

Hammock Dunes Owners' Association, Inc.
Board of Administrators Meeting
March 15, 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, Sterling Colee, Janet Krolicki

Members Absent: David Jacobs, Jay Furbay

Others Present: Fred Annon, 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.

Approval of Minutes – February 15, 2010

ON MOTION BY Cosmo DiPerna, seconded by Bruce Aiello, with all in favor, the Board approved the minutes of the February 15, 2010 Board of Administrators Meeting as written.

Committee Reports:

Communication Committee

Mrs. Jebbia reported the Winter/Spring Sandscripts was mailed. An email was sent from the HCC regarding the DRI. The Board discussed attending the HCC meeting later in the day.

Social Committee

Mrs. Krolicki stated she received no volunteer requests for the upcoming social party calendar.

DRC Committee

Mr. DiPerna reported two new houses are on the agenda for review. The owner of the "pink" Marbella house confirmed in writing that her house will be painted an approved paint color within 60 days. There was discussion regarding the proposed new awning for the Island Estates main gate house. Mr. Eckert stated the main HD gate house rendering that the Maintenance Committee developed last year eliminated the existing awing with the new roof extending to the curb edge. Mr. DiPerna stated the DRC will review the awning proposal again at their April meeting. Mr. Bagnall asked the DRC to review the chipped paint on the walls where the lion medallions were removed at 110 Island Estates Parkway.

Finance Committee—Collections

Mr. Aiello reported on the request to simplify the balance sheet for the upcoming annual meeting. He suggested not to review the balance sheet in detail but to report on the delinquencies, year to date numbers, and the current financial status. Mr. Bagnall asked about the DRC expense number that seemed more than the normal amount. Mr. DiPerna reported Bob Dickinson's recent invoice which included multiple months resulted in the high expense number.

Mr. Aiello reported on the properties under collection with Taylor and Carls. He requested the Board add an additional account for collection with the attorneys. Mr. Bagnall stated he believes the Board should add a property that has a house rather than a vacant lot. The Board agreed to add 1 Via Salerno, Montgomery Residence, to the list of collection accounts.

Long Range Planning Committee

Nothing new to report.

Security and Emergency Response Committee

Mr. Aiello reported a few Granada Estates residents have asked about the status of the barrier at the Granada Estates gate. Mr. Eckert stated the Maintenance Committee has reviewed many different options and the time delay indicates the complexity of the issue. Greg Franks indicated planters may be a convenient temporary option since a footer is not necessary and the planters can be moved. Mr. Eckert stated any option could present a problem for trailers or big trucks.

Mr. Aiello reported the Island Estates Board opted to use the driver license scanner at the main Island Estates Gate. Directions are now being printed on the visitor passes. A standard green and white directional HD Club sign will be installed in an effort to prevent visitors from getting lost when going to the Club. Mrs. Jebbia stated she continues to get complaints about family members having to get a daily pass for extended stays.

Mr. DiPerna reported on a possible security breach that happened at Tuscany where four vehicles entered the gate at midnight over the weekend. Mr. Aiello stated the guard did not follow the correct post orders and was suspended.

Maintenance Updates:

Mr. Eckert reported the Committee is reviewing proposals to install a concrete pad with a bicycle rack at the comfort station. The Committee is meeting with Cline Construction to discuss concrete decking options, including the addition of pavers, at the Camino del Mar Bridge.

Fountain Update

Mr. Eckert reported the Camino del Mar fountain proposal has been signed for \$15,000. Mr. Bagnall asked if the DRC approved the new stone feature. Travis Houk stated he will contact the DRC for approval.

Comfort Station Dune Walkover

92 ft. of the 213 ft of wood decking at the comfort station dune walkover is splintered and a potential hazard. The Maintenance Committee solicited a proposal to repair the walkover.

ON MOTION BY, Dave Eckert, seconded by Bruce Aiello, with all in favor, the Board approved the proposal from Kevin Partel to repair the wood decking at the comfort station dune walkover.

