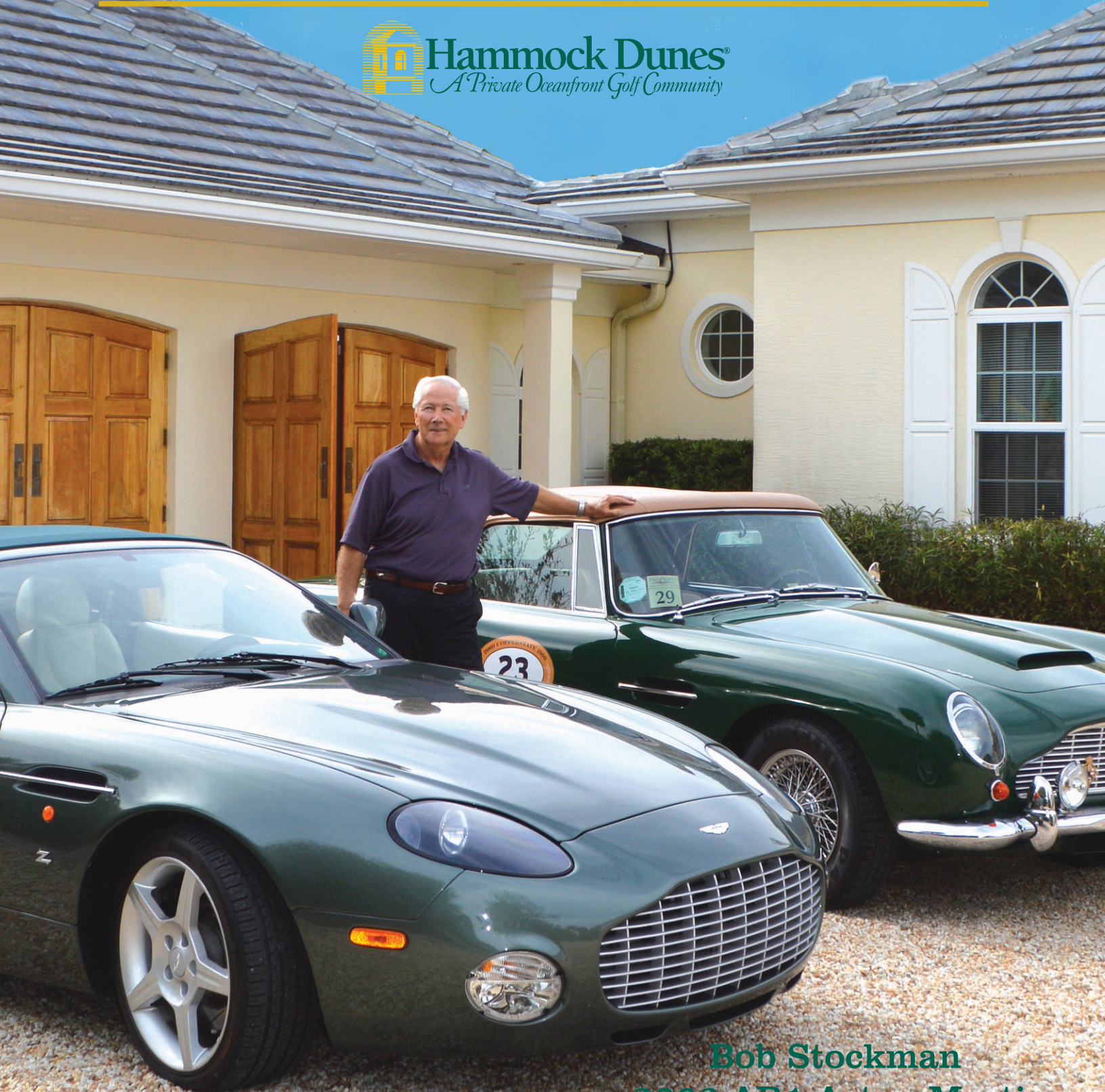


# Inside The Gates

Winter 2016 ~ A newsletter from the Hammock Dunes® Owners' Association



**Hammock Dunes®**  
*A Private Oceanfront Golf Community*



**Bob Stockman**  
**2003 AR1 Aston Martin**  
**1965 DB5C Aston Martin**





George DeGiovanni

## Message from the President

Hammock Dunes successfully weathered Hurricane Matthew, and our premier oceanfront golf community remains the “best place to live and play!” The HDOA's pre-Matthew beach dunes investments, including sand fencing, dune planting and fertilization, paid off. The beach dune did their job and protected the Hammock Dunes community from Matthew's storm-surge flooding, unlike many other adjacent communities.

