

**Hammock Dunes Owners' Association, Inc.**  
**Board of Administrators Meeting**  
**January 18, 2010**

**Call to Order**

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

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

**Members Absent:** David Jacobs

**Others Present:** Travis Houk, Southern States Management Group, Inc.  
Charles Swinburn – Hammock Dunes Club

Members' sign-in sheet located in Association Meeting File

A quorum was established.

**Mr. Bagnall introduced and welcomed Charles Swinburn as the new HD Club representative on the Hammock Dunes Owners' Association Board of Administrators. Mr. Swinburn replaces Harry Gudenberg who became president of the HD Club.**

**Approval of Minutes – November 16, 2009**

**ON MOTION BY Bruce Aiello, seconded by, Kelli Jebbia, with all in favor, the Board approved the minutes of the November 16, 2009 Board of Administrators Meeting with the following correction:**

On Page 3, under WCI Update, the 2<sup>nd</sup> sentence should read, "WCI emerged from Bankruptcy and renegotiated the lines of credit.

**Committee Reports:**

**Communication Committee**

Mrs. Jebbia stated the Sandscripts will be going to a seasonal newsletter and she will be asking for updated newsletter information in the coming weeks. The Committee is hopeful to have a Winter Sandscripts distributed in February. Mrs. Jebbia reported the website traffic is back to normal activity after the spike in the fall of 2009. Updated minutes are posted on the website. The new welcome letter is still being reviewed.

**Social Committee**

Ms. Krolicki reported the last scheduled beach party was held at the Club. Not very many newcomers attended. The Committee will review how to incorporate new people.

**DRC Committee**

Mr. Colee reported a house in Marbella has been painted a color that is not an approved Marbella Villas paint color. After multiple contact attempts, the resident has not complied with the DRC's request to paint the house an approved color. The Committee requests to turn the matter over to the Association's attorneys for follow-up correspondence.

**ON MOTION BY Cosmo DiPerna, seconded by Kelli Jebbia, with all in favor, the Board approved turning the issue over to the Association's legal council to resolve the matter.**

### **Finance Committee—Collections**

Mr. Aiello reported year end 2009 financials will be ready by the February Board Meeting. Mr. Bagnall stated the opinion letter, drafted by the Association's attorney regarding collections, should be emailed to the Board after the meeting. The four delinquent cases, the Association is pursuing through Taylor & Carls, are still moving forward. Since one owner has paid in full, Mr. Aiello reported the Ecker property, 13 San Marco Court, will be added to the attorney's list. Mr. Eckert asked about the 2009 surplus and how it will be allocated over the reserve accounts. Mr. Aiello confirmed a Bad Debt reserve will be established and the Committee will review areas that need additional reserve monies.

### **Long Range Planning Committee**

Mr. Broussard stated the Committee is organizing a list to distribute to each Board member with specific ideas and questions and then prioritize on where the Committee should go.

### **Security and Emergency Response Committee**

Mr. Furbay deferred to Bruce Aiello regarding Committee updates. Mr. Aiello reported the HD Club is hosting a wedding sales event open to the public and reviewed procedures on how the visitors will be accessed through the main gate. The roving patrol officer will be stationed at the main circle fountain to ensure the visitors go directly to the Club. Ms. Jebbia stated the Association needs some protection or Club agreement in place to protect the common grounds if additional business is solicited through sponsorship. Mr. Bagnall stated if additional security is required, it should be paid by the Club.

All smartpass transponders have been deactivated for those residents who have liens filed against them. The Committee will review the master smartpass list and terminate smartpass transponders that are no longer in use or misidentified. The Committee will investigate if directions can be printed on the Securitas access passes.

### **Maintenance Updates**

Mr. Eckert reported the bike racks at Clicker Beach and Mariner Drive have been installed. A bike rack for the comfort station is on order. Fencing along Jungle Hut Road has been repaired. The Committee is working with Club to install additional buffer plantings inside the gate along Jungle Hut Road. Bids are solicited to sandblast the surface color and install a penetrating stain on the stamped concrete.

