

Inside The Gates

Winter 2015 ~ A newsletter from the Hammock Dunes® Owners' Association



Gatehouse Ribbon Cutting!



Message from the President

Welcome to the New Hammock Dunes! “New” represents our rejuvenation of Hammock Dunes over these past several months, with the sole objective to provide a fresh, new look throughout our private oceanfront golf community – a new look that our premier gated community not only needed, but deserves.

From the impressive new gatehouse entrance, the Camino del Mar refurbished bridge, the relandscaped boulevard and enhanced golf course vistas, to the more open look of the Camino del Rey intersection and the soon-to-be-completed south entrance Hammock Dunes directional monument, your HDOA Board has been focused on enhancing the look of our unique, one-of-a-kind oceanfront community.

Our newly developed 10-year strategic plan further outlines annual maintenance and enhancement projects based on budgeted financial reserves for each asset class. These maintenance and enhancement projects will ensure that Hammock Dunes continues to provide a fresh, new look for current owners and an inviting “first impression” for potential new buyers in this very competitive high-end community marketplace.

Please enjoy this issue of *Inside The Gates*. On behalf of the entire HDOA Board of Administrators, best wishes for a joyful and merry holiday season and a happy, healthy and successful New Year. Thank you again for your continued support.

Sincerely,

George DeGiovanni
President, Hammock Dunes Owners' Association

An Active Lifestyle for Everyone at Hammock Dunes Club

Private, Oceanfront, Golf – that says it all... or does it? Hammock Dunes Club members enjoy the pristine settings of two stunning golf courses every day, but there's so much more!

The Club has recently expanded its racquet sports program with the addition of pickleball – one of the fastest growing sports in the country today. Pickleball is comparable to tennis and badminton, but is played on a smaller court with a paddle and a wiffle ball. It's a different game than tennis and one that anyone can play. Over 100 enthusiastic members enjoyed the grand opening festivities and now continue to learn their new sport with a busy program of weekly clinics and leagues. Also at the Tennis Park, tucked away in a wooded area of the Club grounds, our members compete in tennis round robins and bocce leagues year-round.

In the oceanfront clubhouse, the social swirl is different every day. At any one time, you'll find members playing bridge, canasta, gin or Mahjongg, another of our newest and most popular activities. Dining opportunities are as varied and as casual or formal as you desire. From Sunday breakfast to elegant wine dinners and chef's tables, there is a dining

experience for everyone. The social calendar is filled with seasonal gatherings and regular entertainment.

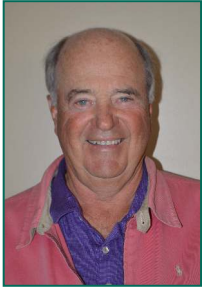
There is always something going on at Hammock Dunes Club. Our staff is constantly updating and refreshing the sports and social activities to engage our members. Come visit the Club, tour the facilities and see firsthand how you can get involved. No matter what the activity is, you'll find that what we value most are the people you meet and the memories you make. Lasting friendships are made here.

Let's talk about the membership option to suit your lifestyle. Contact Kim Laxton, Membership Director, at (386) 445-0747 or klaxton@hammockdunesclub.com.

Sincerely,
Kim Laxton
Membership Director
klaxton@hammockdunesclub.com



HDOA Committee Reports



Community Relations and Communications

by Ron Huxtable

At the September 2015 board meeting, the HDOA Board of Administrators approved a proposal to develop an integrated, custom real estate module to be hosted on the HDOA's website, www.hammockdunes.com, that will provide updated Hammock Dunes real estate listings.

If you are still not receiving email updates, please take a moment and contact Travis Houk with Southern States Management Group; email: thouk@ssmggroupinc.com or call 386-446-6333 and provide your email address.



Finance

by Bruce Aiello

The 2016 budget was approved at the November board meeting. The increase of \$4.00 came primarily from a new access control contract, a new landscape maintenance contract, and a 2.5% increase in the capital reserve contributions and replacement costs budget. The loan that we originated when we purchased assets from HD Associates was successfully renegotiated at a lower rate, which will allow us to pay off the loan sooner. 2015 was a challenging year, but we were able to manage to stay within our budget.



