

Hammock Dunes Owners' Association, Inc.
Board of Administrators Meeting
October 19, 2009

Call to Order

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

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

Members Absent: David Jacobs, Kelli Jebbia

Others Present: Fred Annon, 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.

Flagler County Sheriff's Office—Deputy Kevin Byrne

Deputy Byrne addressed homeowner security precautions and security updates within the greater Hammock area. He passed out a pamphlet of information that will be posted on the Association website.

Approval of Minutes – September 21, 2009

ON MOTION BY Bruce Aiello, seconded by, Cosmo DiPerna, with all in favor, the Board approved the minutes of the September 19, 2009 Board of Administrators Meeting with the following addition:

On Page 2, under Maintenance Updates, the following sentence should be added, "Mr. Bagnall asked to have curbing installed at the Granada Estates gate."

Committee Reports:

Proposed Operating Budgets 2010

The proposed FY 2010 Operating Budgets for the Hammock Dunes Owners' Association, the Granada Estates Neighborhood Association, and the Ocean Estates Neighborhood Association will be discussed following the Board of Directors Meeting and at the Budget Workshop.

Communication Committee

Bill Connor reported the fall issue of the *Sandscripts* newsletter is ready to be mailed to owners. To allow time to mail the Budget Workshop notice and a copy of the proposed budget to owners, the Board approved changing the workshop date from October 26th to November 2nd. The information and newsletter will be combined into one package to save on postage.

Social Committee

Ms. Krolicki reported the Volunteer Recognition Dinner is scheduled for Wednesday, October 21, 2009. To date 66 people have made reservations. Board Members were asked to speak with neighbors and additional owners and encourage them to attend. The last beach party of the season will be held on January 13, 2009 at the Hammock Dunes Club.

DRC Committee

There was no report. Mr. Colee reported he is still reviewing candidates for the vacancy on the DRC.

Finance Committee—Collections

Bruce Aiello reported on Association finances and collection of delinquent assessments. The Association is continuing to see more foreclosures processed and past due assessments paid. The Association is pursuing foreclosure of four owners who are seriously delinquent in paying assessments. All of the properties are under pending foreclosure by the lender with the exception of 6 Via Roma. The 2010 budget will be prepared under a 1220 assumption. Mr. Bagnall asked why the financial report shows monthly assessments for January through September 2009 at \$3,800 less than the budgeted amount. WCI was expected to pay assessments retroactively for an additional 3 lots; the 2009 assessments have not been paid. Management is instructed to bill WCI for the 3 lots. There was discussion regarding the number of legal units in the community.

Security and Emergency Response Committee

Mr. Furbay thanked Bruce Aiello and Travis Houk for their work with the committee during his absence and for arranging Deputy Byrne's security presentation. Mr. Aiello reported the Committee reviewed the policy for visitor passes, and recommends issuing a non-interchangeable day pass, valid for one day. If the individual goes to another part of the community, such as Island Estates, they are required to obtain another pass. The committee recommends against issuing multiple-day passes. Visitors will be required to show photo ID to the gate staff each day to renew their day pass. Mr. Aiello confirmed the policy for multiple visitor events. A visitor list must be provided 48 hours in advance. The vehicle access staff will then prepare re-printed, one-day passes, for guests on the list. Visitors will be required to show photo ID to the gate staff to obtain the pass. Passes must be re-issued daily for multiple day events. The committee reviewed installing gates with a pushbutton entry code on the common area dune walkovers, installing video surveillance cameras and fencing to deter trespassers. Several residents have complained they will not allow their guests' driver's licenses to be scanned. The Committee recommends allowing visitors to access the community by showing a valid photo ID, but discontinuing the practice of scanning driver's licenses. Mr. Eckert asked the Committee to develop a system for allowing owners to list the gate house telephone number as one of the emergency contact numbers for home alarm systems. The Committee will ask Securitas to provide a cost/benefit analysis for adding a second Rover during certain times of day to deter crime. Mr. Eckert also recommended placing cameras on the condominium buildings and possibly on his property to provide video surveillance of the beach.

ON MOTION BY Bruce Aiello, seconded by Dave Eckert, with all in favor, the Board approved eliminating the requirement for visitors to obtain separate daily passes each time they enter the community; however the day pass will be non-interchangeable.

ON MOTION BY Bruce Aiello, seconded by Janet Krolicki, with all in favor, the Board approved requiring visitors to produce a valid photo ID to gain access to the community, having gate staff type license information into the computer, and discontinuing the practice of scanning visitors' driver's licenses.

