

Hammock Dunes Owners' Association, Inc.
Board of Administrators Meeting
April 19, 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, Phil Henderson, Jay Furbay, Greg Franks

Members Absent: David Jacobs, Tom Sharpe

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 – March 15, 2010

ON MOTION BY Bruce Aiello, seconded by Howard Broussard, with all in favor, the Board approved the minutes of the March 15, 2010 Board of Administrators Meeting with the following correction:

- **Greg Franks was present at the meeting and should be added to “Members Present”.**

ON MOTION BY Cosmo DiPerna, seconded by Bruce Aiello, with all in favor, the Board approved the minutes of the March 29, 2010 Annual Meeting.

ON MOTION BY Kelli Jebbia, seconded by Howard Broussard, with all in favor, the Board approved the minutes of the March 29, 2010 Organizational Meeting with the following corrections:

- **Howard Br should be changed to Howard Broussard under Adjournment.**
- **Jay Furbay will assist Cosmo DiPerna as Social Chair.**

Committee Reports:

Communication Committee

Mrs. Jebbia asked Southern States to update the Board Members/Committees sheet for the Director notebooks. She also drafted a “resident letter” for new residents and will circulate the letter for additional feedback.

Social Committee

Nothing to report

DRC Committee

Mr. DiPerna reported on the situation in Casa Bella and Viscaya involving resident submittals requesting to install hurricane shutters. The proposed shutter installation will be inside the screening not visible from exterior view unless rolled down. The Committee approved the installation with the caveat that the shutters can only be used during a named storm and the respective condominium association must adopt an enforcement policy, i.e. fining, if the shutters are used against the rules. Mr. Bagnall asked if hurricane shutters are prohibited by the Covenants and Restrictions. Mr. Henderson confirmed. The Board agreed that if the shutters are not permitted by the documents, the condominium Board should deny the request.

Finance Committee—Collections

Mr. Aiello reported on the properties currently under collection by Taylor and Carls. He suggested inviting Robyn Braun (Taylor and Carls) to the May Board meeting to update the Board on the collection procedures. Mr. Bagnall stated it's not necessary for her to attend the meeting since Board members met with her a few months ago. Mr. Eckert asked if the Board should change law firms. Mr. Bagnall stated they are known as one of the best in the state; however it might be necessary to retain a different firm for collections. Mr. Aiello stated he will attempt to meet with Robyn and discuss the Board's position regarding the collection procedures.

The performance to the Budget is favorable for Hammock, Ocean, and Granada.

Mr. Eckert asked about the Customer Balance Summary for Ocean Estates and some numbers look incorrect. Mr. Bagnall reported some residents pay in advance. Fred Annon stated he will check the prepaid numbers via the statements and confirm they are accurate.

Mr. Aiello reported he will meet with Travis and Fred regarding the CD's and investments.

The Board discussed the Boback/Bova Construction situation and Bill Austin. Travis Houk stated he will be meeting with Mr. Austin to discuss the status.

Long Range Planning Committee

Mr. Eckert passed out some draft worksheets. Specifically, he presented a leadership diagram depicting the relationship between the HDOA and WCI, DCDD, HD Associates, etc. He also presented a chart document identifying by neighborhood billed units, build out timeframe, percent of full time residents, etc. Lastly, he reviewed a worksheet labeling the remaining Declarant rights. Gathering this information will be the first phase in developing a Long Range Plan for the community. The objective is to refine the data over the next few months in preparation for budget season in the fall. The big task will be reviewing the demographics of the community and observing how it ages and replenishes.

Security and Emergency Response Committee

Mr. Aiello reported at the Annual Meeting a resident asked the Committee to review the situation at the Camino del Mar rotary circle regarding east bound traffic not yielding to vehicles traveling around the circle. The Board agreed vehicles rarely yield. In response to the inquiry, a yellow yield sign will be installed at the intersection of Camino del Mar and the circle.

Mr. Aiello stated there are blind spots along Ave. de la Mer in front of La Grande Provence. He suggested signage such "Hidden Driveway" and rumble strips to slow the traffic and alert vehicles of incoming traffic. Mr. Franks stated the only true way to slow the vehicles down is the installation of an impediment such as a speed bump.

ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor, the Board approved the installation of four rumble strips and additional signage in an effort to alert vehicles of incoming traffic.

Mr. Aiello reported the Committee recommends changing the post orders to allow the main gate officer to hand write vehicle license tags from dawn to dusk as a backup only, since the lighting sometimes makes it difficult to see the license tag via the camera system. The Board agreed.

