

Hammock Dunes Owners Association, Inc
Board of Administrators Meeting
March 20, 2017

Call to Order:

The duly notice monthly board meeting was called to order at 10:00 am.

Board Members Present: George DeGovanni, Cosmo DiPerna, Bruce Aiello, Jane Ann Gass, Dave Yoder, Marge Rooyakkers, Mike Gill

Board Members Absent: Jon Rapaport, Dennis Vohs

HD Club Administrator Present: Maria Dumke

Community Management Present: Travis Houk, Carsten Georg, and Tyler Schreiner Southern States Management Group

A quorum was established. Members' Sign-In Sheet located in Association meeting file.

Approval of Minutes – February 20, 2017

ON MOTION BY Bruce Aiello, seconded by Mike Gill, with all in favor, the Board approved the minutes of the February 20, 2017 Board of Administrators meeting with the following amendments:

- **On page one, the second sentence the word “the” should be in front of amended not after it.**
- **On page two under community planning, the second sentence the word “to” needs to be omitted and “into” replaces it.**

Duneview Appointment- Stan Pierce

Mr. DeGovanni stated Mr. Stan Pierce submitted his candidate sheet and request to join the HDOA Board of Administrators to fill the vacant seat that's open after Barry Williams retired.

ON MOTION BY Marge Rooyakkers, seconded by Bruce Aiello, with all in favor, the Board appoints Stan Pierce to the Board of Administrators; Duneview Seat, for the remaining timeframe of Barry Williams' term.

Hammock Dunes Club Administrator Report

Mr. Travis Houk distributed the Hammock Dunes Club Report. Ms. Maria Dumke stated the bank loan has been approved for the renovation, and they will have plans in the foyer hopefully by the end of April with the 19th hole ready asap. Ms. Dumke stated if there are any questions after reading the report, to please contact her.

Dunes Restoration Update- Dave Eckert

Mr. Dave Eckert stated that between 50,000-55,000 cubic yards (out of the 73,000 that are in the contract), have been installed on the dune. Mr. Eckert also states that we have been running about 25,000 cubic yards per week. Mr. Eckert confirmed the contractor is performing well; specifically twice the speed as expected. Mr. Eckert provided a comprehensive overview of the contractor progress including the need to possibly go up to 80,000 cubic yards. The Board had discussion about the need to go up to 80,000 cubic yards including timeframe, FEMA funding, HDOA funding, equipment availability, and the Phase 2 scope. The Board indicated they may be amenable to allocating an additional \$100,000 which would bring the total to roughly 78,000 cubic yards. Mr. Eckert confirmed any additional sand to plug holes will be beneficial.

The Board had discussion about the dune walkovers and the planting proposals. The dune walkover RFP is out for bid and the Source Selection Committee will review the bids. By consensus the Board appointed Bill Apsey to fill Dave Yoder's seat on the Committee. The dune walkovers will have a FL-

DEP permit and all condo towers and the HD Club have been asked to confirm in writing their agreement to be included in the permit and bidding the contract. The HD Club and the condo towers will not be allowed to construct their walkover if it violates the approved FL-DEP permit. The Source Selection Committee will be reviewing the planting proposals at the end of the month and awarding a contract.

Committee Reports:

Legal Affairs Advisor

FEMA Appeal

Mr. Mike Gill reported that FEMA reversed course and determined that the HDOA does not qualify for funding since the Community is not a public facility, critical facility, and does not perform critical functions under the FEMA public funding program. HDOA legal counsel, including outside counsel that is FEMA experienced, will file a formal appeal if a mediated settlement is not reached.

SBA Loan

Mr. Gill reported that HDOA Legal Counsel reported that SBA may approve a \$2 million dollar loan for the HDOA. The bad news is that if the SBA approves the \$2 million loan, FEMA will not provide any funding. Mr. Aiello stated the SBA loan has not been approved yet.

County 50/50 Appeal

Mr. Gill and Mr. DeGiovanni will meet with Flagler County administrator Craig Coffey to address the 50/50 funding match program. Mr. DeGiovanni stated he contacted Mr. Coffey and told him that the HDOA Board must address the membership at the Annual Meeting on why Flagler County will not support the HDOA as part of the 50/50 program. Mr. Gill indicated it's important to have Commissioner Hansen at the HDOA Annual Meeting.

