

Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting
December 21, 2020

Call to Order:

The duly noticed monthly Board Meeting was called to order at 10:03 a.m.

Board Members Present: Ralph Dumke, Margaret Colon, Mike Gill, Marge Rooyakkers, Jef Amsbaugh, Beth Thomas, Warren Crooks, Linda Steggerda, Michael Heller, Hunt Hawkins

Board Members Absent: none

HD Club Administrator Present: Bob Neely

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: November 16, 2020 Board Meeting
December 7, 2020 Board Meeting

ON MOTION BY Mike Gill, seconded by Beth Thomas with all in favor, the Board approved the minutes of the November 16, 2020 Board of Administrators meeting as written.

ON MOTION BY Linda Steggerda, seconded by Mike Gill with all in favor, the Board approved the minutes of the December 7, 2020 Board of Administrators meeting as written.

Hammock Dunes Club Administrator

Mr. Neely provided the Board with updates on the Hammock Dunes Club. Mark Hoffman was elected as the new Club President. Mr. Neely stated that the Club is doing well financially. Approximately 60 new members joined the club in 2020. The Club will be doing focus groups to work on new projects.

Damaged Dune Sections the Result of the Nor'Easter

Mr. Heller provided the Board with an in-depth and detailed presentation in regards to repairing and maintaining damaged and vulnerable sections of the dunes. Specifically, the discussion targeted the north side of the community; Grande Mer dunes. Mr. Gill reviewed the Flagler County dune repair contract details (Post Hurricane Irma) including the FEMA reimbursement qualification details as well as Flagler County's current position as it relates to the dunes. The Board discussed cost sharing opportunities with other entities. The Board had an extensive discussion about reviewing contractor proposals and some real numbers. Mr. Heller stated he believed Flagler County would be supportive of the proposal from Olsen to repair the Grande Mer dunes. Members of the Board will schedule a meeting with Flagler County to discuss the dune situation and the options. Background documentation/information will be provided first. Proposals to repair the dunes will also be solicited.

Hammock Dunes Shoreline Management Program

Mr. Dumke stated he had a few meetings with a consulting group to discuss the natural dune restoration. Mr. Dumke confirmed other similar communities have a shoreline management program and a Committee typically oversees the program; which also includes dune planting, sand fencing, dune fertilization, etc. Mr. Dumke recommended the HDOA form a Hammock Dunes Shoreline Management Committee. The Shoreline Management Program is not intended to replace the dredge project or any other future planning from Flagler County but a Committee that can provide recommendations with the dunes, develop strategies, oversee future projects or emergency initiatives and liaison with other communities. Mr. Dumke confirmed the importance of the dunes and the proposed Committee will step in and be a valuable focus group for the entire dunes not just certain sections. The Board had extensive discussion about strategy components and goals for the Committee.

ON MOTION BY Mike Gill seconded by Linda Steggerda with all in favor, the Board voted on whether to form a new advisory Shoreline Management Committee with Ralph Dumke as Committee Chair and members to be named later. Motion carries.

Mr. Dumke stated that 500 ft. of sand fencing has been installed on the North side of Grande Mer and the project was successful.

Committee Reports:

Maintenance Committee

Ms. Thomas provided the Board with a Maintenance Committee update. Several items are scheduled to be painted this month including overlook benches and the light posts around the South Gate. The beach will be cleaned one per month and is scheduled to be done before Christmas. A drain was repaired along Camino del Rey and Camino del Sol drain was fixed. Camino del Mar and Granada sidewalks will be pressure washed. Reconstruction is ongoing for the walkover at 51 Calle Del Sur.

The Board discussed the A1A Median and the landscape maintenance associated with the median.

ON MOTION BY Beth Thomas seconded by Linda Steggerda with all in favor, the Board voted on whether to accept the approval from Flagler County and maintain the median located along AIA between the Island Estates Gate and the South Gate. Motion carries.

Ms. Thomas stated there is a curb issue that holds water on San Marco. The Committee determined this needs to be repaired to ensure the water drains appropriately.

ON MOTION BY Mike Gill seconded by Hunt Hawkins with all in favor, the Board voted on whether to approve water drainage curb repairs along San Marco at a cost not to exceed \$3500.

Ms. Thomas stated there is a section of shrubbery at the south end of San Gabriel is thinned out and it's a privacy issue also. The Board had discussion about what Neighborhood owns the property. Mr. Houk confirmed it's the HDOA.

ON MOTION BY Beth Thomas, seconded by Mike Gill, with all in favor the Board voted on whether to plant the San Gabriel open area with a wind hardy shrub and not-to-exceed \$3,000 installation cost. Motion carries.