Declarant and Development

by George DeGiovanni

The Declarant and Development Committee (DDC)

The Declarant and Development Committee (DDC) advises the HDOA Board regarding the future development of Hammock Dunes. In this capacity, the DDC developed a multi-year, time-phased strategic growth plan for Hammock Dunes and, with Board approval, continues to implement key components of this plan.

Recent accomplishments include:

- Discussions with potential investors concerning development of the 2.7-acre property located between the Two Camino Office Complex and the Club's golf course third fairway. The HDOA's objective is to participate in the design phase of this property to ensure a Hammock Dunes compatible development, which we could then incorporate as a new neighborhood into the Hammock Dunes community.
- Continued dialogue with WCI concerning their two to five-year build-out timeline for the two remaining condos on their vacant lots just south of the Tuscan condominium. WCI continues to assess the real estate market for this one-of-a-kind oceanfront condo lifestyle.

Current DDC members are: George DeGiovanni (Chair), Bruce Aiello (HDOA-Treasurer), George Bagnall, David Eckert and Charlie Swinburn with Travis Houk (SSMG) providing administrative support.

Gatehouse Ribbon Cutting

The Gatehouse officially opened November 18. Officiating at the ribbon cutting were HDOA Board Members, Maintenance Committee Members, Travis Houk plus our Project General Contractor Charles Rinek and John Whelan of Charles Rinek Construction.

HDOA Committee Reports



Maintenance

by David Yoder

Your HDOA Maintenance Committee has been very busy since the last issue of *Inside The Gates*. The two major projects that have needed most of our attention are the construction and completion of the major renovations to the main gatehouse on Camino del Mar and a new Hammock Dunes directional monument on northbound A1A just south of the south entrance to Hammock Dunes.

Construction of the new gatehouse went very smoothly under the leadership of general contractor Charles Rinek Construction (Palm Coast) and Travis Houk of Southern States Management Group. The new gatehouse opened on November 18, exactly on schedule. We appreciate our residents dealing with the necessary traffic detour during the construction period.

The HDOA is constructing a new community directional monument on northbound A1A near our south gate. Permitting for the sign required two small variances from the county, which were obtained. This sign will be largely funded by the county and will be a tastefully designed landmark sign for motorists approaching us on northbound A1A. It will be completed in early 2016.

We are studying replacing many of the vehicle entrance gates with newly designed ones that are faster operating, more dependable and less susceptible to the salt atmosphere.

Landscaping replacement and, in some cases, simplification, has been ongoing. In particular, landscaping has been replaced and simplified along Camino Del Mer to more easily allow entering visitors and residents to see several vistas of the beautiful Links Golf Course.

You are invited to see full detailed Maintenance Committee reports from monthly Board of Administrators meetings. The minutes of all these meetings can be seen on the "old" Hammock Dunes website: www.hammockdunesoa.com.



Real Estate

by Travis Houk

As of November 15, 2015, there have been 22 single-family homes, 21 condominium units and 11 vacant lots sold this year in the Hammock Dunes Private Community. The current active MLS listings are the following: 48 single-family homes, 39 condominiums and 33 vacant lots. New home construction, specifically on the oceanfront lots and in Island Estates, has generated a considerable amount of activity. Hammock Dunes is poised for a great real estate year in 2016!



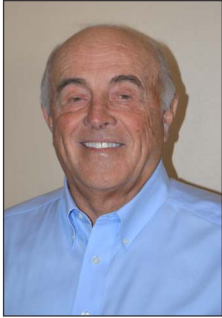
Design Review

by Cosmo DiPerna

Including anticipated approvals in December, the Design Review Committee will have approved construction of 13 new homes this year, including 7 in Island Estates, 5 in Granada Estates and 1 along oceanside Calle del Sur. 2 oceanside homes received concept review and should be approved for construction next year. This activity compares with prior year approvals as follows: 8 in 2014, 11 in 2013 and 5 in 2012. In addition, 4 geothermal closed loop systems were approved, along with 2 pools and 2 major additions. 15 landscape applications were approved, as well as 85 minor property changes, including fencing, pavers, trees and paint colors.

