

Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting
September 16, 2019

Call to Order:

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

Board Members Present: Marge Rooyackers, Bruce Aiello, Beth Thomas, Jef Amsbaugh, Jane Ann Gass, Michael Heller (via phone), Hunt Hawkins (via phone)

Board Members Absent: Mike Gill, Stan Pierce, Ralph Dumke, 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: August 19, 2019, Board Meeting

ON MOTION BY Bruce Aiello, seconded by Beth Thomas with all in favor, the Board approved the minutes of the August 19, 2019 Board of Administrators meeting with the following amendment:

- **On Page 2, under Maintenance Committee the word "August" should be added in the 4th sentence and the word "the" removed. "Mr. Houk stated the crane should be available the week of August 26th and he received..."**

Hammock Dunes Club Administrator

Nothing to report.

Committee Reports:

Communications & Community Relations

Ms. Gass confirmed the website overhaul is not planned until the Strategic Planning Committee provides their Strategic Plan. The Real Estate module has been updated and Mr. Houk will send an email to the current realtors about the website updates and a reminder to manage their listings.

Maintenance Committee

Hurricane Dorian Status Update

Ms. Thomas stated the Hurricane Update was provided already by Bruce

Ms. Thomas confirmed the paving all-in is approximately \$210,000 which includes the section of deteriorated roadway on Ave. de la Mer.

The Committee is proceeding with the swing gate restoration project which should be complete by the next meeting.

Social Committee

Volunteer Recognition Dinner Nominees

The Board discussed the Volunteer Recognition Dinner nominees. The Board indicated if there are more names to be nominated, please contact Stan ASAP.

Strategic Planning Committee

The Committee is preparing the report and will meet over the next several weeks.

Security & Emergency Response Committee

Ms. Rooyakkers brought up the issue about GPS coordinates/mapping and issues with the condos and Flagler County emergency services. The Committee suggestion is to install some directional signage specifically around the Camino del Mar rotary circle. Ms. Rooyakkers asked the Board to review the request the next time their around the circle.

“Dwelling Live,” the new access control hardware will go live January/February 2020.

Design Review Committee

191 Island Estates Parkway – Roof Tile Variance Request

Mr. Amsbaugh confirmed several approvals were provided as part of the normal meeting; however the Committee did have a separate DRC meeting to review a composite slate roof tile (“Da Vinci” Slate Grey) that has been submitted for review. The DRC voted to approve the variance.

The HDOA had discussion about the roof tile; specifically confirming any approval is without precedence and strictly a test case that may or may not be considered for future homes.

ON MOTION BY Jef Amsbaugh, seconded by Beth Thomas, with all in favor, the Board voted on whether to approve “Da Vinci” slate grey as a one-time approval for 191 Island Estates Parkway without precedence for future roof tile review. Motion carries.

Financial Committee

Mr. Aiello reported on the August 31st financials and reviewed the neighborhoods. The HDOA continues to run a deficit; however many items will be charged to reserve expenses. Mr. Aiello confirmed the 1st draft of the Reserve Study report has been issued and appears to be favorable. The final draft results will be communicated at the Budget Workshop meeting that is scheduled for Monday, October 28th at 10am.

Mr. Aiello reminded all Committee chairs to submit their budgets to him for the Finance Committee to review.

Declarant & Development Committee

Mr. Aiello confirmed the Hammock Dunes community made it thru Hurricane Dorian with minimal issues. The dune walkovers are in good shape. Approximately 5-15% of sacrificial dune sand has been lost; however Mr. Houk is contacting Flagler County to request assistance pushing existing beach sand at low tide to the protective berm since the permits and easement agreements are still in place. Mr. Aiello confirmed the expectation for Flagler County to address the dunes will be after November 1, 2019; however there is no obligation for them to assist with this project.

Flagler County still owes the HDOA a final ASBUILT survey for the dune restoration project as well as the final true-up for the financials.

There is no new info about Renaissance to share.

Association Updates/Discussion:

Nothing additional.

New Business

No New Business

Audience Comments

No additional comments.

ON MOTION BY Beth Thomas, seconded by Jane Ann Gass, with all in favor, the meeting was adjourned at 10:46 a.m.