

**Hammock Dunes Owners Association, Inc.**  
**Board of Administrators Meeting**  
**August 19, 2019**

**Call to Order:**

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

**Board Members Present:** Bruce Aiello, Stan Pierce, Beth Thomas, Ralph Dumke, Jef Amsbaugh, Michael Heller (via phone)

**Board Members Absent:** Mike Gill, Jane Ann Gass, Marge Rooyakkers, Hunt Hawkins, John Hynes, Scott Keiling

**HD Club Administrator Present:**

**Community Management Present:** Travis Houk, Carsten Georg, Southern States Management Group

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

**Approval of Minutes: July 15, 2019, Board Meeting**

**ON MOTION BY Bruce Aiello, seconded by Jef Amsbaugh with all in favor, the Board approved the minutes of the July 15, 2019 Board of Administrators meeting with the following amendments:**

- **Jef Amsbaugh should be notated as present and on the phone.**
- **On Page 2, under Security & Emergency Response Committee the word owner in the last sentence should be changed to "resident".**

**Hammock Dunes Club Administrator**

Nothing to report.

**Committee Reports:**

**Communications & Community Relations**

Mr. Houk stated he has reviewed a first cut of the new video Fly-Over and it looks great. The final edit should be ready soon and will be posted on the website. Mr. Houk reported the maintenance of the real estate module, on the HDOA website, has been shifted to Chris Austin since the previous contractor has been unresponsive. Mr. Austin is the current web manager for the HDOA website. Mr. Aiello stated for Inside the Gates articles, changes should not be made to an article unless the chairman of the Committee has approved the change. Mr. Houk stated articles for the next issue are not due until the late Fall.

**Maintenance Committee**

Ms. Thomas provided the Board with an update on the Maintenance Committee. Ms. Thomas stated the Committee solicited two paving bids with a third company declining to bid. Committee members are meeting with the 2<sup>nd</sup> (low bidder) later in the week. Ms. Thomas indicated the Committee is still working with the insurance company on the acid spill on Ave. de la Mer and will likely make an addendum to the paving contract to ensure that section is completed too.

Mr. Houk reported the Committee supports a bid of \$9,800 to media blast and recoat all swing gates in Hammock Dunes. The Committee will obtain a second bid; however Ms. Thomas asked the Board for approval.

**ON MOTION BY Beth Thomas, seconded by Stan Pierce, with all in favor the HDOA Board voted on whether to approve \$9,800 for stripping and recoating the all swing gates and delegating the contractor authority to the Maintenance Committee. Motion carries.**

Mr. Houk presented a price and landscape plans to update the A1A Median between the South Gate and Island Estates Gate. Mr. Aiello indicated before the Board will review the landscape plan, FDOT should sign-off first.

Mr. Houk updated the Board about the dune renourishment and the nude area (devoid of vegetation and concaved) previously identified by the Maintenance Committee. The location is adjacent to Jim Weinert's lots and his house currently in construction. Mr. Weinert's builder, Stajo Construction, agreed to provide crane service when the equipment would be onsite. Mr. Houk stated the crane should be available the week of the 26<sup>th</sup> and he received a price of \$4,800 from Kevin Partel to install two truckloads of DEP sand, DEP Permit, sand fence, dune shrubs, and grading of the dune sand. The Board agreed to add \$700 to the bid in case there are unforeseen issues; such as more time for the crane operator.

**ON MOTION BY Beth Thomas, seconded by Mike Heller, with all in favor the Board voted on whether to approve \$5,500 to address the nude dune section identified by the Maintenance Committee. Motion carries.**

### **Social Committee**

Mr. Pierce stated the Committee organized a great cruise attended by 18 people. The Volunteer Recognition Dinner is scheduled for October 16<sup>th</sup>. Mr. Houk will send out an email for a request for nominations.

### **Strategic Planning Committee**

Mr. Houk confirmed the Committee is working on a draft Strategic Plan that will be reviewed during the upcoming Committee meetings and hopes to present the final draft in November 2019.

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

Nothing additional to report.

### **Design Review Committee**

Mr. Amsbaugh reported that all items on the DRC agenda have been approved with the exception of a submittal of lion statutes by the curb. The Board discussed the statutes and agreed with the DRC. Mr. Aiello clarified the recent tree ordinance that was approved by the State of Florida only affects trees that are in peril and a replacement request is acceptable.

### **Financial Committee**

Mr. Aiello reported on the July 31<sup>st</sup> financials. To date, the HDOA has not received the final true-up from Flagler County for the dune restoration project. Mr. Aiello reported there is a potential new developer for the Renaissance project using the same site plan that was reviewed by Flagler County a few months ago. More details to follow if it progresses.

### **Declarant & Development Committee**

Nothing additional.

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

#### **Self Help – 7 Roma Court, 5 San Marco, 25 Via Roma**

Mr. Houk stated Mr. Amsbaugh and he did a community site drive and inspected a few homes in Granada Estates. 7 Roma Court, 5 San Marco, & 25 Via Roma were not in compliance with Community Standards. Mr. Houk will send a violation letter; however if the property owner does not perform the landscape maintenance, the HDOA can address the front landscape with a mow, edge, and blow and invoice the property owner. Mr. Aiello reminded the Board the property must be vacant.

**ON MOTION BY Jef Amsbaugh, seconded by Bruce Aiello, with all in favor the Board voted on whether to do "Self Help" as necessary for 7 Roma Court, 5 San Marco, and 25 Via Roma. Motion carries.**

**New Business**

No New Business

**Audience Comments**

Members of the audience asked about the FEMA arbitration and the status.

**ON MOTION BY Stan Pierce, seconded by Ralph Dumke, with all in favor, the meeting was adjourned at 11:30 a.m.**