

Hammock Dunes Owners' Association, Inc.
Board of Administrators Meeting
February 16, 2009

Call to Order

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

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

Members Absent: George Bagnall, James Schumaker, Sterling Colee, Harry Gudenberg – Hammock Dunes Club

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

Members' sign-in sheet located in Association Meeting File

A quorum was established.

Approval of Minutes – January 19, 2009

ON MOTION BY Kelli Jebbia, seconded by Bruce Aiello, with all in favor, the Board approved the minutes of the January 19, 2009 Board of Directors Meeting with the following corrections:

On page 2, sentence 4, under "Design Review Committee" the phrase "by the DRC" should be added after the word "approved".

On page 2, sentence 1, under "Maintenance Updates", the phrase "per 100 feet" should be added after the number "\$9,500".

On page 2, sentence 2, under "Maintenance Updates", the word "may" should be added after the word wall, and the word "needs" should be changed to "need". "Will" should be changed to "could".

On page 2, in the motion under "Proposal to Rescind \$18,000 Approval for Eastern Setback Study", The following sentence should be added: "No money has been spent on the previously approved authorization."

Committee Reports:

Communication Committee

Kelli Jebbia reported 764 people logged onto the Association website in January 2009. In February, 648 requests came into the website. Ms. Jebbia commended Bill Connor for his work on the *Sandscripts* newsletter which was recently mailed to all owners. The next newsletter is scheduled for publication in June 2009.

Finance Committee

Mr. Aiello reported a total of 38 liens have been filed against the properties of owners who are three or more months delinquent in paying monthly assessments. There was discussion about providing information to owners regarding late fees and interest charges for delinquent accounts and advising that owners will be responsible for attorney fees associated with collection of past due assessments and Small Claims Court filing may be forthcoming. Property Management will draft language for review by the Board at the next Board of Directors Meeting. As of February 13th, \$137,537 is owed by 118 delinquent owners; however assessment money is still being processed from the weekend mail. There was extensive discussion regarding collection of delinquent assessments. WCI paid delinquent assessments through the end of 2008, but did not pay late fees and interest. Currently WCI owes

approximately \$15,000 for the year. There was discussion regarding filing a lien for non-payment of assessments on properties owned by WCI or pursuing a Small Claims Court filing against WCI.

ON MOTION BY Bruce Aiello, seconded by Dave Eckert, with all in favor, the Board approved filing liens and pursuing a claim in Small Claims Court for non-payment of assessments on properties owned by WCI Communities.

DRC Committee

Cosmo DiPerna reported on DRC issues pertaining to the Leverton residence, 3765 N. Oceanshore Blvd., and Hunt residence 47 Calle del Sur. Mr. DiPerna stated he would like to table further discussion or decision on these issues until the March Board meeting when Mr. Bagnall and Mr. Annon are present.

Social Committee

Janet Krolicki reported there may be a conflict scheduling a homeowners' social event similar to the September 2008 party since the Creek Course is now open for Dinner. Board members said they did not feel it would be a conflict. Ms. Krolicki will discuss the matter with the Hammock Dunes Club Manager.

Long Range Planning

There was no report.

Maintenance Updates

Mr. Eckert reported Securitas and their camera contractor met with the Maintenance Committee in January. All parties are ready to move forward; however the camera contractor is waiting on payment/monies from Securitas before installing the cameras. Securitas should have their payment to the camera contractor by March 1st. The Committee needs additional information on the depth and contours of the lake bottoms in order to create a design to prevent lake bank erosion. The Maintenance Committee will ask permission from the DCDD to perform a topography survey on Lake San Gabriel. Ms. Jebbia said a number of owners have requested that visitors and owners who do not have a Smartpass gate opener be required to produce valid photographic identification prior to being allowed access to the community.

Association Updates/Discussion

Travis Houk reported an owner in Casa Bella asked if he could be given dispensation from the rules prohibiting use of motorcycles by non-residents. Mr. Houk advised the owner he must put his request in writing to the Board of Administrators; however the request probably will be denied. The owner never submitted a request.

Mailboxes

The DRC approved 1 additional type of mailbox for use in the community.

New Business

There was no new business.

Audience Comments

There were no audience comments.

Adjournment

ON MOTION BY Kelli Jebbia, seconded by Bruce Aiello, with all in favor, the meeting was adjourned at 10:55 a.m.