Committee members include: Consultants Bob Dickinson and Dave Mancino and community members Ada Abernathy, Cosmo DiPerna, Julie Gamble, Mike Machin and Donna Trindle. Travis Houk of Southern States Management Group, serves as coordinator of the group which meets at 1:30 PM on the second Monday of each month.

HDOA Committee Reports



Community Planning

by Dennis Vohs

A major emphasis of the Community Planning Committee has been to explore ways in which to improve homeowner values in Hammock Dunes. The establishment and ongoing expansion of the Hammock Dunes website (<http://www.hammockdunes.com/>) by our Communications Committee should stimulate interest in potential purchasers. Recently, one of our community's leading realtors, Berkshire Hathaway Home Fortune Group Properties, has initiated a practice that could significantly enhance exposure to our community. The realtor told us that inventory is tight in other areas of the state and that our housing product is very affordable in comparison to other counties. As a result; Berkshire Hathaway's broker invested significant resources to qualify and become a member of 6 MLS boards covering 12 counties from Miami to Northeast Florida in order to list properties in our community on those MLS sites. With the wide use of Information Data Exchange (IDX), our listings will have tremendous exposure to realtors and buyers elsewhere in the state.

First impressions are also important to homeowner values. Our new gatehouse, the Hammock Dunes Parkway and the Hammock Dunes Bridge provide a great entry to the community. An extensive maintenance contract has recently been completed on the Hammock Dunes Bridge and the Florida Department of Transportation has given the bridge a health index rating of 97 out of 100. This rating shows that the bridge is in very good condition.

Community Notes – The Dunes Community Development District (DCDD) has implemented a number of improvements to the Hammock Dunes Parkway, including sidewalk repairs and trimming overhanging trees. Additional improvements are in the planning stages to enhance landscaping, safety and visibility on the parkway. The DCDD also recently completed a project that doubled the capacity of the potable water plant. St. Johns Water Management District awarded the DCDD a grant that paid for 40% of the project's costs. In June, the DCDD completed the maintenance and resurfacing contract on the Hammock Dunes Bridge.



Security and Emergency Response

by Marge Rooyakkers

The Security and Emergency Response Committee sent out an updated community notice a few weeks ago. If you need a copy, please contact Southern States Management Group at Two Camino del Mar.

Coming soon... transponder stickers! When the remaining supply of the bulky white gate transponders are sold, the HDOA will offer transponder stickers for sale. They will probably not be available until February or March 2016, but if you have questions, check in with Southern States Management Group on the timeframe. Once the remaining supply of the white transponders are sold, transponder stickers will be the only option for purchase.

HDOA Website

by Travis Houk

A Featured Properties page will be added soon to the HDOA website (www.hammockdunes.com). It will display a selection of properties currently available in Hammock Dunes as submitted by local realtors, and will include a search function to help users find properties matching specific criteria. This new feature is a perfect opportunity for realtors to make their listings available to potential buyers who are browsing through the HDOA site.



The Hammock Dunes Owners' Association's 17th Annual Volunteer Recognition Dinner

The Hammock Dunes Owners' Association's Annual Volunteer Recognition Dinner was held on October 21 at the Oceanside Ballroom in Hammock Dunes. More than 135 residents attended and enjoyed a great evening of conversation, dinner and learning about this year's honorees.

Four honorees received awards: Carol Swinburn, Andy Furia, Vaughan Delk and a special recognition for a second time recipient, Barbara Tobias. Presenters were Dr. Eric Lutker, Walter Sarden, Bill Ellison and Marjorie Rooyakkers.



