

Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting
February 21, 2011

Call to Order

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

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

Members Absent: Cosmo DiPerna, David Jacobs, Tom Sharpe

Others Present: Fred Annon and Travis Houk, Southern States Management Group, Inc.
A quorum was established. Members' sign-in sheet located in Association Meeting File.

Approval of the Minutes – January 17, 2011

The Board asked Mr. Houk to review the voice recording for the previous Board of Directors Meeting to clarify questions regarding specified statements.

ON MOTION BY Bruce Aiello, seconded by Phil Henderson, with all in favor, the Board approved the minutes of the January 17, 2011 Board of Directors Meeting with the following corrections:

- **On Page 2, under “Financial Committee”, the following sentence should be added after the sentence ending “...among neighborhoods.” “Mr. Eckert stated all money is HDOA money and therefore specific maturity dates of CD’s by neighborhood did not make sense.”**
- **On Page 3, under “Long Range Planning”, the first sentence should read, “The Board was encouraged to support County Commissioner Melissa Holland in her attempt to create a brand for Flagler County; however the requested brand of “Great Outdoors” was questioned.**
- **On Page 3, under “Maintenance Committee Updates”, the first sentence in the last paragraph should read, “Mr. George DeGovanni has requested approval...”**
- **On Page 3, under “Maintenance Committee Updates” in the third sentence of the last paragraph, the phrase “any time soon” should be added after the word “property”.**
- **On Page 4, under “Extra Fill Dirt Approval”, the first sentence should read, “The initial contract for seawall installation specified 100 truckloads of fill dirt, but the contractor had to have 185 truckloads of sand delivered.”**
- **On Page 4, under “Landscape Plan with DRC Approval”, the following words should be added at the end of the fourth sentence, “and the jasmine and shore juniper may require 2 years to grow in.”**
- **On Page 4, under “Landscape Plan with DRC Approval”, the following words “coordinated complaints from” should be added in the ninth sentence after the words “his displeasure with...”**

Introduction of Carlos Valentin – New Securitas Branch Manager

Mr. Bruce Aiello introduced Carlos Valentin, new branch manager for Securitas, the Association's vehicular access control contractor. Mr. Phil Henderson stated there is still confusion in the community about who should contact the sheriff in the event of an emergency. Mr. Bruce Aiello stated owners should call the Flagler County Sheriff's Office or the local 911 emergency telephone line. Vehicle access staff does not have law enforcement authority. Also, the 911 dispatcher may ask specific questions that only the resident can answer. Owners may contact vehicle access staff at the manned gates to report problems, and the vehicle access staff can dispatch the roving guard to assist law enforcement officers if necessary. The sheriff has assured the Association they will not reveal the

identity of the person who called 911. If a resident needs assistance from the gate officers in calling 911, that step is not eliminated. Mrs. Kelli Jebbia will send out a broadcast email.

Casa Bella Neighborhood – Ad Hoc Committee Report

Ad Hoc Committee Chairman Mr. Henderson reported the Committee was established with Mr. Aiello, Mr. Cosmo DiPerna, Mr. Dave Eckert, and Mr. Jim Cottrell as members. The Committee reviewed options including a two way traffic gate at the south entrance of Casa Bella that can be opened by the existing smartpass gate system. Although it will not eliminate resident traffic, it will cut down on contractor “cut through” traffic. In connection with the new gate system, the Committee proposes the installation of speed “humps” at strategic points along Ave. de la Mer in Casa Bella. The issue of ownership of the road is still up for discussion. Cost estimates for the speed humps are \$1,500 per hump and the new gate installation is \$30,000. Mr. Aiello stated from a safety issue the speed hump is a good solution; however expressed concern about turnaround facilities for trucks and large vehicles if a smartpass gate was installed at the south Casa Bella entrance. He recommended a pressure padded gate system both for ingress and egress which would accomplish the issue of slowing the traffic. Mr. Eckert asked if the Board is encouraging Casa Bella to install the speed humps at their own cost. Mr. Henderson stated he is asking the Master Association to finance the speed humps since it's a thoroughfare unlike any road in the Community. Mr. Eckert stated the HDOA might be able to enter into a maintenance agreement with the Casa Bella Neighborhood Association. Mr. Aiello stated many neighborhoods might want the HDOA to pay for maintenance issues if the Board chooses to fund the speed humps/gate without owning the road. Mr. Eckert stated all arterial roads should be owned and maintained by the HDOA.

