

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

Call to Order

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

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

Members Absent: David Jacobs, Tom Sharpe

Others Present: Fred Annon, Jr. and Travis Houk, Southern States Management Group, Inc., Charles Swinburn, Hammock Dunes Club, non-voting member
A quorum was established. Members' sign-in sheet located in Association Meeting File.

Approval of the Minutes – September 20, 2010

ON MOTION BY Bruce Aiello, seconded by Howard Broussard, with all in favor, the Board approved the minutes of the September 20, 2010 Board of Administrators Meeting with the following corrections:

- **On page 1 under Long Range Planning Committee Presentation, the 2nd sentence should read, “Mr. Henderson stated Hammock Dunes residents who were former ITT employees may be able to provide useful information.”**
- **On page 1 under Social Committee, the last sentence should read, “The Board reviewed the program Mr. DiPerna prepared for the event.”**
- **On page 2 under Security Committee, the word “fake” should be omitted from the 2nd sentence.**
- **On page 2 in the last paragraph under Maintenance Updates, the 3rd sentence should read, “It was reported by Howard Broussard that Mark Ray advised the Hammock Dunes Club would agree...”**
- **On page 3, under Real Estate Referrals, the 1st sentence should read, “Before the Board meeting, the Hammock Luxury Team of Florida requested that their new real estate group be the preferred reference realtor and that they will sell Hammock Dunes properties exclusively.”**
- **On page 3, under Real Estate Referrals, the 2) qualification should read, “having made significant prior sales in Hammock Dunes.”**

Management Contract – Southern States Management Group, Inc.

The current contract ends December 31, 2010. Fred Annon presented to the Board a new 3-year property management agreement with Southern States Management Group. The Board asked that the schedule for receipt of financials be changed from quarterly to monthly and the wording “reports will be submitted on a timely basis” be added to the contract. The Board also asked that the contract include language requiring draft minutes to be sent to the Board two weeks prior to the next scheduled meeting. Included in the contract is a \$100.00 per hour price for additional services related to Long Range Planning which must be requested and approved by the Board prior to implementation. The Board agreed to add the language additional expenses up to \$5,000 will be approved by the President or any other Board member prior to expenditure. The Board conducted a private discussion of the contract.

ON MOTION BY Bruce Aiello, seconded by Howard Broussard, with all in favor, the Board approved the three-year property management agreement with Southern States Management Group, as amended.

FY 2011 Budget Discussion – Preliminary:

Hammock Dunes Owners' Association, Granada Estates Neighborhood, Ocean Estates Neighborhood

The Board reviewed preliminary budgets for the Hammock Dunes Owners' Association, Inc. and the Granada Estates and Ocean Estates Neighborhoods. There was discussion regarding Bad Debt, late fee accrual, and maintenance expenses for the Hammock Dunes Owners' Association budget. Mr. Bruce Aiello stated the motivation is to keep the assessment the same in 2011. Mr. George Bagnall confirmed a few minor adjustments within the Granada Estates budget but the assessment will hold firm. Mr. Dave Eckert reviewed the Ocean Estates budget, specifically the Playa del Sur Neighborhood budget. Since the sea wall will exhaust the reserves, a few numbers need to be adjusted in the reserve schedule to show the expense. Mr. Eckert and Mr. Aiello will meet after the meeting to discuss. A notice was mailed to owners advising the Budget Workshop is scheduled for Monday October 25, 2010 at 10:00am in the Hammock Dunes Club. A copy of the budget will be mailed to the membership prior to the November 15, 2010 Board meeting.

Committee Reports:

Communication Committee

Mrs. Kelli Jebbia reported the next edition of the *Sandscripts* newsletter will be mailed to owners after the November 2010 Board meeting, possibly the week of November 22nd. A letter updating owners on commencement of seawall installation on Lake San Gabriel will be included in the newsletter. Mr. DiPerna and Mr. Eckert will draft a response. Mrs. Jebbia would like to expand the list of real estate brokers and their listings on the Hammock Dunes community website and possibly enabling the gate officers the ability to print out a real estate list. Mrs. Jebbia will work with Mr. Travis Houk on expanding the website to include real estate listings and make a proposal when it's final.

Social Committee

Cosmo DiPerna distributed and reviewed the program for the Volunteer Recognition Dinner. He also presented the trophy which will be housed in the Club. The committee had hoped 150 people would attend the dinner, but so far only about 90 have made reservations.

Design Review Committee

Mr. DiPerna reported the owner of 14 Corte del Mar (Ms. Rasmussen) notified the Board of Administrators regarding issues with a propane tank at 12 Corte del Mar (Mr. & Mrs. Tarver). The Design Review Committee (DRC) has discussed the situation but not reviewed the propane tank. Mr. DiPerna stated this issue between neighbors appears to be going on for over 5 years. Mr. Bagnall confirmed the Board needs to respond to the formal letter issued by the owner, Ms. Rasmussen, and stated the Design Review Committee must become involved and review the propane tank. Mr. Bagnall recommended sending a letter to Ms. Rasmussen stating the DRC will review the propane tank. The Committee will send a letter confirming their determination once it has been reviewed.