As a reminder, sand dunes are nature's “defensive attrition barrier”, and Matthew's high wave action did create significant erosion of the beach side of the dunes while also damaging our dune walkovers. Therefore, we MUST restore our dunes to protect our premier community from potential future Matthew-like storms. The HDOA has developed a dune restoration plan and is aggressively engaging Flagler County and Florida state agencies and political leaders to help expedite the necessary restoration permits. Our goal is to start restoration of nature's valuable defensive dunes in December 2016 and complete the project before turtle nesting season begins in May 2017.

Our November 14th Matthew Town Hall presentations provide additional details concerning our plans for dune

restoration and walkover repairs. I encourage all owners to go to [HammockDunes.com](http://HammockDunes.com) and click on the Current Property Owners tab. Select the Hurricane Matthew Updates tab to view the Town Hall presentations.

I also would like to mention the Club's successful Links Golf Course renovation and the membership's approval to move forward with the clubhouse renovation project. Both of these Club initiatives directly benefit all Hammock Dunes owners by providing an enhanced community “first impression” for potential resale home and condo buyers and attracting new construction for our remaining homesites.

Again, restoration of our beach dunes is the HDOA Board's #1 priority while we continue to repair beach walkovers. Our objective is for all owners to continue to have the utmost confidence that Hammock Dunes remains the “best place to live and play.”

Please enjoy this issue of *Inside The Gates*, and 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 for your continued support.

Sincerely,  
George DeGiovanni  
President, Hammock Dunes Owners' Association

## The Hammock Dunes Club... New Opportunities in 2017

As we reflect on 2016 and look forward to 2017, the Hammock Dunes Club sees opportunities in all directions.

We have an opportunity to reflect on how lucky we are to have experienced only minor damage from Hurricane Matthew. Our families and members are safe and sound. The Club is up and running, ready to welcome members as they return from points north.

Our members have an opportunity to face the challenge of mastering the newly renovated Links Golf Course and enjoy a third croquet lawn. The challenge of the Creek Course over the Summer now gives way to a new experience at the Links.

A most exciting opportunity is ahead of us to rebuild and rejuvenate our facilities. The next clubhouse renovation has been approved. Funding and permitting is underway and

solid plans are forthcoming. By Summer 2017, we should be breaking ground for a new fitness facility, a refurbished pool area, additional outdoor dining, redecorating the entire building and more!

We welcome new members! There are several membership opportunities available, and there's no better time to join Hammock Dunes Club. Contact Kim Laxton, Membership Director, at (386) 445-0747 or [klaxton@hammockdunesclub.com](mailto:klaxton@hammockdunesclub.com).

We look forward to welcoming our neighbors into the Hammock Dunes Club family!

Sincerely,  
Kim Laxton  
Membership Director  
[klaxton@hammockdunesclub.com](mailto:klaxton@hammockdunesclub.com)



# HDOA Committee Reports



## ***Declarant and Development***

by George DeGiovanni

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:

- Developed the review process for the DRC and the HDOA Board to approve owner requests to combine two adjacent lots into a single-home site, defined as Lot Binding in the 2<sup>nd</sup> Amendment to the Ocean Estates Covenants, Conditions and Restrictions (CC&Rs).
- Assisted the DRC in developing DRC manual guidelines, rules and restrictions concerning a home site's location and the physical home size associated with a builder/owner Lot Binding application.
- Coordinated July 14th joint HDOA/Club luncheon with WCI to discuss timelines associated with buildout of the two remaining condominiums on WCI's two vacant lots. WCI was very complimentary concerning the Club's renovation project as a selling point for their condo buildout, which remains in the next 2 to 5 years.

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



## ***Real Estate***

by Travis Houk

From January 1 through November 7, 24 single family homes, 16 condominium units and 7 vacant lots sold in Hammock Dunes. The current active listings in the MLS are the following: 47 single-family homes, 46 condominium units and 34 vacant lots for sale. Everyone is hoping for a strong fourth quarter as we enter 2017.



## ***Security and Emergency Response***

by Marge Rooyakkers

As we all know, Hurricane Matthew was a major event in October and a challenge for the Security and Emergency Response Committee. Two days before the storm, committee members met with the Flagler County Sheriff's Office (FCSO) to confirm the emergency plan and the mandatory evacuation procedure for the barrier island. The FCSO explained that when winds reach 45 mph (sustained), all bridges across the Intracoastal Waterway in Flagler County are closed. We were fortunate to have the United States National Guard outside our Main Gate and our South Gate as soon as the hurricane passed. Hammock Dunes had no security incidents during or immediately after the storm.

