

Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting
September 20, 2010

Call to Order

The meeting was called to order at 10:00 a.m.

Members Present: George Bagnall, Cosmo DiPerna, Howard Broussard, Dave Eckert, Phil Henderson, Jay Furbay, Tom Sharpe,

Members Absent: Bruce Aiello, Kelli Jebbia, David Jacobs

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

Charles Swinburn, Non-Voting Member, Hammock Dunes Club

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

Approval of the Minutes – August 16, 2010

ON MOTION BY Phil Henderson, seconded by Howard Broussard, with all in favor, the Board approved the minutes of the August 16, 2010 Board of Administrators Meeting with the following correction:

- **On page 5 under “New Business” the second paragraph should read, “The Tuscany Condominium Association...”**

Committee Reports:

Long Range Planning Committee Presentation

Mr. Dave Eckert distributed a timeline he drafted documenting the inception and development of the Hammock Dunes Community and asked the Board to assist with its completion. Mr. Henderson stated Hammock Dunes residents who were former ITT employees may be provide useful information. Mr. Eckert and Mr. Jeff Annon conducted a presentation using excel spreadsheet diagrams depicting various models including: Annual Operating Budget vs. Monthly Assessment, Breakdown of Annual Operating Budget, Projected Reserve Contributions, Impact of Alternative on Monthly Assessments, etc. These graphs will continue to assist in the completion of the database the Long Range Planning Committee is developing. Mr. Eckert reviewed his study of the DRI and recommended the Board review the handout in the agenda package. He stated the floating knowledge the Board has about the DRI and its amendments must continue to grow.

Communications Committee

There was no report.

Social Committee

Approximately 25 people attended the recent community pool party at the Hammock Dunes Club, the last social event scheduled for the summer months. The committee has chosen the menu for the Volunteer Recognition Dinner. The CARE BEARS volunteer group will be recognized and awarded at the dinner. The trophy will be kept at the clubhouse. Promotion of the awards dinner will begin by October 1, 2010. The Board reviewed the speech Mr. DiPerna prepared for the event.

Design Review Committee

Mr. DiPerna reported the chipped paint where the lion medallions were installed at 110 Island Estates Parkway has been painted and the issue is closed. He reviewed the hurricane shutters situation the Committee is facing in Casa Bella. The DRC manuals state hurricane shutters are "suggested" to be used only during named storms for single family homes. He reported the Casa Bella 2 Condominium Association has discussed going out for approval to change their documents (which currently prohibit hurricane shutters).

Financial Committee

Mr. Bagnall reported there were errors in the FY 2010 financial audit. Southern States Management Group (SSMG) was asked to adjust Association financials to conform to the audit results. Travis Houk and Fred Annon will meet with Mr. Bagnall and Mr. Aiello to resolve the audit issues.

Security Committee

The call box at the Granada Estates gate is working and temporary access codes are being used for expedited vendor access. The gates at the beach walkovers have been installed. The fake "Camera Surveillance" signs should be installed in the next few weeks. There was discussion regarding installing the same gates at all walkovers in Grande Mer. The Security Committee will review this option.

Maintenance Updates:

Lake San Gabriel Sea Wall – Playa del Sur – Contract

The Board sent a letter to all Playa del Sur owners advising the cost for installing the vinyl sea wall in Lake San Gabriel. The installation will require spending all funds currently in the Playa del Sur reserves.

ON MOTION BY Dave Eckert, seconded by Howard Broussard, with all in favor, the Board voted to use Playa del Sur Reserve money to fund the Lake San Gabriel Sea Wall installation contract contained in the meeting package. The Board further approved not exercising the right to cancel the contract by September 23, 2010, making the document a duly authorized contract. Expenditure of all funds in Playa del Sur Reserves will require consideration regarding how to replenish the Reserves in budgetary planning for future years.

Mr. Eckert reported a contract has been signed, and the work will be scheduled, to install bollard pipes at the Granda Estates gate at a cost not to exceed \$8,000.

A proposal for re-striping specific locations in the Community will be presented at the next Board Meeting. Work to refurbish the Camino del Mar fountain has been completed. The Committee will obtain cost estimates to purchase a statute for installation in the fountain. Mark Ray advised the Hammock Dunes Club would agree to share the cost of the statue, contingent upon approval of the artwork design. The plan is to install two bronze, waterproof heron statues that will face each other.

Association Updates/Discussion:

Hammock Sotheby's Property

The Board is holding preliminary discussions with HD Associates about the possibility of acquiring the former sales center property. The Board authorized George Bagnall and Dave Eckert to contract for an appraisal, if necessary, before the next Board Meeting.

ON MOTION BY George Bagnall, seconded by Howard Broussard, with all in favor, the Board approved authorizing Mr. Bagnall and Mr. Eckert to spend up to \$4,000 between now and the October Board of Administrators Meeting for legal and/or appraisal fees related to potential purchase of the sales center property, should the expenditure be necessary.

Real Estate Referrals

Hammock Luxury Team of Florida reported on plans to form a real estate group that will sell Hammock Dunes properties exclusively. It was suggested that all information on realtors with listings in the community be made available to visitors expressing interest in buying property in Hammock Dunes. There was discussion regarding real estate practices and designating Hammock Luxury Team of Florida as the preferential referral realtor for the community. The Board agreed on October 1, 2010, a document drafted by the Association, with contact information for three real estate companies for the community, will be given to vehicle access staff at the Main gate for distribution to potential buyers. The real estate agencies listed will include Hammock Luxury Team of Florida, By Appointment Only, and East Coast Premiere Properties. Criteria for choosing realtors listed are 1) having offices located close to Hammock Dunes, 2) having made prior sales in Hammock Dunes, and 3) having extensive knowledge of the Hammock Dunes community. Other real estate agencies interested in being on the list may present their credentials to the Board for review. The hours during which realtors will be allowed to show property are 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturday and Sunday.

Waterfront Vacancy

The topic of filling the vacant seat on the Board of Administrators for a representative of the Waterfront Community was tabled until the next meeting.

New Business:

Southern States Management Contract

The SSMG property management contract ends at the end of 2010. A clause in the current contract stipulates if SSMG is not notified of any changes to the contract by October 1, 2010, the current contract is automatically extended by one year. The Board agreed to send a letter to SSMG advising of the Board's intent to cancel the contract as of December 31, 2010. This action will not preclude the Board from signing a new contract with SSMG.

ON MOTION BY George Bagnall, seconded by Dave Eckert, with all in favor, the Board voted to send a letter to Southern States Management Group canceling their contract effective December 31, 2010.

Budget Workshop Dates

The Finance Committee will meet with SSMG to review the proposed FY 2011 Operating Budget on October 7, 2010. The proposed budget will be reviewed at the October 18, 2010 Board of Administrators Meeting and the October 25, 2010 Budget Workshop Meeting. The final budget will be adopted at the November 15 Board of Administrators Meeting.

Audience Comments

The Board addressed member comments and concerns and commended the Maintenance Committee for all of their work on the Lake San Gabriel sea wall project.

Adjournment

ON MOTION BY Cosmo DiPerna, seconded by Phil Henderson, with all in favor, the meeting was adjourned at 12:10 p.m.