

Draft

**Hammock Dunes Owners' Association, Inc.
Board of Administrators Meeting
May 19, 2008**

Call to Order

The meeting was called to order at 10:05 A.M.

Members Present: Kelli Jebbia, Bruce Aiello, Cosmo DiPerna, Dave Eckert, Jay Furbay, Sterling Colee, Howard Broussard

Members Absent: George Bagnall, Janet Krolicki, James Schumaker

Others Present: Fred Annon, Jr., Travis Houk, Southern States Management Group, Inc.
Harry Gudenberg – Hammock Dunes Club

Members' sign-in sheet located in Association Meeting File

A quorum was established.

Approval of Minutes – April 21, 2008

The agenda topic for Hammock Dunes Equity Club will be deferred indefinitely.

ON MOTION BY Bruce Aiello, seconded by Howard Broussard, with all in favor, the Board approved the minutes of the April 21, 2008 Board of Directors Meeting.

Committee Reports:

Communication Committee

Bill Connor said the final draft of the *Sandscripts* newsletter should be ready for mailing by the end of the week. An article regarding the drought and the need for water conservation will be added. Kelli Jebbia reported there is a free template that can be used to create a community web site. The Association will have to identify someone who is willing to keep the web site on their computer mainframe to allow owners access. Website development and maintenance appear to be the largest issues.

Finance Committee

Mr. Aiello reported on Association finances. Delinquent accounts total about \$45,000 which is a growing concern. The Finance Committee will monitor this issue. Many delinquent accounts have been sent to collection and possible foreclosure.

Social Committee

Janet Krolicki was not in attendance at the meeting; however she submitted an e-mail advising the Volunteer Recognition Dinner is scheduled for October 15, 2008. Bill Desimini has agreed to be Master of Ceremonies. Beach Parties are scheduled for June 25, July 16, August 13, and September 17. The Stroymeyers have agreed to be hosts on June 25 and August 13. Volunteers are needed for the July and August events. Marc Ray has advised the Hammock Dunes Equity Club has agreed to sponsor a community party, possibly in October 2008.

Design Review Committee

Mr. DiPerna reported on the status of revisions to DRC manuals. Based on advice from the Association's attorney, specifics regarding monetary penalties for violations will be incorporated into builder construction agreements, rather than being defined in the DRC manual. Mr. DiPerna read a statement regarding the issues pertaining to 47 Calle del Sur and the noncompliance of Mr. Hunt. Board members discussed going on the offensive and initiate legal action.

ON MOTION BY Dave Eckert, seconded by Cosmo DiPerna, with all in favor, the Board approved the request of the DRC to initiate legal action against the owner of 47 Calle del Sur for two covenant violations; the installation of a satellite dish and the construction of a dune walkover connection without Design Review Committee approval and to receive a legal review of the steps to be taken by the Association to correct the violations

Long Range Planning

The report was no report

Maintenance Updates

Mr. Eckert reported the Maintenance Committee has proposed replacing Spartina grass around Lake San Gabriel with sod and low lying ground cover. The cost, which is not budgeted, will come from Reserves if the Board approves the expenditure. Securitas is submitting a second proposal for security cameras. The cost will likely require a \$5 to \$10 increase in the monthly assessment. Mr. Aiello reported on vehicle access security upgrades at the Island Estates Neighborhood. The Maintenance Committee will investigate whether the island median at the entrance to the Playa del Sur Neighborhood can be removed or relocated to prevent continual damage to the front entrance and flower bed. Maintenance projects including the refurbishment of the north Granada Estates dune walkover, lake bank clearing, and fountain upgrade are on-going.

Mancino Proposal

Mr. Eckert reported on a proposal from Dave Mancino to design architectural plans for renovation of the guard house. Ms. Jebbia recommended getting additional bids for the work, possibly from Steve Cruz. The Board agreed additional bids are necessary for large projects; however since Dave Mancino has a history with the Community the Board agreed to have Dave design the plans. Since his price is not to exceed \$2000.00, the Board determined additional bids were not necessary.

Association Updates/Discussion:

Camino del Sol Drainage

Ms. Jebbia reported Dick Ryan with the CDD has agreed to take ownership of the drainage problem east of Montilla. Dick Ryan will remove the existing landscape, which will need to be replaced. A determination is needed as to whether the area belongs to the Montilla Neighborhood or the Master Association.

WCI Construction Site

This item was tabled since James was not present.

Legal Updates

5 Roma Court

It is anticipated that the Certificate of Occupancy will issued as soon as possible. The inspector has visited the home and notated a few electrical issues inside the house.

110 Island Estates

The process server is still attempting to serve the owners.

Renaissance Update

There was no update.

New Business

Turtle Lights

An owner has asked the Association to address the issue of porch lights at La Grande Provence being illuminated during turtle nesting season which is a violation of DEP resolutions. A letter will be sent to the owner advising that the Master Association has no jurisdiction in the matter, but will undertake a public service campaign to encourage owners to turn off porch lights during turtle nesting season.

Audience Comments

There were no audience comments.

Adjournment:

ON MOTION BY Cosmo DiPerna, seconded by Bruce Aiello, with all in favor, the meeting was adjourned at 12:00 Noon.

These are draft minutes which will be adopted at the next regularly scheduled Board meeting.