

**Hammock Dunes Owners Association, Inc.**  
**Board of Administrators Meeting**  
**August 17, 2020**

**Call to Order:**

The duly noticed monthly Board Meeting was called to order at 10:00 a.m.

**Board Members Present:** Ralph Dumke, Mike Gill, Margaret Colon, Marge Rooyakkers, Jef Amsbaugh, Beth Thomas, Warren Crooks, Linda Steggerda, Michael Heller, Hunt Hawkins

**Board Members Absent:** None

**HD Club Administrator Present:** Bob Neely

**Community Management Present:** Travis Houk, Carsten Georg, Craig Nisbett Southern States Management Group

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

**Approval of Minutes: July 20, 2020 Board Meeting**

**ON MOTION BY Jeff Amsbaugh, seconded by Mike Gill with all in favor, the Board approved the minutes of the July 20, 2020 Board of Administrators meeting as written. Motion carries.**

**Hammock Dunes Club Administrator**

Mr. Neely provided the Board with updates on the Hammock Dunes Club. Mr. Neely reported the Club is doing well financially. The Board had additional discussion about the Club and current events.

**Goals for Committees (Things to Work On)**

Mr. Dumke reviewed goals and suggestions received for the Committees. Specifically, with Maintenance the Committee should prioritize a list with estimates. With Communications, the Committee should initiate a welcome package procedure. The Social Committee should consider ZOOM cocktail hours. Lastly, the Security Committee should continue to define a workable realtor process.

**Committee Reports:**

**Maintenance Committee**

Ms. Thomas provided the Board with a Maintenance Committee update. The Maintenance Committee is meeting to review the landscape RFP and then submit it for bid. Ms. Thomas reported on bids for several maintenance items including power washing the bridges, striping Ave. de la Mer in Casa Bella, repairing a sidewalk in Calle del Sur, and repaving the residential roads in Granada Estates. Ms. Thomas reported the new light poles are not in yet due to delivery delays. The Committee is receiving bids to re-pave the section of Camino del Mar that was damaged by paint spill.

**ON MOTION BY Beth Thomas, seconded by Mike Gill with all in favor, the Board voted on whether to approve pressure washing all of the bridges which includes the exterior for a cost not to exceed \$5,000. Motion carries.**

**ON MOTION BY Beth Thomas, seconded by Marge Rooyakkers with all in favor, the Board voted on whether to approve removal of sidewalk at the south end of Calle del Sur at a cost not to exceed \$5,100. 75% billed to Ocean Estates and 25% billed to HDOA. Motion carries.**

**Financial Committee**

Ms. Colon provided the Board with a Finance report through June 30th. The June financials are much improved over May. Ms. Colon reported the Finance Committee held its first Committee meeting. There

has been an increase in cleaning expenditures relative to COVID-19. Legal expenses have decreased significantly over the last month. Ms. Colon provided updates on Granada Estates and Ocean Estates financials. Ms. Colon reviewed the 2021 budget goals and discussed the timeline for Committee chairs to send their budget considerations. Ms. Colon stated she would like to appoint Island Estates owner Mr. David Betsill as Assistant Treasurer.

**ON MOTION BY Margaret Colon, seconded by Mike Gill with all in favor, the Board voted on whether to appoint David Betsill as Assistant Treasurer. Motion carries.**

### **Community Planning/Strategic Planning Committee**

Ms. Colon provided the Board with a Community Planning Committee update. Ms. Colon reviewed the HDOA COVID-19 plan created by the COVID-19 response team. This includes updated community signage and a hand-out that will be distributed to visitors as they enter Hammock Dunes. An email blast with the information will be sent to owners and the community website will be updated.

Ms. Colon reported on community real estate sales. The Committee is working with the neighborhood presidents on neighborhood specific surveys. The Board discussed community access for Census takers and how they should be treated/accessed.

**ON MOTION BY Mike Gill, seconded by Hunt Hawkins with all in favor, the Board voted on whether to adopt the HDOA COVID-19 Plan as proposed by the Community Planning Committee. Motion carries.**

### **Communications & Community Relations**

Mr. Culligan reported on Communications and Community Relations updates. The Committee is continuing to track local COVID-19 statistics and information to disseminate to the Community. Mr. Culligan provided the latest COVID-19 statistics for Flagler County. The Committee is working to update the email addresses of the community residents. The new addition of Inside the Gates is scheduled for release later this week.

### **Social Committee**

Mr. Crooks stated that social events have been placed on hold due to COVID-19. Mr. Crooks reported he is doing research on how to hold virtual social events. The Committee is looking into ideas for events in the future. Mr. Crooks reported that two Committee members have resigned and asked for recommendations for new members.

### **Security & Emergency Response Committee**

Ms. Rooyackers provided the Board with a Security Committee update. The Board discussed vendor access into the Community. By consensus UPS, FedEx, DHL and Amazon will all be allowed to access the community through the owner lane. Ms. Rooyackers reported that realtors have allowed community access without following the correct procedures. There may need to be more discussed about realtor rules.

### **Design Review Committee**

Mr. Amsbaugh provided the Board with a Design Review update. Mr. Amsbaugh reported the Committee is not meeting monthly and is handling submittals through email. The Board discussed an issue with a resident that made several significant landscape changes without prior approval from the DRC. Mr. Amsbaugh reported that a member of the DRC has resigned and a replacement with architectural experience is needed.

### **Declarant & Development Committee**

Mr. Dumke reported that mediation is still ongoing in the WCI/Lennar litigation. Mr. Eckert provided the Board with an update on the dredge project for the sand dunes and indicated he remains optimistic about the project.

## **Association Updates/Discussion**

### **New Business**

No New Business.

### **Audience Comments**

Audience comments were addressed during the meeting.

**ON MOTION BY Marge Rooyakkers seconded by Linda Steggerda, with all in favor, the meeting was adjourned at 12:23 p.m.**