Long Range Planning Committee

Howard Broussard met with Tom Sharpe of H.D. Associates and spoke with Greg Franks with WCI. Both gentlemen advised there are no plans for new developments within the next two to five years.

Maintenance Updates

Mr. Eckert asked for input from the Board regarding bids for bridge inspections and/or load testing. Cline Construction, who built the existing bridges, submitted a proposal to inspect the 7 bridges in Hammock Dunes and provide a written report. The Maintenance Committee also received proposals from engineering firms (such as PBS&J) ranging from \$15,000 - \$30,000.00. Mr. Eckert also stated he feels the bridges are good shape; however he did notice when driving over the main bridge there is undulation in the pavement as the vehicle drives over. The safest alternative is using Cline and if no problems are discovered it is not a big loss. Mr. Bagnall stated even though Cline was the original contractor, they are professional enough to notate problems especially when it could create more work for them.

ON MOTION BY Dave Eckert, seconded by Howard Broussard, with all in favor, the Board reviewed and accepted the low bid of \$3,000 from Cline Construction to inspect the bridges and authorized the Maintenance Committee to implement the work.

The Association has contracted with Bechtol Engineering to collect soil samples and complete structural design work for the eastern bank of Lake San Gabriel. The Committee is still researching wireless communication between Island Estates gate and Mariner's gate and reviewing bicycle racks. Mr. Eckert recommended continuing to include a line item in the budget for vine clearing or other enhancements. The Maintenance engineer has made improvements to the gate houses at a very low cost. A tree near the bridge that was struck by lightning may need to be replaced if it does not survive. Mr. Bagnall recommended replacing the tree, if necessary, with a smaller Canary Island Palm, which would be less expensive. The Board agreed to consider soliciting a joint bid for road paving in cooperation with Porto Mar Neighborhood Association and Portofino Condominium Association.

Association Updates/Discussion

Waterfront Community Board Vacancy

The Association has received resumes from Phil Henderson and Greg Franks as candidates to fill the remaining term of James Schumaker as the Waterfront Community representative on the Hammock Dunes Owners' Association Board of Administrators. There was discussion regarding the candidates.

On a motion to appoint the Waterfront Community representative to fill the remaining term of James Schumaker, Greg Franks received five votes, Phil Henderson received two votes. The motion passes with Greg Franks as the new Waterfront Community representative for the Hammock Dunes Owners' Association Board of Administrators.

Mr. Bagnall will telephone Phil Henderson and encourage him to submit his name as a candidate for the Board in March of 2010.

Neighborhood Leases

Mr. DiPerna reported he had a meeting with the Hammock Dunes Association's attorney along with Judy Barnes and Fred Annon. The attorney will rewrite the language to amend lease restrictions for the tower condominiums. The new language states, "Units shall be used for single family residential purposes only. The term single family means one or more persons occupying a single unit provided that unless all members are related by blood, marriage or adoption, no single family may be leased by more than two unrelated adults." There was discussion about inserting the word "total" and defining the word "unrelated". Purchasers are currently required to abide by this restriction. There was discussion regarding adding lease rules in the HDOA Declaration with the provision the rules apply to all sub-associations unless their rules are more restrictive. The new language will be reviewed by the Condominium associations respectively.

New Business

Proposed FY 2010 Operating Budget

Mr. Bagnall invited Board Members and owners to participate in discussion of the FY 2010 Operating Budget which will take place after the meeting.

Incorporation

Mr. Bagnall reported on the status of Incorporation and the Fact Finding Committee. A closed meeting is scheduled for October 28, 2009 at Hammock Beach. A phone survey to gather owner opinions on incorporation will take place within the next few weeks. Mr. Aiello mentioned another town hall meeting may be beneficial. Mr. Bagnall stated there is no new information other than the frequently asked question list on the website. Mr. Gudenberg stated the formal vote will take place next year. There was extensive discussion regarding incorporation.

RV Parking

Mr. Aiello reported the Island Estates Neighborhood Association Board of Directors supports the right of the Hammock Dunes Master Association to enforce RV parking regulations.

Audience Comments

The Board addressed audience comments and concerns throughout the meeting.

Adjournment

ON MOTION BY Bruce Aiello, seconded by Howard Broussard, with all in favor, the meeting was adjourned at 1:25 p.m.