The Comfort Station (Lake San Gabriel) Walkover is now OPEN; however all of the other dune walkovers are CLOSED at this time...Please do not cross the caution tape since the walkovers may be unstable. We ask all residents to please stay away from the edge of the dunes and not to cross the dunes.

Thank you to all of the residents who have reported vehicles that are tailgating or front-gating. Your help is appreciated.

## ***Hammock Dunes Survived Hurricane Matthew***

Hammock Dunes was one of the fortunate oceanfront communities that survived Hurricane Matthew without much damage. We were able to prepare and secure our structures and take direction from our local law enforcement officials. Most importantly of all, our residents, employees and their families were safe and unharmed.

On behalf of the HDOA, we would like to extend our gratitude to all of the volunteers who came out and worked so hard collecting debris off of the golf course.

We are truly blessed to live in such a beautiful, well-built community. It sure was a wise decision purchasing in Hammock Dunes!

# HDOA Committee Reports



## Design Review

by Cosmo DiPerna

Since July, four homes in Island Estates were approved for construction, for a total of six in the community during 2016. Two major additions, two pools and a boathouse were also approved along with many other minor changes. The DRC has approved major updates of the five Design Review manuals – Granada Estates, the Villa communities, Island Estates, Grand Mer and the Playa del Sur/Camino la Mer communities. Final approvals are required by the HDOA.

Members of the DRC are consultants Bob Dickinson and Dave Mancino and community members Ada Abernathy, Cosmo DiPerna, Julie Gamble, Mike Gill, Mike Machin and Donna Trindle. Carsten George provides administrative support for to the group, which meets at 1:30 PM on the second Monday of each month.



## Maintenance

by David Yoder

Your HDOA Maintenance Committee has been very busy since the last issue of Inside the Gates. Addressing Hurricane Matthew damage and repaving some community roads have been our top priorities.

You're all aware of the damage caused by Hurricane Matthew on October 6th and 7th. Hammock Dunes was very well-prepared for the storm as a result of original construction planning and construction as well as ongoing maintenance, tree pruning and dune fertilization. Relatively little damage was done to our residential properties, but a great deal of dune damage, ocean side beach walkover damage and beach erosion occurred. The dunes, which belong to the HDOA, did do their job and protected almost all seaside properties from damage.

Immediately after the storm, a committee was formed to determine repairs and replenishment needs for the beach,

dunes and walkovers. That committee, led by David Eckert, Mike Gill and Bruce Aiello, has been very busy determining damage, funding methods, state, county and U.S. government requirements and possible financial assistance. A well-attended Town Hall meeting for property owners was held on November 14th to bring residents up to speed on the progress to date. There are two extensive documents about the status and plans for restoration of the beach, dunes and walkovers on our community website. By the time this issue of Inside the Gates is printed, one large community walkover should have been restored. The construction has begun on the walkover at the San Gabriel comfort station and will be completed soon so all can enjoy the beach again.

As a part of the Hammock Dunes Capital Improvement Plan, roads were repaved in Casa Bella and the Granada Estates neighborhood inside the North Gate. Any broken curbs were also repaired as a part of the project.

The large, bronze statue of a blue heron that graces our Main Gate entrance has been placed back in its correct position. It is on loan from notable local sculptor, Paul Baliker.

Security fencing has continued to be extended and upgraded, especially near the Main Gate. Painting and maintenance of street lights and landscape lighting is continuing.

Landscape refreshing and, in many cases, simplification to a more open and modern feel, is ongoing. Hurricane Matthew helped with the removal of any weak limbs or trees.

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](http://www.hammockdunesoa.com).

Other members of our hard-working committee are Bill Apsey, Bob Bagdon, Rory Burke, George Kupfrain, Gary Hoerle and Marge Rooyackers, along with Travis Houk and Carsten Georg from Southern States Management Group.

*On behalf of the HDOA Committee,  
we wish you all a Happy Holiday  
Season and a healthy, prosperous  
New Year!*



# HDOA Committee Reports



## Community Planning

by Dennis Vohs

Earlier this year, we conducted a survey of new owners in Hammock Dunes who had made their purchase in the past couple of years. The purpose of limiting the survey to recent purchasers was to identify any changes in new purchasers from historic purchasers in the community. Twenty-five percent of the respondents were pre-existing residents who purchased additional properties during this time frame. These respondents are excluded from the following information to focus on those who are new purchasers to the community.