Camino del Rey Open Area

Mr. Eckert reported after clearing invasive plants and vines on Camino del Rey an open area of land exists. The Committee has reviewed possible uses for this land such as a kids activity area, gazebo, picnic area, peacock park, etc. The Board agreed a feature should be added, such as a gazebo, however nothing should be constructed that creates noise since the golf course is adjacent to the area.

Lake Bank

Mr. Eckert reported two sheet piling contractors have reviewed the Lake San Gabriel lake bank. The Committee has solicited a third bid from Cline Construction. The Committee is confirming the use of sheet piling as the best option available. Mr. Eckert stated the Playa del Sur Neighborhood may not be able to afford moving ahead with the sheet piling solution. Mr. DiPerna stated the Board should consider financially supporting the Playa del Sur Neighborhood in this endeavor since the whole community benefits from the lake. Sterling Colee stated he could justify this stance to the rest of the community since the property needs to be maintained. Mr. Bagnall stated the Master Association is responsible to ensure the Neighborhoods are maintaining their property and Ocean Estates has \$500,000 in reserves. Mr. Aiello confirmed it would be difficult for him to justify the Master Association spending Community money when Ocean Estates has considerable reserves available. Mr. Bagnall stated even though Ocean Estates and Granada Estates are under the Master Association, they are treated like separate corporations. If they were separate corporations, Ocean Estates would be responsible without discussion.

Wireless Mesh Network Update – Maintenance/Security

Rapid Security Solutions presented proposals for 100% redundancy, 75% redundancy, and point to multi point. Point to multi point is around \$40,000. Mr. Eckert stated the Community does not necessarily need to have redundancy. The Maintenance Committee will continue to review the situation and should be ready to make a proposal to the Board within a couple months.

Association Updates/Discussion:

Legislation Updates

Fred Annon reviewed legislation currently under consideration within the Florida House and Senate. Specifically, the objectives for many of the bills provide relief for Associations that are suffering. One important bill forces the mortgagee to pay six months of assessments if the foreclosure has not been completed within six months.

Hammock Dunes “Unsafe Environment”

Mr. Bagnall reported a resident was struck by a vehicle along Camino del Sol at the Casa Bella entrance. The resident sent the Board correspondence declaring Hammock Dunes an unsafe environment. Mr. Bagnall responded to his allegations with a follow-up letter. Mr. Bagnall stated he agreed to a face to face meeting with the gentleman who was hit for additional discussion about the accident. He also instructed the resident to contact the chairman of the Security Committee. The Board discussed the incident and if the Association should take additional action. Mr. Eckert stated many residents walk in the street and the Board may want to send correspondence to the entire membership advising them to be good neighbors and be mindful of the speed limits, traffic signs, and pedestrian activity. Greg Franks reported he observed other communities using the rover patrol to issue speeding citations and using digital radar signage. The Board agreed to send a broadcast email reminding residents to be conscientious drivers.

New Business:

Corey Enterprises Contract Extension Proposal

Mr. Bagnall reported on the meeting with Corey Enterprises regarding the contract extension. The contract states 2010 will receive no price increase from 2009. 2011 will have a maximum increase of the 3% based on the consumer price index. There will be no price increase from 2011 to 2012. All areas that have been cleared will be maintained at no extra cost.

ON MOTION BY David Eckert, seconded by Cosmo DiPerna, with all in favor, the Board approved George Bagnall to sign the 3-year Corey Enterprises contract extension pursuant to the minor grammatical changes being addressed.

Census

Mrs. Jebbia indicated she would like to send out a broadcast email regarding the census and the importance of being counted. She will also report on the census at the Annual Meeting.

Paving

Mr. Bagnall reported a few areas on Ave. de la Mer may need to be addressed when the paving begins on Ave. Royale. Mr. Eckert stated the Maintenance Committee will be addressing specific areas once the paving begins since the mobilization will already be in place.

Audience Comments

The Board addressed audience comments and concerns throughout the meeting.

Adjournment

ON MOTION BY Bruce Aiello, seconded by Kelli Jebbia, with all in favor, the meeting was adjourned at 12:12 p.m.