New Senate Bill Proposal Restricting Rentals

Mr. Gill reported that there is legislature currently under review that states amendments to the declaration that restricts rentals are void (will be void). As currently written, this does not impact the HDOA since lease restrictions are written in the neighborhood declaration and not in amendments. Ms. Rooyackers shared a letter that is going out from the HCA about the three bills and asked the Board to send emails to their representatives stating they are in favor of "Home Rule".

Outside Publication

Mr. Gill stated he and Mr. Houk will have a sit-down with the young lady that is producing the alternate magazine publication to ensure she is aware that her publication does not represent the HDOA. Mr. Gill stated the magazine produced by the Heise's should reference that their magazine is the official publication.

Communications & Community Relations

Inside the Gates – New Contract

Ms. Gass reported the Heise's contract is up for renewal. Mr. Houk reviewed the details which have not changed from the previous year.

ON MOTION BY Ms. Gass, seconded by Mr. Aiello with all in favor the Board voted on whether to approve the Heise's contract renewal for a three magazine production of Inside the Gates. Motion carries.

Drone Flyover Video

Ms. Gass and Mr. Houk reported a drone fly-over and video will be ready to add to the HDOA website by the end of the week.

Maintenance Committee

Updates per the monthly report

Mr. Yoder updated the Board per the monthly report and recognized the hard work from Bill Apsey and his effort with the dune restoration project. Mr. Yoder reported the A1A sign is finally lit and looks great! Many of the other maintenance projects (besides the normal daily/monthly issues) are on hold until after the dune restoration project including the planting and walkovers. Mr. Yoder reported the Committee will begin discussion with the contractor about the paving project scheduled for later this year.

Social Committee

Mr. DeGiovanni welcomed Mr. Pierce to the Board and advised that he will probably be responsible for the Social Committee.

Community Planning

Nothing additional.

Security & Emergency Response Committee

Ms. Rooyakkers reported transponders should be deactivated if the owner allows a contractor thru the gate with their transponder. There was considerable discussion from the Board about whether transponders should be deactivated. By consensus the Board agreed that owners should be notified in writing when this happens and that their contractor could be permanently denied access if this repeats.

Design Review Committee

Mr. DiPerna reported there is a new Island Estates submittal that is a huge house which is under preliminary review. Mr. Aiello thanked the DRC for kicking back the issue of the vegetation removal back to the Island Estates management company. Mr. DiPerna stated they are considering a new member for the DRC, Julie Karner.

Mr. Aiello stated the DRC approved the new landscape in front of the main Island Estates gate and Mariners Drive gate and he asked for approval to move forward.

ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor the Board voted on whether to approve a not-to-exceed amount of \$16,000 for the landscape improvements. Motion carries.

Financial Committee

Mr. Aiello confirmed the loan has been executed with IntraCoastal and the first draw should be soon. The loan is supported by the \$25 increase that was approved in February. The audit is currently under review.

Declarant & Development Committee

Mr. DeGiovanni reported Lennar has been invited to visit Hammock Dunes and meet with the DDC.

The Board reviewed their slide for the Annual Meeting and each Committee Chairman will offer suggestions before the meeting.

Association Updates/Discussion

Phase 2 & 3; Audubon Status - Marge

Ms. Rooyakkers stated she is ready to submit the final paperwork about Phase 2 that the Committee has worked on for several months. This is time sensitive since the Audubon representative that has been involved with the HDOA is leaving. Mr. Gill asked about residential property and specific requirements about sod adjacent to the lake banks v. leaving a natural look. Ms. Rooyakkers indicated Phase 2 applies to the common areas; and current sodded areas are acceptable and natural areas can be kept natural too. It does not apply to residential.

ON MOTION BY Marge Rooyakkers, seconded by Jane Ann Gass, with all in favor, the Board voted on whether to approve the final report of Phase 2. Motion carries.

New Business

Nothing additional.

Adjournment

ON MOTION BY Bruce Aiello, seconded by Cosmo DiPerna, with all in favor, the meeting was adjourned at 12:24 p.m.