Financial Committee

Ms. Colon provided the Board with a Finance report through November 30, 2020. Variance against budget is steadily declining. The HDOA has received approximately \$30,000 of insurance refunds from previous premiums and reconciliation will be finalized by next month along with 2021 insurance renewal. Ms. Colon reported that all letters have been sent to Grande Mer residents regarding the new resolution that was passed. All money has been received from the Lennar settlement; however, there is a ten-day waiting period for the recent check that was received to close out the settlement. The Finance Committee has received and reviewed the Ocean Estates and Granada Estates Reserve Studies. Mr. Betsill updated the Board on the results of the reserve study. The Finance Committee has completed the first draft of the Accounting Policy Manual. The Board discussed a Maintenance Policy that will be included in the Accounting Manual which will provide the Community Manager along with the Maintenance Chairman dollar amounts and flexibility to execute projects if the quotes can not be reviewed timely by the Board or Finance Committee or if needed for emergency situations.

The Board listened to an audience comment from a Grande Mer owner about the new monthly assessment per the resolution that was approved last month. The Committee agreed to review if there were other considerations on how to allocate the adjustment; however legal guidance has been clear on the current direction.

ON MOTION BY Margaret Colon seconded by Mike Gill with all in favor, the Board voted on whether to approve the new maintenance policy as drafted for the manual. Motion carries.

Community Planning/Strategic Planning Committee

Ms. Colon provided the Board with a Community Planning Committee update. Modifications to the current Community Plan have been made during the past month. The Committee is scheduled to have a new meeting after the HDOA meeting for a more detailed update and discussion. The Committee will conduct a complete review of the 2020 plan and proposed future actions for 2021.

Communications & Community Relations

Mrs. Colon provided the Board with a Communications & Community Relations update. The new edition of Inside the Gates was just released and has received excellent feedback. A New Year eblast will be sent next week. The Committee is working on updating the Hammock Dunes website. The Committee will continue publishing COVID updates until at least June of 2021.

Social Committee

Mr. Crooks provided the Board with a Social Committee update. A New Welcome letter (more formal) will be included in new owner package. There are no events currently planned due to COVID- 19. The Social Committee is continuing to work on contacting new owners to welcome to the community. A Social Committee member has resigned, leaving 3 members. Ms. Colon confirmed for the Committee to continue to ask for email addresses. Mr. Houk will work on a form to include in the package that confirms owners agree to receive all communication digitally. Mr. Crooks stated several philanthropic organizations are not doing any live event sponsorships which hamstrings any coordination.

Security & Emergency Response Committee

Ms. Rooyakkers provided the Board with a Security Committee update. Ms. Rooyakkers reported that several owners have been providing access to contractors outside of normal operating hours. The Board had extensive discussion about what to do if owners continue to violate the rules.

ON MOTION BY Marge Rooyakkers seconded by Linda Steggerda with all in favor, the Board voted on whether gate access violations including tailgating, front gating, and providing vendor access outside of normal vendor hours will result in a violation letter. Subsequent violations will result in a 4-week transponder suspension followed by a 3-month transponder suspension. Motion carries.

Design Review Committee

Mr. Amsbaugh provided the Board with a Design Review update. Mr. Amsbaugh reviewed several discussion items including garage additions for homes at 56 IEP and 92 IEP. The Board discussed the need to enforce DRC violations specifically regarding work being performed without prior DRC approval. Mr. Dumke will further discuss DRC violations with legal counsel.

Declarant & Development Committee

Mr. Dumke reported that the Renaissance Project was approved by the County Commissioners at the last meeting. Lennar will open a sales office at the 2 Camino de Mar building in 2021.

Association Updates/Discussion

Committee to Deal with FPL Concerning Brown Outs and Infrastructure Deficiencies

Mr. Dumke updated the Board on a new ad hoc FPL Committee. Committee members are Ralph Dumke, Bob, Amey Upchurch, and George Weisz.

2021 HDOA Annual Meeting, March 22, 2021

The Board discussed the best way to conduct the 2021 Annual Meeting during the ongoing COVID pandemic. Mr. Houk confirmed the mailing will go out in January 2021.

New Business

Nothing additional.

Audience Comments

Audience comments were addressed during the meeting.

ON MOTION BY Mike Gill seconded by Linda Steggerda, with all in favor, the meeting was adjourned at 12:40 p.m.

Attendees – David Betsill, George Weisz, David Eckert, Buster Taylor, Steve Voss, Dennis Vohs, Lori Comeau, Karyn Jacobs, Marie Russo, Tom Rucinski, Nancy Geisler, Amey Upchurch