*Top left to right; Vaughan Delk, Andy Furia
Bottom left to right; Carol Swinburn, Barbara Tobias*



*Master of Ceremonies,
Bill Desimini*

Opening remarks came from George DeGiovanni, President, who provided a summary of the history of the event dating back to 1999. Bill Desimini cheerfully volunteered again to be the standing MC. He was on his game and did a great job.

This was the first time I had the pleasure of hosting this event as your social chair. I

was moved by the depth of character in each honoree, and by the incredible amount of time and energy they give to advance their cause. We are proud to call each of them our neighbor. Congratulations to all!

Barry Williams
Board Member
Social Chairman

Hammock Dunes Holiday Lights

As we all know, Hammock Dunes is a very special place to live. During this festive time of the year, many of our residents decorate their homes, condo buildings and villas to reflect this special holiday season. We encourage everyone to take a drive around Hammock Dunes and admire all the beautiful lights and decorations that are displayed.

From all of us on the HDOA Board, we wish you and your families a very happy holiday season and a happy and healthy new year!

Warm Regards,

Your Hammock Dunes Owners' Association



Tuscany Christmas Tree

HDOA 2016 Upcoming Events



Hammock Dunes Car Show April 20, 2016



18th Annual Volunteer Recognition Dinner October 19, 2016



Dates are subject to change. Please contact Barry Williams at bwilliams507@cfl.rr.com for confirmation.

HDOA Board Members and Term Expiration Dates

George DeGiovanni, President; Chair, Declarant & Development Committee; Finance Committee; (Granada Estates); March 2018.

Cosmo DiPerna, Vice President and Chair, Design Review Committee; Oceanfront (Cambria and Tuscany); March 2016.

Bruce Aiello, Treasurer and Chair, Finance Committee; Declarant & Development Committee, (Island Estates); March 2017.

Dennis Vohs, Secretary, Chair, Community Planning Committee; Ocean Estates (Grande Mer, Carino la Mer and Playa del Sur); March 2018.

Marge Rooyakkers, Chair, Security & Emergency Response Committee; Maintenance Committee; Villas (Villas di Capri & del Mar, Monterrey, Marbella, Montilla and La Costa); March 2016.

David Yoder, Chair, Maintenance Committee; (La Grande Provence); March 2018.

Barry Williams, Chair, Social Committee; Duneview (Casa Bella, Viscaya and the Club); March 2016.

Travis Houk, Community Association Manager, Maintenance & Security Committee.

Ron Huxtable, Chair, Community Relations & Communication Committee; Beachfront (Portofino, Savona and Le Jardin); March 2017.

Jon Rapaport, Director; Waterfront (eventually condos south of Tuscany); March 2017.

Fred Gronbacher, Non-voting member appointed by the Hammock Dunes Club Board.

Hammock Dunes® Phone Numbers

Southern States Management Group.....	386-446-6333
Hammock Dunes Owners' Association.....	386-446-6333
Design Review Committee.....	386-446-6333
Hammock Dunes Main Gate.....	386-446-6234
Island Estates Gate.....	386-445-0768
Porto Mar Office.....	386-246-5383
Cambria Office.....	386-447-2292
Le Jardin Office.....	386-447-6182
La Grande Provence Office.....	386-446-5574
Tuscany Office.....	386-446-6464
Preferred Management Services.....	386-439-0134
Hammock Dunes Club.....	386-445-0747
Dunes Community Development District (Water).....	386-445-9045
Hammock Dunes Bridge.....	386-446-5593

Other Useful Numbers

AT&T.....	888-764-2500
Waste Pro of Florida, Inc. (trash, recycling) ..	386-586-0800
Florida Power and Light.....	800-226-3545
Vehicle Tag Office.....	386-313-4160
Driver License Office.....	386-517-2080
Palm Coast Public Library.....	386-446-6763
Supervisor of Elections.....	386-313-4170
Flagler County Sheriff's Office.....	386-437-4116
Florida Hospital - Flagler.....	386-586-2000
Poison Control Hotline.....	800-222-1222