### **Bechtol Update**

Mr. Eckert distributed a matrix handout he drafted defining the three options, ArmorMax, Keystone Wall, ShoreSox, designed by Bechtol Engineering for the Lake San Gabriel lake bank. Also included in the matrix were requirements associated with a sheet piling option faced with coquina rock. Mr. Eckert stated the Committee will be meeting with ArmorMax representatives as well as Harty Tractor Service, a contractor familiar with the product, to discuss the installation in more detail.

### **Wireless Mesh Network Update – Maintenance/Security**

Mr. Eckert reported the Committee is reviewing the possibility of installing a wireless backbone that can support enhancing the gate access security with a local area network. The contractor, Rapid Security Solutions, is scheduled to conduct some field studies and will report to the Committee. A proposal should be ready for Board review in the coming weeks.

### **Bridge Inspection Report**

Cline construction completed the inspection of the 7 Community bridges and issued a report the Association will keep on file. The report indicated no structural damage with minor cosmetic repairs.

### **Main Circle Fountain**

Mr. Eckert reported the Committee is reviewing proposals to repair and upgrade the main circle fountain. Bubblers are one possibility as well a stucco finish with cultured stone. An additional proposal will be solicited.

## **Association Updates/Discussion:**

### **Abandoned Properties**

The Board fielded audience questions regarding the Ecker property, 13 San Marco Court, specifically security and maintenance concerns. Mr. Bagnall stated the Association has been legally advised the moment they begin to maintain the residence, beyond minor landscape service, they are open to serious liability. If squatters or trespassers break into the house, the Flagler County Sheriff's office should be contacted not the Association. The Board agreed to send certified correspondence to all associated parties, Flagler County Sheriff, Flagler County Code Enforcement, Bank of America, regarding the status of the house.

### **Extended Passes**

Mr. Bagnall stated he has received many complaints when a visitor is staying for a week and has to be issued a new pass each day. Mr. Aiello confirmed the pass is good for the entire day it's issued. When the visitor comes through the gate, all they must do is show the pass along with their ID and they are granted access. The Committee will review if multiple color passes can be issued to extended pass visitors. Mr. Ed Cohen, 15 San Marco Court, volunteered to serve on the Security Committee to discuss this issue.

### **Plat & Tennis Property**

Mr. Bagnall reported the Club has asked him to sign some documentation that plats out property 1B. Apparently the land was never platted. The documents require a signature that the Association will accept responsibility for maintaining the road to the end of 1B. Also, the Club submitted a warranty deed for the piece of property over by the tennis and bocce courts that infringes on HDOA property.

**ON MOTION BY George Bagnall, seconded by Cosmo DiPerna, with Mr. Bagnall, Cosmo DiPerna, Ms. Jebbia, Mr. Colee, Mr. Franks, Ms. Krolicki and Mr. Broussard in favor, and Mr. Eckert, Mr. Furbay, and Mr. Aiello abstaining the Board granted authority to Mr. Bagnall to sign the documentation confirming the Association will maintain Avenue Royale from the main circle to the end of property 1B.**

**ON MOTION BY George Bagnall, seconded by Howard Broussard, with all in favor the Board approved signing the special warranty deed for the piece of property that infringes on HDOA property.**

### **New Business:**

#### **2010 Annual Meeting**

The Annual Meeting was scheduled for Monday, March 29 at 10:00 am in the Hammock Dunes Club.

#### **WCI Update**

Mr. Aiello expressed concern that the current Hammock Dunes master covenants and restrictions as well as neighborhood documents will apply to the new WCI parcels. Mr. Colee stated when the Murano plat comes for signature; do not sign it until the Board is comfortable with the documents. Mr. Franks confirmed the parcels are not for sale and a decision has not been made as of today.

#### **Leasing**

Mr. DiPerna reported the Tuscany Board received the final draft of the By Law amendment with everyone satisfied. The draft must be sent to the condominium membership and a vote must be conducted.

**Incorporation**

Mr. Bagnall reported the Fact Finding Committee turned it back to the DCDD. The recommendation is that incorporation is not being pursued at this time until the DCDD can work out a method of transferring the assets from the DCDD to the new town as well as work out some of the other legal items in the new charter.

**Audience Comments**

The Board addressed audience comments and concerns throughout the meeting.

**Adjournment**

**ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor, the meeting was adjourned at 12:35 p.m.**