

**Hammock Dunes Owners' Association, Inc.
Board of Administrators Meeting
September 15, 2008**

Call to Order

The meeting was called to order at 10:00 A.M.

Members Present: George Bagnall, Kelli Jebbia, Janet Krolicki, Cosmo DiPerna, Dave Eckert, Jay Furbay, Sterling Colee, Howard Broussard

Members Absent: James Schumaker, Bruce Aiello, Harry Gudenberg – Hammock Dunes Club

Others Present: Fred Annon, Jr., Travis Houk, Southern States Management Group, Inc.

Members' sign-in sheet located in Association Meeting File
A quorum was established.

Approval of Minutes – August 18, 2008

ON MOTION BY Kelli Jebbia, seconded by Sterling Colee, with all in favor, the Board approved the minutes of the August 18, 2008 Board of Directors Meeting with the following corrections:

On page 2, sentence 5 under Design Review Committee, the words "and expenses" should be added after the word "revenue".

On page 2, under Maintenance Updates, sentence 2 the word "west" should be changed to "east".

Committee Reports:

Communication Committee

Kelli Jebbia reported the newsletter is due to be mailed in October. Mrs. Jebbia will work with Southern States Management Group to develop the Hammock Dunes Owners' Association web site and choose a web site address. Members will be able to access the website directly without going through the Southern States web site address. Mrs. Jebbia asked property management to research establishing a broadcast e-mail service for the Master Association.

Finance Committee

Mr. Annon advised WCI has remitted June, July and August assessments for properties they own. Late fees and interest have been applied to all WCI delinquent accounts and invoices have been submitted for the fourth quarter assessments. The HD Covenants & Restrictions allow the Association to advance the payment of assessments by 12 months at the Board's direction. There was discussion regarding options for collection of delinquent assessment payments from WCI and other owners who are in arrears. Management was asked to research the cost to initiate foreclosure action against properties with delinquent assessments and to provide the Board with a list of delinquencies and foreclosures.

Social Committee

Mrs. Krolicki reported on the Volunteer Recognition Dinner. There was discussion regarding this year's nominees and the Board selected three candidates: Fred Gronbacher, Harry Gudenberg, and Terry Pendleton. The last beach party was very well attended.

Design Review Committee

There was no report.

Long Range Planning

There was no report.

Maintenance Updates

There was no report; however David Eckert stated updates were included in the maintenance report. Mr. Bagnall asked the Maintenance Committee to look into removal of vines growing at the corner of Camino del Mar and Camino del Rey.

Securitas

Revised Contract

Securitas Inc. submitted a revised 3 year contract which included the installation of cameras, DVR/computer software, and upgraded guard quality. South gate hours/personnel were not included in the contract. \$15.10 was the proposed hourly rate. There was discussion regarding the proposed new vehicle access control contract. The Board determined the Securitas numbers did not match up and the proposed 18% increase is too high. Management will address cost issues including the hourly rate, equipment price, and proposed annual number with Securitas.

Association Updates/Discussion:

WCI Financial Update

This discussion was addressed earlier in the meeting under Finance Committee. The Association engaged the services of Jimmy Parrish with Latham, Shuker, Eden & Beaudine, LLP to represent them in the WCI bankruptcy case.

Legal Updates

110 Island Estates Parkway

Travis Houk reported legal council advised him that action must continue to progress or the Association should drop their case. Council recommended moving forward with additional attempts to serve the Spallones. Mr. Bagnall suggested suspending action on the case, as opposed to closing it, and requiring any owner who may purchase the property in the future to remove the medallions.

New Business

Army Engineers Letter

There was discussion regarding a letter drafted by Mr. Eckert responding to a request for comment from the U.S. Army Corp of Engineers regarding a proposed Flagler County feasibility study to develop and evaluate shoreline protection alternatives.

ON MOTION BY Cosmo DiPerna, seconded by Kelli Jebbia, with all in favor, the Board approved sending the letter, as amended, to the U.S. Army Corp of Engineers asking that the shoreline of the Hammock Dunes Owners' Association be included in the study.

Audience Comments

There were no audience comments.

Adjournment

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