

Hammock Dunes Owners' Association, Inc.
Board of Administrators Meeting
April 20, 2009

Call to Order

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

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

Members Absent: Jay Furbay, James Schumaker

Others Present: 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 –

ON MOTION BY Bruce Aiello, seconded by, Cosmo DiPerna, with all in favor, the Board approved the minutes of the March 16, 2009 Board of Administrators Meeting.

ON MOTION BY Kelli Jebbia, seconded by, Howard Broussard, with all in favor, the Board approved the minutes of the March 30, 2009 Annual Meeting.

ON MOTION BY Howard Broussard, seconded by Bruce Aiello, with all in favor, the Board approved the minutes of the March 30, 2009 Organizational Meeting.

Committee Reports:

Communication Committee

Kelli Jebbia reported representatives from the Community of Excellence awards will be coming to view the community for a report featuring Hammock Dunes in August. She recommended planning a community social event to coincide with their visit and requested feedback from the Board on individuals to be interviewed by award committee representatives. She also asked for feedback on subjects to be included in the report. The HDOA website has a link featuring the Community of Excellence award web page. Mr. Connor reported the June edition of the *Sandscripts* newsletter will be mailed to owners in late May.

Social Committee

Janet Krolicki reported she spoke to the Sullivans and they are going to assist again with the August community beach party. During the last beach party, someone snatched the table which was stored in the bathroom at the comfort station. The Volunteer Recognition Dinner is still an open issue. It has not been confirmed or cancelled.

DRC Committee

Cosmo DiPerna reported the Association reached a legal agreement with the owner of 3765 North Oceanshore Boulevard regarding a sundeck installed without DRC approval. A demand letter has been sent to the owner of 47 Calle del Sur regarding a connection to the common dune walkover which was installed without DRC approval. The Board agreed to schedule a meeting with Mr. Hunt to discuss the current situation. Attendees will be Dave Eckert, Ocean Estates representative, Sterling Colee, DRC representative and Fred Annon. There was discussion regarding clarifying DRC guidelines to the master declaration.

Finance Committee

Bruce Aiello reported on Association finances and reviewed the Association's current process for collection of delinquent accounts. Liens for non-payment of assessments have been placed on properties of 53 owners. The FY 2008 Financial Audit should be completed by the next Board meeting. Mr. Bagnall requested a list of delinquent accounts on the 20th of each month. Mr. Aiello recommended continuing the current collection process and after an established period of time, sending a letter of intent to foreclose. The letter of intent would allow the Association one year to foreclose. Once it takes title, the Association will be required to assume all financial responsibility for the property. Mr. Aiello and Mr. Bagnall will schedule a meeting with the Association's attorney to review collection options. Mr. Bagnall had a few questions regarding the quarter financials. Travis will investigate and update accordingly.

Maintenance Updates

Bulbs along the bridge will be changed at Mariner Gate in an effort to have them match the low-wattage environment friendly bulbs that are currently being installed. The Committee is waiting on Partel to advise when the best time to fertilize the dunes.

Camera Update

Mr. Eckert reported security cameras have been installed at the Main Gate, Granada Estates Gate, and South Gate. Camera installation at the Island Estates Gate will begin the week of April 20th. Cameras currently installed are live on the gate house monitor and recording to their respective DVR's.

Coquina Wall – Granada Estates

The committee will solicit plans to install a coquina rock wall south of the 6th fairway on common property along Lake Cordoba for review by the Board. The proposal submitted to the Board did not include a plan. Additional plans will be solicited as needed.

SoresSox

The Maintenance Committee is investigating a new natural lake bank protection material called "ShoreSox". Lake San Gabriel is being considered as a possible test location for the material. The committee will also research sandbags and other low cost shoreline stabilization methods. Bob Dickinson is working with a resident in the Community to install "ShoreSox" as an alternative to coquina rock.

Long Range Planning

Howard Broussard reported he is looking for suggestions on long range targets. Mr. Broussard stated he is concerned about lack of efficiency within some components of the community. Mr. Eckert made a few suggestions regarding modeling the community and possible analysis of the master declaration. A committee will be set up.

Association Updates/Discussion

Vacant Lots

Mr. Aiello reported the Island Estates Neighborhood Association contracted for lawn maintenance on approximately seven abandoned residences. It was later discovered the Association documents do not permit the Association to pay for this work. As Hammock Dunes Master Association documents do permit the Association to fund maintenance of abandoned properties and vacant lots, the Island Estates Neighborhood Board of Directors is requesting approval to submit bids for lawn maintenance and clean up of several vacant lots with the cost to be paid by the Hammock Dunes Master Association. There was discussion regarding changing Association documents to allow the Association to contract for maintenance of abandoned lots and residences and bill the owner.

Post Orders

Mr. Eckert said the Board may want to set up a committee to recommend changes to Vehicle Access staff post orders. Changes related to the new security cameras and procedures should be included in the post orders. Discussion was held regarding who would chair this Committee.

ON MOTION BY Dave Eckert, seconded by Howard Broussard, with all in favor, the Board approved establishing a Security and Emergency Response Committee.

Incorporation

Mr. Bagnall reported on the work of the Fact Finding Committee investigating incorporation. The Fact Finding Committee has not made a recommendation; however the literature that was sent out makes it look like a recommendation was made. The possibility is slim to be annexed by Palm Coast; however is still is possible. Mr. Bagnall also stated he is concerned about the financials that are being proposed by the DCDD. 4 of the 5 DCDD Board members are Hammock Dunes residents. A town meeting will be scheduled for further discussion regarding incorporation in the next few weeks.

New Business

There was no additional new business.

Audience Comments

There were no audience comments.

Adjournment

ON MOTION BY Kelli Jebbia, seconded by Howard Broussard, with all in favor, the meeting was adjourned at 12:40pm.