There were 54 individuals responding from 30 new purchases. Of the 54, 31 were under the age of 65 (22 under the age of 60). Interestingly, of 49 individuals responding to a question of employment status, only one identified as retired. The previous survey (2014) of all owners in the community found that when residents originally purchased in Hammock Dunes, 46% were retired, with 54% either fully or part-time employed.

The prior geographic residence location of new purchasers was consistent, though it changed slightly from the historic survey, as shown in the below chart:

<u>Region</u>	<u>Historic</u>	<u>New</u>
US Northeast	37%	26%
US Southeast	34%	33%
US Southwest	3%	2%
US Midwest	16%	25%
US West	3%	-
International	4%	12%

Of new purchasers, 61% consider Hammock Dunes as their primary residence. Historically, 56% considered HD as their primary residence.

The top 6 reasons why respondents selected Hammock Dunes are as follows: (1) gated community, (2) ocean access, (3) direct ocean frontage, (4) property price to value, (5) landscaping, and (6) Hammock Dunes Club. Historically, the leading reasons are as follows: (1) gated community, (2) climate, (3) Hammock Dunes Club, (4) ocean access, (5) direct ocean access, and (6) property price to value.



## Community Relations and Communications

by Jane Ann Gass

Welcome the Fall season and welcome back to all our snowbirds.

Foremost on the minds of most residents is the cleanup after Hurricane Matthew. Please be assured that the Board is making every effort to accomplish the cleanup, dune restoration and walkover reconstruction as soon as possible. The HDOA must take into consideration all regulations while being a good steward of the assets of the community. This is a process that will take some time.

We plan to inform all owners as we have new and accurate information. We have a dedicated group in communication with state and local officials to keep this process moving forward.

The committee continues to update and improve our website: [www.hammockdunes.com](http://www.hammockdunes.com).

Be sure you are receiving all current communications by registering your current email address with Southern States Management Group at [THouk@ssmgrouppinc.com](mailto:THouk@ssmgrouppinc.com) or (386)-446-6333.



## Finance

by Bruce Aiello

The 2017 proposed budget has been mailed to homeowners in good standing. The budget approval meeting was scheduled for November 21. Hurricane Matthew's financial impact is under review with FEMA, Flagler County and our legal staff. We have the reserves for much of the property losses. We will make every effort to get reimbursements.

Finance Committee members include Bruce Aiello, George Bagnall, George De Giovanni, Travis Houk and Jeff Annon.

# HDOA Committee Reports



## Social and Save the Date

by Barry Williams

November 6th brought the second annual *Inside the Gates* Auto Show. The event was sponsored by the Hammock Dunes Owners' Association in conjunction with the Hammock Dunes Club.

Last year's show brought 17 cars and 2 motorcycles. This year, we hosted 18 drivers/owners who "polished up" 29 cars and motorcycles. What an impressive group of cars we had! I was awestruck by the quality of the entries.

Thanks to Bob Alden, Richie LeFebvre, Dr. Archie Ortiz, John Sawicki, Chuck Vogel, Mike Woodgate, Ted Almon, Stanford Davis, Jason Cote, Frank Hohmann, Glenn Hertzog, Lou Ruggiano, David Colon, Mike Skeens, Bob Goodwin, Bill Welker, Bob Stockman and Bruce Aiello for bringing their cars.

We did raise around \$900 for one of my favorite causes, "Paws of War", which gives working companions to needy wounded vets and vets with PTSD. It gives me a great feeling to write a check to such a deserving cause.

The drivers had a separate raffle for Mike Phillips' Detailing Books and Mequiar's Ultimate Wax as a small token of my appreciation.

A second raffle gave away two Sony wireless speakers and Casamigos Tequila. Bruce Aiello won twice as did Angie Bennett. It was their lucky day! Bruce actually won three times and was gracious enough to decline the third prize so someone else could win. Thanks, Bruce! Glen Hertzog took the big prize last year, but came up empty-handed this year. Glen, you were such a good sport; I have one Mike Phillips detailing book left over that I will get to you.

Where was Mr. Burns our balloon artist? Stuck on I-95, but he finally made it and made many Elmo balloons for the kids and one for my wife, Linda.

Thanks to the Club for providing tents, food and moral support. Special thanks to Tiesha and her staff for having such a wonderful, cheery attitude.

