

Hammock Dunes Owners' Association, Inc.
Board of Administrators Meeting
November 17, 2008

Call to Order

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

Members Present: George Bagnall, Kelli Jebbia, Bruce Aiello, Janet Krolicki, Cosmo DiPerna, Dave Eckert, Sterling Colee

Members Absent: James Schumaker, Howard Broussard, Jay Furbay

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

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

Approval of Minutes – October 20, 2008

ON MOTION BY Kelli Jebbia, seconded by Cosmo DiPerna, with all in favor, the Board approved the minutes of the October 20, 2008 Board of Directors Meeting with the following corrections:

On page 1, under "Social Committee", the following additional sentences shall be added "The Board decided to retain the flexibility to make a decision regarding the Volunteer Recognition Dinner." "It will be reviewed again in the summer 2009."

On page 2, sentence 3, under "Maintenance Updates", the words "Spartina" shall be changed to "St. Augustine".

On page 2, a separate heading shall be added after "Maintenance Updates" documenting the issue in Island Estates regarding the scooters and motorcycles. Specifically, the words "not noise related but menace related" shall be specified. The last sentence in "Maintenance Updates" shall also be included under this heading.

On page 3, under "Deactivation of Gate Transponders for Delinquent Owners", Dave Eckert voted to oppose the deactivation of the gate smartpass transponders.

On page 3, under New Business, the issue of whether the Board shall vote for the election of officers during the organizational meeting or wait and vote at the next scheduled Board meeting shall be added.

FY 2009 Budget Adoption

There was discussion regarding if there are 1220 or 1223 units in the Hammock Dunes Owners' Association. The FY 2009 budget for the Hammock Dunes Owners' Association will use 1220 units as the denominator. WCI has reduced their planned number of units from 67 to 64. In the future if WCI increases their number of units, they will be required to compensate the Association retroactive to January 1, 2009 for the increase.

ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor, the Board approved the Hammock Dunes Owners Association, Inc. FY 20009 Operating Budget as presented.

ON MOTION BY George Bagnall, seconded by Cosmo DiPerna, with all in favor, the Board approved the Granada Estates Neighborhood Association, Inc. FY 2009 Operating Budget as presented.

ON MOTION BY Dave Eckert, seconded by Cosmo DiPerna, with all in favor, the Board approved all three of the Ocean Estates Neighborhood Association, Inc. FY 2009 Operating Budgets as presented.

Committee Reports:

Communication Committee

Kelli Jebbia reported that website updates are almost complete, specifically a question and answer page. Mrs. Jebbia asked if Southern States Management can monitor the number of hits on the website. Mr. Annon reported the Board did adopt a Fine Matrix and changes recommended by the Board were made.

Finance Committee

There was no report since the budget was adopted. Mr. Eckert asked the Committee if they can restate the budget in graphical form for the last three years, including the FY 2009 budget and a two and half or three year "rolling forward plan" instead of just a one year budget. There was discussion regarding Mr. Eckert's request. Mr. Bagnall stated this should be under Long Range Planning.

Social Committee

The Board supported Ms. Krolicki's recommendation to schedule monthly Happy Hours at the Hammock Dunes Club after the first of the year and asking owners to bring their own beverages. Ms. Krolicki will discuss the matter with the Club.

Design Review Committee

There was discussion regarding hurricane shutters and plywood window coverings for storm protection. Citizens Property Owners Association is requiring residents to install hurricane shutters and two owners have applied for approval to the DRC. The shutters cannot be disallowed, but the Committee can specify color, type and duration of use. Owners who have installed plywood as shutters do not have DRC approval.

Long Range Planning

Cosmo DiPerna recommended appointing another Board member to chair the Long Range Planning Committee, possibly Dave Eckert. Sterling Colee reported the DRI is set to expire in February 2009 but there may be a misunderstanding on if it will expire.

Maintenance Updates

Mr. Eckert reported irrigation timers on major roadways have been adjusted to avoid spraying vehicles and pedestrians during peak hours. He reviewed Committee research on irrigation system alternatives, and items on the Committee's "backlog" list. In 2009 the committee will focus on repair and remodeling of the gate houses and installation of the vehicular access camera system. Approximately \$30,000 in Reserves will be used to fund the roof repair of the Main and South Gatehouses. Estimated cost for the South Gate cupola roof design is; \$19,000. Estimated cost for rectangular roof design is \$17,000. There was discussion regarding gatehouse repairs. Interior gatehouse remodeling may have to wait until 2010. Branches hanging over the road on the south end of Via Roma need to be trimmed. Mr. Bagnall asked that three or four Ligustrum bushes be planted in the area where the new sod was installed on San Gabriel Lane.

ON MOTION BY Dave Eckert, seconded by Janet Krolicki, with all in favor, the Board approved expenditure of up to \$19,000 for roof renovation on the main gatehouse. The motion was modified to the following.

ON MOTION BY Dave Eckert, seconded by Janet Krolicki, with all in favor, the Board approved expenditure of up to \$19,000 from Gatehouse Reserves for roof renovation on the main gatehouse.

Association Updates/Discussion

HD Club Warranty Deed Turnover from HDOA to Club

There was discussion regarding a special deed transferring title from the HDOA to the Hammock Dunes Club for land on which the bocce court is built. Ms. Jebbia will email a copy of the request for transfer of the deed to Board members for review. There was also discussion involving a utility easement agreement between the HDOA and DCDD.

ON MOTION BY Cosmo DiPerna, seconded by Dave Eckert, with all in favor, the Board authorized Mr. Bagnall to sign the utility easement between the HDOA and DCDD. Copies of the agreement will be in the Association files.

WCI Delinquent Assessments

Mr. Bagnall asked property management to advise WCI if delinquent accounts are not brought current the Board has directed management to file liens on the properties and start foreclosure action. WCI currently owes the Association approximately \$19,000.

Fine Committee

There was discussion regarding establishing a Fine Committee. Mr. Annon advised the Committee shall have five to seven members. Members must be independent of the Board and cannot be Master Association Board Members or spouses of Board members. There also was extensive discussion regarding fining a resident \$50.00 per day up to \$1000.00 per violation. Mr. Bagnall asked for 1-2 recommendations for Fine Committee members at the next Board meeting.

New Business

Recovering Costs for Maintenance of Abandoned Properties

There was extensive discussion regarding a process which would allow individual neighborhoods to levy fines for violation of neighborhood covenants and restrictions. Of particular concern is reimbursement to the Associations for landscape maintenance on abandoned properties in foreclosure.

ON MOTION BY Bruce Aiello, seconded by Dave Eckert, with all in favor, the Board approved the Master Association continuing its responsibility for developed lot landscaping appearances and that any covenant violations be brought to the Master Association by the individual neighborhood associations or their representatives prior to any work being done on those lots; information that would be included in the request would include the lot number, the condition of the lot and the cost to do the work and to notify the resident or the bank if the property is in foreclosure.

Kelli Jebbia reported on activities of the Planning Committee which is focusing on ways to promote the community. Ms. Jebbia recommended gathering information on the Master Association's community contributions that have enhanced quality of life in Flagler County and also maintained property values in an effort to apply for the Becker and Poliakoff Florida Community Association Excellence Awards. Awards are also given for excellence in communications, civic involvement, safety and security, and environmental safety. She would like to pursue the award and requested assistance on the project.

Audience Comments

There were no audience comments.

Adjournment

ON MOTION BY Cosmo DiPerna, seconded by David Eckert, with all in favor, the meeting was adjourned at 12:50 p.m.