once the home is almost complete. By consensus the Board agreed to keep the same policy but check the Ocean Estates documents and see if there is a requirement to maintain the walkover connection to a specific level of maintenance. Mr. Vohs indicated that several walkovers may need updated maintenance.

### **Dunes Project**

The Board discussed the dunes project and the profile of the beach. Mr. Aiello reiterated this is a temporary solution. The Board agreed that Taylor Engineering has the ability to modify, with field adjustments, the top slope of the dune without changing the permit. It will be important to have a strong relationship with the field supervisor when the project begins. Mr. Aiello confirmed that Flagler County agreed to provide all contact details. Mr. David Eckert reviewed the field adjustment process and reiterated to the Board that several areas may need more than what the County has proposed.

Mr. Eckert also indicated it may be a good idea to get invited to a tour of the operation at the central Florida deposit pits and how the sand is being processed.

The Board asked Mr. Houk to start the process to cut back the old walkovers that are not occupied and may be a hazard to the sand reconstruction project. The Board directed Mr. Houk to save the ones that can be saved.

### **FEMA**

Mr. Gill stated the appeals for Hurricane Matthew and Hurricane Irma is on file. The state of Florida is in full support of the appeals.

### **Hammock Dunes Club Administrator Report:**

Mr. Chauncey Dewey reported the Club is still currently under construction. The club is also spending a lot of time with the membership offering, trying to find a way to consolidate the equity and non-equity memberships.

### **Committee Reports:**

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

Mr. Houk stated the deadline for the articles submitted from the Board for Inside the Gates is March 1<sup>st</sup>.

#### **Maintenance Committee**

Mr. Yoder updated the Board per the monthly report.

Mr. Yoder stated at the North Gate in the large lawn area just south of the gate there was a big pine tree that was damaged during Irma. Mr. Yoder confirmed the Maintenance Committee agreed that a

“signature tree” and a landscape planting bed would make the entrance more attractive since the big tree was removed. Mr. Yoder also stated the DCDD approached the Committee about the installation of a large emergency sewage generator at the entrance to Playa del Sur. Mr. Houk and he met with DCDD representatives and the DCDD will follow-up with a site survey and an exact location for review. Mr. Yoder stated the Committee agreed to delay the paving of Camino del Mar until later in the year.

**ON MOTION BY David Yoder, seconded by Marge Rooyakkers, with all in favor, the Board voted on whether to approve not-to-exceed \$3,500 to add a tree with a planting bed and shrubs at the North Gate pending DRC approval. Motion Carries.**

### **Social Committee**

Mr. Pierce stated the cruise was well attended and a nice time. Mr. Pierce confirmed on February 28<sup>th</sup> there is a dinner and show in the dining room at the Club and it is maxed out at 125. Mr. Pierce stated he’s planning another beach party and potentially additional social trips to other cities.

### **Community Planning**

Mr. Vohs reported on the questionnaire statistics and indicated he’ll work with Mr. Houk on more detail. The highlights of the Survey include 38% of the residents are 65 years old and younger, 62% of residents are 65 and older. Mr. Vohs went on to state that 65% of the residents are full time and 35% are part time, and 73% are retired while 27% work full time or part time. The Surveys show where people came from before coming to Hammock Dunes: 36% from the Northeast, 32% from the Southeast, 19% Midwest, 6% West and Southwest, and 7% International, with the largest segment of International being from Europe. Some of the statistics shown for why people decided to join Hammock Dunes: Number 1 answer was Gated Community, number 2 was HD Club, number 3 was Ocean Access, 4 Ocean Frontage, 5 was Property Price to Value, and finally number 6 was Florida State Income Tax.

Mr. Vohs summarized the Lake Marsh discussion which is located along the 7<sup>th</sup> fairway. To make the marsh into a Lake, it would require about 167 truckloads of wet muck to be moved out; it was not considered an option.

### **Security & Emergency Response Committee**

Mr. Georg updated the Board on the new access control software details. Ms. Rooyakkers stated the new software will be more user friendly for the gate officers and for the residents. Ms. Rooyakkers suggested sending a letter out to the residents asking for them to send an updated list of their preferred vendors and visitors. The Board agreed to follow the procedure that was done last time. All previous contractors and visitors on old lists will be removed.

### **Design Review Committee**

Mr. DiPerna reported it has been quiet with submittals over the past few months for the DRC. Mr. DiPerna stated the two Ocean-Front homes have been approved.

### **Financial Committee**

Mr. Aiello reported Mr. Gill and he would be signing the first check to the County Commissioners for the first payment on the Dunes contract. Mr. Aiello stated it appears over half of the residents are paying the full \$2,000 special assessment, about another 30% are paying \$1,000, and the remainder are only paying the \$500 or have not paid yet. Mr. Aiello also stated the initial audit results for 2017 are complete and he will be showing a chart at the Annual Meeting that shows in 2017 the HDOA would have operated in budget if it wasn’t for the Natural Disasters. Mr. Aiello reported the performance year to date in 2018 is \$24,000 under budget.

### **Declarant & Development Committee**

Mr. Eckert indicated there may be an issue with the HDOA Declaration and the two Declarant seats. Specifically, the Declarant/HDOA Board having the ability to appoint an administrator to the Board to fill the two seats. The confusing language is about “having an interest” in total property. The Board will have legal counsel review.

**Association Updates/Discussion**

Nothing Additional.

**New Business**

Nothing Additional.

**Audience Comments**

Nothing additional.

**Adjournment**

**ON MOTION BY Bruce Aiello, seconded by Dennis Vohs, with all in favor, the meeting was adjourned at 12:09 p.m.**