

**Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting
November 16, 2020**

Call to Order:

The duly noticed monthly Board Meeting was called to order at 10:07 a.m.

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

Board Members Absent: Mike Gill

HD Club Administrator Present: Bob Neely

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

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

Approval of Minutes: October 19, 2020 Board Meeting

ON MOTION BY Warren Crooks, seconded by Hunt Hawkins with all in favor, the Board approved the minutes of the October 19, 2020 Board of Administrators meeting as written.

FY 2021 Budget Adoption

The Board discussed the proposed FY 2021 budgets for the Hammock Dunes Owners' Association, Granada Estates Neighborhood, and Ocean Estates Neighborhood.

ON MOTION BY Margaret Colon, seconded by Hunt Hawkins, with all in favor, the Board voted on whether to approve the proposed Fiscal Year 2021 Operating Budget for the Hammock Dunes Owners' Association; monthly dues \$176.50. Motion carries.

ON MOTION BY Margaret Colon, seconded by Linda Steggerda, with all in favor, the Board voted on whether to approve the proposed Fiscal Year 2021 Operating Budget for the Granada Estates Neighborhood; monthly dues \$55. Motion carries.

ON MOTION BY Margaret Colon, seconded by Mike Heller, with all in favor, the Board voted to on whether to approve the Fiscal Year 2021 Operating Budget for the Ocean Estates Carino la Mer, Grande Mer, and Playa del Sur Neighborhoods; monthly dues identified by neighborhood. Motion carries.

Hammock Dunes Club Administrator

Mr. Neely provided the Board with updates on the Hammock Dunes Club. Mr. Neely stated that membership is up at record paces. The Club is doing well financially. Mr. Neely stated the Club is in full support of the Renaissance Project.

Committee Reports:

Maintenance Committee

Ms. Thomas provided the Board with a Maintenance Committee update per the monthly list. The Committee is finalizing the landscape contract with Corey Enterprises. The light project on Camino del Mar has been completed. Ms. Thomas provided a sand fencing update and indicated the Committee is getting a second quote since Mr. Kevin Partel is tied up.

Damaged dune sections the result of the nor-easter

Mr. Heller and Mr. Eckert provided the Board with an updated detailed (power point presentation) report on the research findings regarding beach erosion in Grande Mer. Options were identified on the report. Mr. Heller and Mr. Eckert confirmed the Army Corps project would be in Hammock Dunes as soon as 2021 and worse case not later than 2023. The Board agreed more research on the options are necessary and directed Mr. Heller and Mr. Eckert to meet with coastal engineers and contractors for bids to repair the beach erosion and seek alternative options not yet presented.

51 Calle del Sur Walkover Proposal

Mr. Houk reviewed a proposal for the construction of a new walkover at 51 Calle Del Sur. The price for the proposal is \$46,500 and the contractor is Partel and Sons. The design spec has been approved by Mr. Heller and will similarly match the previous walkovers in Playa del Sur. Mr. Houk and Mr. Heller have negotiated the price and by consensus the Board agreed to proceed. This expense has been identified in the reserve walkover account.

Financial Committee

Ms. Colon provided the Board with a Finance report through September 30, 2020. Ms. Colon provided updates on Granada Estates and Ocean Estates financials. Ms. Colon reported that HDOA, Granada Estates, and Ocean Estates are all in excellent financial shape; much better than the start of the year.

Grande Mer Board Resolution

Ms. Colon presented a resolution and a letter that Mr. Houk will personalize to each Grande Mer owner. The resolution states the error that was made in 2017 and the procedure on how the error will be corrected; along with detailed direction on monthly dues payback.

ON MOTION BY Margaret Colon seconded by Linda Steggerda with all in favor, the Board voted on whether to approve the Grande Mer Resolution on Payback Reserves. Motion carries.

Community Planning/Strategic Planning Committee

Ms. Colon provided the Board with a Community Planning Committee update. Mrs. Colon reported that two new members have volunteered to join the committee. The holiday lights were put up this weekend. Hammock Dunes has raised over \$3,000 for a community food drive

ON MOTION BY Margaret Colon seconded by Hunt Hawkins with all in favor, the Board voted to appoint George Weisz and Lori Comeau to the Community Planning/Strategic Planning Committee. Motion carries.

Communications & Community Relations

Mr. Culligan provided the Board with a Communications & Community Relations update. Mr. Culligan reported on the latest COVID-19 local statistics. The next issue of Inside the Gates will be published on December 8th.

Social Committee

Mr. Crooks provided the Board with a Social Committee update. There are no events currently planned due to COVID- 19. The Social Committee is working on contacting new owners to welcome to the community. The Committee is looking into the possibility of having an outdoor event in February. Mr. Crooks reported that the Committee is looking into a group cruise for late 2021 or early 2022.

Security & Emergency Response Committee

Ms. Rooyakkers provided the Board with a Security Committee update. Ms. Rooyakkers reported she has contacted the condos to review how to proceed with handling elevator emergencies. Several Board members indicated they are happy with the current elevator procedure as it relates to the Main Gate.

Design Review Committee

Mr. Amsbaugh provided the Board with a Design Review update. Mr. Amsbaugh reported there has been a lot of DRC activity. The DRC committee is now meeting monthly via Zoom to review submittals.

Declarant & Development Committee

No Updates.

Association Updates/Discussion

Proposed Amendments to the HDOA Declaration of Covenants and Restrictions

Mr. Dumke presented a resolution drafted by legal counsel to allow Board Meetings via Zoom.

ON MOTION BY Linda Steggerda seconded by Hunt Hawkins with all in favor, the Board voted on whether to approve the Resolution Authorizing Remote Participation in a Meeting. Motion carries.

Indemnification & Short-Term Rental Amendments

Mr. Dumke presented the 4th amendment to the Declaration that has been previously discussed by the Board. The amendment provides further restrictions/teeth against short term rentals in Hammock Dunes; and prohibits advertising on internet websites such as Airbnb.

The amendment also provides further indemnity protection for Board Administrators, Committee members, and Officers who are serving on the HDOA Board and Committees.

ON MOTION BY Marge Rooyakkers seconded by Linda Steggerda with all in favor, the Board voted on the 4th Amendment to Declaration of Protective Covenants Conditions and Restrictions for Hammock Dunes. Motion carries.

Renaissance Update and Vote on Revised PUD

1. Mr. Dumke provided the Board with a detailed update on the Renaissance Project. The Board had a lengthy discussion regarding moving forward with the Revised PUD. A special meeting will be held to further discuss the issue and hold a vote. Steve Davis, Dave Eckert and Mike Heller agreed that the only three issues were
 - A. They wanted the houses on lots 1 and 26 to be only one story above existing grade.
 - B. To increase the set back from Camino del Mar to be more than 33 feet from the curb.
 - C. They wanted to see the landscape plan showing the area and the entrance along Camino Del Mar.

New Business

No new business

Audience Comments

Audience comments were addressed during the meeting.

ON MOTION BY Hunt Hawkins seconded by Linda Steggerda, with all in favor, the meeting was adjourned at 12:39 p.m.

Attendees – Tom Culligan, David Betsill, George Weisz, David Eckert, Buster Taylor, Steve Voss, Dennis Vohs, Lori Comeau, Joe Benney, DA Gardner, Tony Longo, Barry Williams, Rob Ford, Mike Geisler