Financial Committee

With the exception of Playa del Sur, monthly financials for all three communities are all favorable.

Security and Emergency Committee

Mr. Aiello reported the Committee has been asked to install gates on all dune walkovers to the beach located on private property in Grande Mer. Mr. Eckert stated the gates increase maintenance and they are only a visual deterrent. He raised concern that many additional residents along the beach may request gates installed by the HDOA. If a resident would like to install a gate, they have to use the same design and location currently in place; however the HDOA will not install any more gates.

The Island Estates Neighborhood Association has requested permission to install a new surveillance camera system at the main entrance to the community. They will absorb all costs of installation; there will be no cost to the Master Association. There was discussion regarding the surveillance camera request and the Securitas vehicle access contract. Securitas must submit a letter confirming they accept the new camera into their contract with no associated cost to the Association. The Island Estates Neighborhood also requested retrofitting the Mariner Drive exit gate to allow vehicles to leave the community only if the vehicle owner has a Smartpass gate opener. The plan is for owners to use Smartpass gate openers which are currently in operation in the Hammock Dunes gated access system. There was discussion regarding safety issues arising from the fact that vehicles without Smartpasses would have to back up a considerable distance to return to the Island Estates main gate entrance. The fire department advised it will be necessary to install an SOS system with a battery backup at the Mariner's Drive gate.

ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, the Board moved to support the Island Estates Neighborhood Association's efforts to install a Smartpass gate access system on the exit side of the Mariners Drive gate. The motion failed.

ON MOTION BY Bruce Aiello, seconded by Kelli Jebbia, with Mrs. Jebbia and Messrs. Bagnall, Diperna, Eckert, Aiello, Furbay, and Broussard, in favor and Mr. Henderson opposed, the Board voted NOT to oppose the Island Estates Neighborhood Association's efforts to install a Smartpass gate access system on the exit side of Mariner's Drive so long as there is no associated cost to the Master Association.

Long Range Planning

Mr. Dave Eckert reported all employees including Sterling Colee have moved out of the Sales Center. There is discussion with another real estate company about taking over part of the Sales Center so it can be reopened. Since the discussion regarding the sale of the building between the Association and HD Associates was unproductive, the Board choose not to pursue an appraisal. There continues to be discussion about the piece of property between the sales billboard on A1A and the road/sidewalk. Mr. Eckert stated he received additional information about the various signage owned by HD Associates. The Committee continues to attempt to prevent the Sales Center from remaining dark throughout the winter. Mr. Eckert remains in contact with Tom Sharpe about the status of the building.

Mr. Eckert reported there is not enough time to coordinate Long Range Planning process with the budget adoption however he will continue work on it throughout December. The data base continues to be updated with the Club statistics recently provided.

Maintenance Updates:

The bollards have been installed at the Granada Estates entrance. A pressure cleaner and new maintenance shed are scheduled for purchase. The shed will be shielded with shrubs to reduce its visibility from the street. The Committee has received a request to

install three or four-prong lamp posts in two locations, to replace the single bulb lights currently installed in the Grande Mer Neighborhood. Redesign of the rotary circle fountain is completed except for installation of the blue heron statue. Bids have been solicited for the statue.

Sea Wall Update

With the exception of the concrete, all seawall construction material has been delivered and construction has been underway for about six days. The vinyl sheeting will hopefully be installed by the November Board meeting. The wall will be about 7'6" high.

Camino del Rey Landscape Design

The Board reviewed the new landscape plan for the right hand side of 15th hole located on Camino del Rey. The Board agreed to install the landscape documented on the plan after the Design Review Committee grants approval.

Striping Bid

Roadways on both sides of the Hammock Dunes Bridge have been repaved. Two bids were received to add roadway striping to enhance the appearance of these areas.

ON MOTION BY Dave Eckert, seconded by Bruce Aiello, with all in favor, the Board authorized the Maintenance Committee to review bids for roadway striping at the Granada Estates Entry Gate and Camino Del Mar and to contract for the work at a cost not to exceed \$4,500.

Association Updates/Discussion:

Hammock Dunes Sales Center

This item was discussed during the Long Range Planning Committee report.

Waterfront Vacancy

The Board discussed recommendations for appointing a member of the Board of Administrators to replace the seat vacated by Greg Franks with WCI, representing owners in the Waterfront community. The new Board Member will serve until the next election in March 2011. A few names were discussed; however the Board will review this item at the November meeting.

New Business:

Budget Workshop – October 25, 2010

All Board Members are welcome to attend the budget workshop.

Audience Comments

There were no audience comments.

Adjournment

ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor, the meeting was adjourned at 1:25pm.