

Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting
July 20, 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, Stan Pierce, 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: May 18, 2020 Board Meeting

ON MOTION BY Mike Gill, seconded by Hunt Hawkins with all in favor, the Board approved the minutes of the May 18, 2020 Board of Administrators meeting. Motion carries.

Duneview Administrator Seat Resignation

ON MOTION BY Mike Gill, seconded by Linda Steggerda with all in favor, the Board accepted the resignation of Stan Pierce from the Duneview administrator seat. Motion carries.

Mike Gill issued a special thanks to Mr. Pierce for all his work and extraordinary efforts to raise the bar for the Committee.

Appointment of Warren Crooks to Duneview Seat and Social Committee Chair

Mr. Pierce recommended Mr. Warren Crooks to the HDOA Board for the Duneview seat. Mr. Crooks resides in the Duneview community (Viscaya/Casa Bella). Further, Mr. Pierce recommended Mr. Crooks to take over his duties as the Social Committee Chair.

ON MOTION BY Marge Rooyakkers, seconded by Mike Gill with all in favor, the Board voted on whether to appoint Warren Crooks to the open Duneview administrator seat and Social Committee Chair. Motion carries.

Hammock Dunes Club Administrator

Mr. Neely provided the Board with updates on the Hammock Dunes Club. Mr. Neely reported the Club is working in accordance with state guidelines for COVID -19. Mr. Neely reported that masks are required inside the Hammock Dunes Club; specifically, the gym. He indicated the Club received a 92% rating on a recent survey and 22 employees are taking advantage of the Employee Support Fund.

Goals for Committees (Things to Work On)

Mr. Dumke stated the committee goals will be reported during each individual committee report.

Committee Reports:

Communications & Community Relations

Mr. Culligan reported on Communications and Community Relations updates. Mr. Culligan reported the Committee is continuing to track local COVID-19 statistics and information to disseminate to the community. Mr. Culligan reported the next issue of Inside the Gates will come out in August. The Board

discussed communicating expectations and processes for visitors during the pandemic. Mr. Culligan indicated an ad-hoc Committee will be established to review these issues.

Maintenance Committee

Ms. Thomas provided the Board with a Maintenance Committee update. Ms. Thomas reported the Maintenance Committee will work closely with the Community Planning Committee. The new light posts are expected to be installed in August. The Committee is working with the contractor that spilled paint at the Main Gate to clean the paint spill on Camino del Mar. The Committee is soliciting bids to make the Villa del Mar coquina wall smaller. Additional projects are on-going. The Committee will address the north side erosion of Lake San Gabriel when the water level is lower.

Social Committee

Mr Crooks stated that social events have been placed on hold due to COVID-19. Mr. Crooks reported that the Committee is open to holding virtual social events. The committee is looking into ideas for events in the future.

Community Planning/Strategic Planning Committee

Ms. Colon provided the Board with a Community Planning Committee update. Ms. Colon reported the Committee has continued to meet through Zoom during the last several months. She reviewed a report in regards to the current real estate market in Palm Coast. Ms. Colon reported that 199 residents stated they would be willing to participate in community focus groups. The Committee will reach out to each of the neighborhoods for specific surveys and if they are willing to participate. The Board discussed several ideas and processes for keeping the community safe during the pandemic.

Survey Results

Ms. Colon & Mr. Culligan provided the Board with results on the recent community survey.

Security & Emergency Response Committee

Ms. Rooyakkers provided the Board with a Security Committee update. Ms. Rooyakkers reported that the committee will meet again later next week. Ms. Rooyakkers stated that the switch to Dwelling Live has been completed.

Design Review Committee

Mr. Amsbaugh provided the Board with a Design Review update. Mr. Amsbaugh reported that the Committee is not meeting monthly and is handling submittals through email.

Financial Committee

Mrs. Colon provided the Board with a Finance report through May 31st. Good news; HDOA assessments (monthly dues) are being paid consistently even thru the pandemic. Ms. Colon reported that new monthly meetings are being held with SSMG accountants and the 2021 budgeting meetings will start in August. The Committee is working to identify an assistant treasurer. Legal expenses are running around \$20,000 - \$25,000k per month. Mrs. Colon reported the 2020 goals are on track and provided updates on Granada Estates and Ocean Estates financials.

Declarant & Development Committee

Mr. Dumke provided a brief update on the Renaissance Project.

Association Updates/Discussion

Dredge Project

Mr. Eckert updated the Board on the status of the proposed dredge project.

Lennar Update

Mr. Dumke updated the Board on the status of the Lennar lawsuit.

New Business

Ms. Rooyakkers reminded the Board to vote in the August primary election.

Audience Comments

Audience members contributed comments during the meeting about Fiber Optic cable and the dredge project.

ON MOTION BY Mike Gill seconded by Jef Amsbaugh, with all in favor, the meeting was adjourned at 12:00 p.m.