Maintenance Updates:

Mr. Eckert reported on in-progress maintenance projects such as the wireless backbone and the cleared area along Camino del Rey. The Committee is still reviewing the possibility of a gazebo or statue.

Lake Bank Discussion – Cline Construction

Mr. Hap Cameron with Cline Construction addressed the Board regarding the erosion/run-off issues along Lake San Gabriel. His recommendation is a coquina bulk head for the lake shore line. He proposed an engineered design incorporating a toe foundation at the base of the coquina as well as at the top of the wall. Mr. Cameron offered to take Board members to his current and past projects to review the installations. He also discussed the vinyl sea wall construction he currently is overseeing.

Mr. Eckert expressed concern regarding the coquina wall proposal especially when the geo-technical engineer confirmed coquina rock will not hold the lake bank over the years. The final lank bank design could be a combination of a few different methods depending on its slope and risk of erosion.

Granada Estates Gate Barrier Options

Mr. Eckert confirmed maintenance committee members met with the Flagler County Fire Marshal regarding the barrier at the Granada Estates Gate. The fire marshal stated the barrier must be installed within the existing yellow median line and be lighted or reflective. The Committee will continue to review the possibility of installing flower pots; however the lack of potable water will increase the maintenance. Mrs. Jebbia asked if a code can be given to the visitor similar to a car wash. The Security Committee will review the option.

Camino del Mar Fountain Proposal

Mr. Eckert reported on proposals to raise the fountain wall an additional 12 inches incorporating the previously approved design or an enhanced design of raising the wall 18 inches with a new concrete floor and recessed lights. The Board discussed removing landscape to accent the wall and fountain.

ON MOTION BY Cosmo DiPerna, seconded by Phil Henderson with Dave Eckert, Cosmo DiPerna, Jay Furbay, Phil Henderson, Greg Franks in favor, and George Bagnall, Kelli Jebbia, and Bruce Aiello opposed, the Board approved the raising of the fountain wall an additional 12 inches at extra cost of \$3,500.

Bridge Decking

Mr. Eckert reported on estimates to repair the bridge decking on Camino del Mar with commercial pavers. The Maintenance Committee continues to investigate this option.

Association Updates/Discussion:

Abandoned Properties Landscape Maintenance

Mr. Bagnall reported the Master Association may need to do additional landscape maintenance to clean up the abandoned properties. Mr. Aiello stated the Island Estates Neighborhood is reviewing the possibility of relandscaping the properties. Mr. Bagnall stated he's not interested in that extreme but doing a little more than just mowing and edging.

ON MOTION BY George Bagnall, seconded by Cosmo DiPerna, with all in favor, the Board approved a landscape contractor to trim the bushes, cut the palm frawns and pull weeds in addition to mowing and edging.

WCI Assessments – Arrezo/Murano

Mr. Franks stated WCI needs to clean up the lingering issues regarding the pads currently for sale. His stance is that the number should be 128 units for the two buildings based on the documents he has seen. Mr. Bagnall reviewed the history of the unit count and stated the only number recorded with Flagler County is 110 units. The recommendation to WCI last Fall was they pay the assessments for 131 units to date and WCI will present a letter to the HDOA and Declarant that the number is 128 units and if the number is ever raised, WCI will be responsible to retroactively pay. Mr. Franks challenged if the HDOA Board can make that decision and confirmed WCI will not write the letter. Mr. Bagnall asked why WCI is objecting to confirming in writing 128 units. Mr. Franks said the letter is not binding.

ON MOTION BY Greg Franks, seconded by Cosmo DiPerna, with Greg Franks, Cosmo DiPerna, Kelli Jebbia, Jay Furbay in favor and George Bagnall, Bruce Aiello, Phil Henderson, and Dave Eckert opposed, the Board voted to accept the payment of the \$21,000 in late fees and assessments as a settlement in agreement to resolve the case regarding the 3 units and revert back to 128 units going forward. Motion locked.

ON MOTION BY Dave Eckert, seconded by George Bagnall, with Bruce Aiello, George Bagnall, Phil Henderson, Dave Eckert in favor, and Greg Franks, Kelli Jebbia, Cosmo DiPerna, and Jay Furbay opposed the Board voted to enforce collecting the money from WCI through the end of the year and not require a letter regarding the 128 units. Motion locked.

The Board continued discussion regarding the 3 units. The Board agreed to table the issue until additional input from HD Associates.

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 1:25 p.m.