

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
June 21, 2010

Call to Order

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

Members Present: George Bagnall, Cosmo DiPerna, Howard Broussard, Bruce Aiello, Phil Henderson, Jay Furbay, Greg Franks, Kelli Jebbia

Members Absent: David Jacobs, Tom Sharpe, Dave Eckert

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

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

Approval of Minutes: May 17, 2010

ON MOTION BY Bruce Aiello, seconded by Howard Broussard, with all in favor, the Board approved the minutes of the May 17, 2010 Board of Administrators Meeting as written.

Island Estates Neighborhood Association Presentation

Island Estates Neighborhood Association Board members Dan MacFarlan, Kevin Kennedy, Mike McCabe, Bob Mercer, and Julian Boyden addressed the Hammock Dunes Board regarding landscape maintenance for abandoned & foreclosed homes. Their presentation included a request for the Hammock Dunes Owners' Association to assist with the enforcement and subsequent landscape maintenance of the foreclosed properties. They asked for a seasonal schedule including killing weeds, mowing grass, trimming shrubs, etc. Mr. MacFarlan stated this is a shared problem with both Island Estates and the Master Association. Mr. Bagnall stated if the Master Association becomes involved all neighborhoods will be treated uniformly. Mr. Bagnall reported the Island Estates documents indicate the Island Estates Board does have the authority to conduct landscape maintenance. The Hammock Dunes Board of Administrators agreed all abandoned, foreclosed homes will receive a mow, edge, & blow. A schedule for trimming or additional clean-up will be drafted and sent out for bid. Proper notification will be sent to the foreclosed residents. Mr. Bagnall stated if Island Estates has a property that is not being addressed to notify Mr. Aiello or Travis Houk and the property will be reviewed. Correspondence, advising the resident of the violation, must come from the Island Estates Neighborhood Association first before the Master Association becomes involved.

Casa Bella Road Presentation: Phil Henderson and Bob Dickinson, 10:30 am

Mr. Phil Henderson and Mr. Bob Dickinson reviewed a design to close the Casa Bella Neighborhood section of Ave. de la Mer. The concept design incorporates a cul-de-sac constructed at the south Casa Bella entrance. Access from Camino del Sol will be closed. Mr. Henderson stated it is necessary for the Casa Bella Neighborhood to receive a letter from the Hammock Dunes Owners Association stating their position and endorsement of the concept design. Mr. Dickinson reviewed the design and the anticipated process of obtaining the necessary approvals including Flagler County. Mr. Aiello agreed the road should be closed; however stated the amenity road to the Tuscany Beach Club should be provided access through Casa Bella and not be closed. Mr. Greg Franks stated WCI is open to recommendations or solutions to assist Casa Bella with this problem. Mr. DiPerna stated the amenity road is rarely used; however Tuscany would support access to the amenity center through Casa Bella. If the road is closed with a cul-de-sac, emergency services will still have access over the cul-de-sac since a lime rock base will be constructed. Mr. Franks expressed concern that emergency services will not agree to the Beach Club access. Mr. Bagnall stated once the new towers are constructed, a new entrance will be incorporated into the design including access to the Beach Club road. Mr. Henderson and Mr. Dickinson will revise the design and present again at the next meeting.

Committee Reports:

Communications Committee

There was no report.

Social Committee

Mr. DiPerna reported 30 to 40 residents attended the Beach Club party last Wednesday and the event was very successful. It is time to start planning the Annual Volunteer Recognition Dinner. The Board discussed the schedule and if the dinner should be skipped. The Care Bears organization was recommended as a possible candidate for recognition this year. Mr. DiPerna agreed with the suggestion and will follow-up.

Design Review Committee

Mr. DiPerna reported he received a complimentary email from HD resident Pete Boykin regarding the professionalism of the Committee and its commitment to the Community. Mr. Aiello asked about the hurricane shutters situation in Casa Bella. Mr. Travis Houk reported the item is currently under discussion with the Casa Bella II Board. A decision has not been made; however he believes they are likely to deny the submittal. Mr. DiPerna stated the Committee is still trying to make contact with Mr. Spallone regarding the painting of his exterior wall where the lion medallions were installed.

Financial Committee

Mr. Aiello reported smartpass gate openers were deactivated for several more owners who are delinquent in paying monthly assessments. The Rudolph and Ecker properties currently under collection with Taylor & Carls are in the litigation phase. The Board will continue to pursue collections of delinquent assessments owed on bank owned properties. A CD will roll over this month and will be reinvested.

Security and Emergency Response

Mr. Aiello reported there have been favorable comments from residents regarding newly installed "Yield" and "Hammock Dunes Club" road signs. All Smartpass gate readers have received preventative maintenance. Vendor Access Rules will be redistributed to the gate houses and contractors. Wooden gates will be installed on the dune walk-over at the Hammock Dunes Club. Rumble strips will be installed and a six inch yellow line will be striped on Ave. de la Mer. Rumble strips will only be installed on the east side of Ave. de la Mer since the La Grande driveways are not visible and pose a possible hazard to vehicles traveling north. There was discussion regarding issuing a temporary Smartpass for guests. Temporary Smartpasses would be activated for not longer than two weeks for a refundable deposit of \$50.

ON MOTION BY Bruce Aiello, seconded by Howard Broussard, with all in favor, the Board approved issuing temporary guest Smartpasses.

There was discussion regarding the installation a key pad at the Granada Estates gate to decrease waiting time for contractors, once they receive approval from the main gate, and prevent unauthorized access to the property. The access code will be changed every four hours by the Securitas rover and the code will only be issued at the main gate to Granada Estates visitors/vendors.

ON MOTION BY Bruce Aiello, seconded by Kelli Jebbia, with all in favor, the Board approved installation of a keypad at the Granada Estates gate.

Long Range Planning

The Board read an email update from Chairman Dave Eckert regarding the current status. A current version of registered voters of the DCDD area has been received. There are currently 1413 registered voters in the DCDD areas. With a few more updates to the long range spreadsheet, the Committee can start to make projections for 2015 and 2020.

Maintenance Updates

The paving is complete and overall a success. The Camino del Mar fountain is progressing with new landscaping and plumbing. The Maintenance Committee will update the electrical components inside the fountain mechanical room and new interior lights are on order. The Committee is also researching if a statue should be installed in the fountain. Committee members inspected sections of the Lake San Gabriel lake bank and identified 800 ft. that will receive a vinyl sea wall. Additional bids for repair of the lake bank areas will be solicited and discussed at the next Board meeting. The Committee is still researching Granada Estates gate barrier options.

Association Updates/Discussion:

Island Estates Letter

The Association will fund landscape maintenance on all abandoned and foreclosed homes including mowing, edging and leaf blowing every three weeks and trimming shrubs and treating driveways every six weeks or as necessary. The contract does not provide for palm tree trimming, fertilization, or irrigation.

3 Marbella Mediation

The Board is pursuing legal action against the owner who painted her residence with a color that is not approved and who has not repainted the residence despite written confirmation that the house would be repainted by a date certain. The first step in the legal process is going to Mediation.

ON MOTION BY George Bagnall, seconded by Cosmo DiPerna, with all in favor, the Board voted to pursue mediation of the issue if the house has not been painted by the end of June 2010.

New Business

No additional new business.

Audience Comments

The walkway to the beach in Granada Estates has several missing hedges. Mr. Houk will have the shrubs removed and replaced with shrubs of the same height.

Adjournment

ON MOTION BY Kelli Jebbia, seconded by Bruce Aiello, with all in favor, the Board adjourned the meeting at 12:33 p.m.