

Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting
June 17, 2019

Call to Order:

The duly noticed monthly board meeting was called to order at 10:02 a.m.

Board Members Present: Mike Gill, Bruce Aiello, Stan Pierce, Marge Rooyakkers, Jef Amsbaugh, Hunt Hawkins (phone)

Board Members Absent: Jane Ann Gass, Ralph Dumke, Beth Thomas, Michael Heller, Scott Keiling,

HD Club Administrator Present: Bob Drab

Community Management Present: Travis Houk, Craig Nisbett, Southern States Management Group

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

Approval of Minutes: May 20, 2019, Board Meeting

ON MOTION BY Bruce Aiello, seconded by Stan Pierce with all in favor, the Board approved the minutes of the May 20, 2019 Board of Administrators meeting as written.

Hammock Dunes Club Administrator

Mr. Bob Drab reported on updates at the Hammock Dunes Club.

Committee Reports:

Communications & Community Relations

Mr. Gill reported that the Inside the Gates articles need to be submitted no later than July 15.

Maintenance Committee

Mr. Gill reported that several members of the community have stated that the flower beds do not look good. Mr. Houk will follow up with Corey Landscaping to improve.

Social Committee

Mr. Pierce updated the Board regarding Social Committee events. The Committee is planning a casino cruise out of Port Canaveral. A group cruise for August aboard the Royal Caribbean Harmony of the Seas has been reserved for August. So far, 16 people have signed up.

Strategic Planning Committee

The Committee will present next month.

Security & Emergency Response Committee

Ms. Rooyakkers reported on the Security and Emergency Response Committee. Ms. Rooyakkers stated there should be routine maintenance checks for all of the gates. Mr. Houk confirmed Hammock Dunes Maintenance reviews/checks each gate every week.

Design Review Committee

Mr. Amsbaugh updated the Board on two variance requests for 8 Riviera.

ON MOTION BY Jef Amsbaugh, seconded by Stan Pierce with all in favor, the Board voted on whether to approve a 5 ft. setback in the front of 8 Riviera to allow for steps with the acknowledgement that this will not set a future precedence. Motion carries.

ON MOTION BY Jef Amsbaugh, seconded by Bruce Aiello with all in favor, the Board voted on whether to approve a rear setback variance similar to the adjacent neighbor for 8 Riviera subject to DRC and Hammock Dunes Club approval. Motion carries.

Financial Committee

Mr. Aiello provided the Board with a financial update. Mr. Aiello reported that the HDOA was \$28,000 over budget for the month of May.

Declarant & Development Committee

Mr. Gill provided the Board with a DDC update. Mr. Gill reported on the Hurricane Irma FEMA binding arbitration that took place on June 4th and June 5th in Washington D.C. Mr. Gill, Mr. Dumke, and Mr. David Eckert attended on behalf of the HDOA. The panel ruled in favor of FEMA because Hammock Dunes is not a qualifying entity. Subject to the panel's ruling, the Board discussed dropping the lawsuit in regards to Hurricane Matthew.

ON MOTION BY Bruce Aiello, seconded by Marge Rooyakkers with all in favor, the Board approved dropping the Hurricane Matthew lawsuit and asking FEMA to assist with classification of maintenance responsibilities to qualify as a designated facility.

Association Updates/Discussion:

No updates.

New Business

No New Business

Audience Comments

No audience comments.

Meeting was adjourned at 10:35am when a quorum was lost due to a Board member leaving the meeting.