ON MOTION BY Dave Eckert, seconded by Phil Henderson, with all in favor, the Board approved forming a committee to evaluate purchasing the section of Avenue de la Mer adjacent to the Casa Bella Neighborhood for \$10 and reporting to Board at the next Board of Directors Meeting. The motion carried.

Mr. Henderson and Mr. Eckert will form the Committee.

Committee Reports:

Communication Committee

Mrs. Jebbia advised she will send broadcast emails to owners on several different topics. She recommended tabling discussion of an I-contact system until she determines whether she is going to use it. She asked the Board's opinion about sending a broadcast e-mail to owners addressing the issue of children playing on the golf cart paths. The Board recommended contacting the Hammock Dunes Club for input on the wording of the e-mail. Mrs. Jebbia will send out a broadcast email to owners reminding them to pick up dog waste. The sheriff's 911 information discussed earlier in the meeting will also be broadcasted.

Design Review Committee

Mr. Travis Houk reported a Villas Neighborhood Association member removed shrubbery and trees without the consent of the Design Review Committee along a property line shared by their adjacent neighbor, possibly in retaliation for a neighborly dispute. The DRC sent a letter to the owner requiring replacement of the shrubbery at the owner's expense. To date there has been no response from the owner. The DRC requested the Board's assistance with enforcement. The Board directed Mr. Houk to have the Association's attorney send a letter to the owner.

Financial Committee

Mr. Aiello reported changes in financial reporting for 2010 reserve funds have been made and he reviewed 2010 year-end financial reports for the Hammock Dunes Owners Association, the Granada Estates Neighborhood and the Ocean Estates Neighborhood. A new line item has been created in the Ocean Estates' balance sheet reflecting the status of \$187,770.87 in funds to be reimbursed to the Hammock Dunes Owners' Association for sea wall construction. Specific Ocean Estates Playa del Sur reserves were not zeroed out as originally anticipated. Reimbursement of the funds to the HDOA will occur over the next two and three years as funds are collected.

Mr. Aiello reported the Association received three bank assessment collections since January 2011.

Security & Emergency Response Committee

Flagler County has activated a new, cost-free emergency telephone call notification system to warn residents about severe weather events or other emergencies. Residents may sign up for the "Code Red" program by logging on to www.flagleremergency.com or by telephoning 386-343-4200. To minimize traffic back up at the main gate, the committee recommended to the Hammock Dunes Club issuing I.D. badges and a different color vehicle decal for the vehicles of for Hammock Dunes Club staff. The Post Orders for Island Estates will be changed to allow the Island Estates gate officer to issue passes.

Long Range Planning Committee

Mr. Eckert reviewed the Long Range Planning Cumulative Activity Report. Included on the report was a chronological review of the Committee's research. Mr. Eckert reviewed important items yet to be studied including re-sale unit history, re-sale price history, price elasticity of Real Estate and Club membership in HD and study of aging of housing units and rehab investments. Mr. Eckert continued to review Committee conclusions to date. He asked the Board for feedback on if they agree with the conclusions he has identified are correct. Mr. Aiello asked if the WCI property is material to the long range plan on whether they are built and residents are living there. Mr. Eckert stated only if the delinquencies change. Mr. Don Finch stated the Club is reviewing their documents and reviewing their options with H.D.A. Mr. Bagnall stated a joint meeting with HDOA and HD Club should be established to approach the issues.

Maintenance Committee

Mr. Eckert reported a survey is required by the DCDD at completion of the sea wall installation. The survey will show the placement of the seawall versus the property line on the original drawing and the placement versus the St. John's permit drawings. Estimated cost for the survey is \$3,500.

