

Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting
September 21, 2020

Call to Order:

The duly noticed monthly Board Meeting was called to order at 11:00 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, Southern States Management Group
A quorum was established. Members' Sign-In Sheet located in Association meeting file.

Approval of Minutes: August 17, 2020 Board Meeting

ON MOTION BY Mike Gill, seconded by Warren Crooks with all in favor, the Board approved the minutes of the August 17, 2020 Board of Administrators meeting with the following amendment:

- **On Page 2 under Security and Emergency Response, the words, “with a corporate logo in a marked vehicle” should be added at the end of the third sentence.**

Hammock Dunes Club Administrator

Mr. Neely provided the Board with updates on the Hammock Dunes Club. Mr. Neely reported the Club has opened the Tavern with a 50% occupancy and confirmed the Club is following all state guidelines as it related to the COVID-19 pandemic. Club reps and HDOA reps will meet soon to synergize the community relationship.

Committee Reports:

Maintenance Committee

Ms. Thomas provided the Board with a Maintenance Committee update. Ms. Thomas reported that 6 landscape companies reported to the first RFP meeting. The Committee is working on the 2021 budget. The light pole project has been delayed due to COVID- 19. Ms. Thomas provided updates on paving and cleaning options for the spilled paint on Camino del Mar. The Granada Estates road paving project will be tabled for 2020.

Financial Committee

Ms. Colon provided the Board with an HDOA Finance report through July 31st. Mrs. Colon reported that she and David Betsill have been meeting with the Committees to discuss 2021 budgets. Overall, assessments have continued to be paid on time. There has been a modest increase in cleaning expenditures relative to COVID-19. Ms. Colon provided updates on Granada Estates and Ocean Estates financials.

Community Planning/Strategic Planning Committee

Ms. Colon provided the Board with a Community Planning Committee update. The Community survey results were published in the latest issue of Inside the Gates. The Committee is planning the first HDOA and Hammock Dunes Club liaison meeting. The Committee is working on the Neighborhood surveys that will be sent to all of the Neighborhood Presidents. The Committee is finalizing the focus group sessions.

Communications & Community Relations

Mr. Houk confirmed the Committee is continuing to track changes to the website and email updates to the Community.

Social Committee

Mr. Crooks reported he has two new members for the Social Committee; Nancy Cerniglia and Joan Gerosa. By consensus the Board agreed to these Committee members. There are no events currently planned due to COVID- 19. Mr. Crooks met with The Hammock Dunes Club to discuss possible future events and options. Mr. Crooks reported he is looking into holding a virtual cocktail hour.

Security & Emergency Response Committee

Ms. Rooyakkers provided the Board with a Security Committee update. A reminder will be added to the next issue of Inside the Gates to remind residents that boats and trailers are not permitted to be parked in driveways overnight. The Board discussed plans for contractor access when the new developments begin construction.

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. Mr. Amsbaugh reported that two new Committee members are needed. The Communications Committee sent an email blast asking for volunteers. A Villas resident installed two propane tanks without DRC approval.

Declarant & Development Committee

No Updates.

Association Updates/Discussion

Amended Rule Regarding the Working Hours of Construction Personnel and Contractors in the Hammock Dunes Private Community

Mr. Gill proposed a new resolution that amends the legacy rule to allow for delivery contractors on Sunday's. Specifically, the resolution will allow commercial deliveries and movers access to deliver on Sundays as necessary. The Board had a lengthy discussion regarding the current rule and proposed amended resolution.

ON MOTION BY Mike Gill seconded by Hunt Hawkins, with Mr. Dumke, Mr. Gill, Mr. Hawkins, Ms. Colon, Ms. Steggerda, Mr. Crooks, Mr. Amsbaugh, Ms. Thomas in favor; Ms. Rooyakkers opposing, Mr. Heller abstaining, the Board voted on whether to approve the Amended Rule Regarding the Working Hours of Construction Personnel and Contractors in the Hammock Dunes Private Community. Motion carries.

New Business

Fiber Optics in the Community

Mrs. Colon reported the Community Planning Committee is currently looking into fiber optics and other alternatives.

Renaissance Project

Mr. Dumke provided the Board with an update on the status of the Renaissance Project and indicated the project will be going to the County again for review. Some audience members commented the property should not be cleared if construction will be delayed.

FPL Ad Hoc Committee

Mr. Gill provided the Board with background information regarding previous discussions with FPL to bury powerlines that service the Hammock Dunes Community. An ad hoc Committee was established led by Mike Barber after Hurricane Mathew and the Committee met with FPL a few times. Thru the Committee, FPL requested the HDOA pay approx. \$80,000 to assist with the initiative of hardening

power lines. That offer was tabled. Mr. Dumke will look into forming a Committee to reengage FPL on the project.

Audience Comments

Audience comments were addressed during the meeting.

ON MOTION BY Linda Steggerda seconded by Marge Rooyakkers, with all in favor, the meeting was adjourned at 12:41 p.m.