ON MOTION BY Dave Eckert, seconded by Bruce Aiello, with all in favor, the Board authorized the Maintenance Committee to contract for a survey of the sea wall at a cost not to exceed \$3,500.

The surveying company has proposed surveying the full perimeter of Lake San Gabriel to document erosion rates before and after installation of the sea wall. Estimated cost for the survey is \$2,800.

ON MOTION BY Dave Eckert, seconded by Howard Broussard, with Mrs. Jebbia, and Messrs. Bagnall, Broussard, Eckert, Furbay and Henderson in favor, and Mr. Aiello abstaining, the Board authorized the Maintenance Committee to contract for a survey of the remaining Lake San Gabriel perimeter, not including the seawall, for a cost not to exceed \$3,000 to obtain a baseline of current erosion on the west bank.

The Board will obtain a legal opinion ensuring this is correct.

Mr. Eckert stated the Committee is reviewed obtaining a survey of the billboard property to ensure the new relocated fence is installed on Master Association property. The cost of the survey will likely be higher than the cost for installing the fence. The Board agreed to have the fence installed without a survey and moving the fence if a problem is identified at a later date. The committee is slated to meet with AT&T, to confirm the latest technology will be used for the new wireless network. The Blue Herron statue has been installed at the front entrance. The Committee thanked Mr. Howard Broussard for facilitating the project. The Hammock Dunes Club does not want to remove a dead tree on club property behind the clock tower because a bald eagle perches on the tree. The maintenance committee is investigating LED lighting alternatives for the various monument signs. A member noted the Blue Herron statue at the entrance blocks the vision of drivers making a left hand turn. The Maintenance Committee will look into the matter.

Maintenance Updates:

Sea Wall Update & Discussion

The contractor completed construction of the sea wall and repair of the sidewalks. Some clean up work remains. A final walk through will probably take place by the end of the week. A final payment will be owed to the contractor upon completion of the job. Installation of the irrigation system should be completed soon. About 1,000 1-gallon Shore Junipers are needed to landscape the area. The landscape contractor has located about 650 junipers that are ready to be planted. It is anticipated all of the hanging plants will be installed by the end of the month. It may take the hanging plants two years to grow enough to cover the sea wall.

Viscaya Landscape Proposal

To address erosion of the lake bank adjacent to the Viscaya Condominium, the Maintenance Committee proposes installing a membrane and coquina around two palm trees to protect their roots, replenishing soil in other areas and planting jasmine. The lake bank has three tiers. Shrubs will be planted on the top tier and some type of low-growing vegetation will be planted on the second tier to cover the concrete wall. The work will be done in phases.

ON MOTION BY Dave Eckert, seconded by Howard Broussard, with all in favor, the Board approved the conceptual plan addressing erosion of the Viscaya Condominium lake bank and commencement of the work at a cost not to exceed \$9,000.

Mr. Bagnall asked the Committee to obtain a second estimate before proceeding.

Association Updates/Discussion

The residence located at 182 Island Estates Parkway needs to be added to the list of maintained abandoned properties maintained by the landscape contractor and funded by HDOA.

New Business:

Separation of Duties Among Board Members

Mr. Eckert distributed a worksheet outlining potential conflicts to think about it. He reported the last amendments regarding separation of Board Member duties were made to Association documents on June 4, 2004. He stated the Maintenance Committee Chairman should not be allowed to be a Board of Directors officer due to potential conflicts of interest that could be created as a result of the chairman's responsibility for contract negotiation and expenditure of funds. He reviewed potential issues including Board members obligated to state conflicts of interest, if necessary. He advised future potential reports could be added to the agenda as normal business.

Annual Meeting, March 28, 2011

The first notice for the Annual Members Meeting and Election has been mailed to owners. Three seats on the Board of Directors are up for election. WCI has not appointed anyone to fill the vacant seat for the Waterfront Community. Nominations may be made from the floor at the Annual Meeting.

Audience Comments

The Board addressed member comments and concerns.

Adjournment

ON MOTION BY Bruce Aiello, seconded by Phil Henderson, with all in favor, the meeting was adjourned at 12:40 p.m.