Big Cypress made their return appearance to a receptive crowd. Bluegrass seems to have universal musical appeal and Randy

and Ricky brought the goods. That inspired Karen and James Skellion and our board member, Marge Rooyakkers to perform some impressive line dancing steps.

I had a wonderful time with the fair-like atmosphere and the good company of all 228 neighbors who flowed through. Lots of effort by so many folks, a special thank you to my staff: Sue Price, Angie and Jeff Bennett, Susan Cole, Heide and Dr. George Benchimol and Linda Williams.

Your Host,  
Barry Williams  
HDOA Member  
Social Director





# The Hammock Dunes Owners' Associations 18th Annual Volunteer Recognition Dinner

On October 26th at the Hammock Dunes Owners' Association's 18th Annual Volunteer Recognition Dinner we had four very deserving honorees in Dianne Bishop, Ron Huxtable, Susie Hellmann and Tony Papandrea.

There was a capacity crowd of around 150 members, a new record. George DeGovanni did the introductions, followed by Bill Desimini as the Master of Ceremonies. Each candidate had lots of fans who cheered on their honoree with tons of applause.



**Tony Papandrea**

on behalf of the entire Palm Coast community. He is a driving force in the hospital having added two cath labs, a children's rehabilitation center, cancer library and the 20/20 Society which has raised 1.5 million dollars for new equipment. The Free Clinic also has benefitted directly by Tony's work, raising about one hundred thousand dollars on its behalf at The Annual Gala, the Pink Army Run. Congratulations Tony!

Tony Papandrea was awarded Special Recognition for his ongoing volunteer efforts after being included in the year 2007 group of Honorees. Shortly after that, he was elected president of Florida Hospital Foundation and has been working daily



**Dianne Bishop**

Dianne Bishop has organized and run tennis groups, golf groups, bridge groups, theater groups, art groups, a "Mystery Travel" group to see local attractions and her most recent "fait d' complet" growing the pickleball groups. What Dianne has done for bridge in Hammock Dunes is one of her finer feats. Congratulations Dianne!



**Susie Hellmann**

many speeches about survival. Susie assists several doctors with breast cancer patients and assists patients going through Chemotherapy. She is a volunteer for "Duners for Life" raising \$14,000 for Breast Cancer by walking all day and night. She served on the Board of the Hope to Help Foundation. Finally, and most importantly, Susie is a Cancer Survivor. Congratulations Susie!

Susie Hellmann is well known as the creator and facilitator of "The Prayer Warriors," which is disseminated throughout the world to over 1,600 people. It's amazing how many of you are "Prayer Warriors." Susie is the Chair of Deacons at the Hammock Community Church. She volunteers for Habitat for Humanity, Stuart Meyer Hospice House and the Florida Foundation Gala. Susie is a volunteer with Breast Cancer Awareness, making



**Ron Huxtable**

such, has helped Florida Country Clubs organize many Croquet groups. As a past member of the Flagler County Economic Opportunity Advisory Council, Ron helped develop the County vision and goals for recruiting new companies and expanding existing business within the county. Working with the Flagler Palm Coast High School Mentoring Program, he has provided career and academic guidance to underprivileged students, also recruiting others to volunteer time. Closer to home, Ron has been a Hammock Dunes Croquet instructor since 2002. He was Hammock Dunes Croquet Association President during 2011-2015 and, under his leadership, Hammock Dunes Club received Croquet Club of the Year award while overseeing expansion to three fabulous courts. Ron's other Hammock Dunes contributions include past member of the club's Food & Beverage and Membership Committees and service as an HDOA Board Member during 2013-2015. Congratulations Ron!

Ron Huxtable has been an avid promoter of Croquet throughout the United States, achieving Champion status among United States Croquet Association (USCA) players. Currently, Ron is the USCA Florida Regional Vice President and, as

# Hammock Dunes Beach Party!

by Barry Williams



Larry Eisenberg, Rick Bodge, Karen Eisenberg, George DeGiovanni, Barry Williams and Mary DeGiovanni

July 27th was the first Hammock Dunes beach party I've sponsored. I have been asked so many times for a "beach crossover party", like the ones Andy Furia used to have. We did it a little differently, having Sporks food truck cater the event.

It was hot - real hot - but around 50 showed up for what turned out to be one of the most relaxing events of the year. It was low tide and folks sat and talked as the sun went down. The event ended at 8:00 p.m., but many folks were there until 9:00 p.m. watching the waves roll in. Special thanks to the 10 mph winds that showed up.

We will try it again next year, maybe swapping the ocean pool party with this event as it will be a little cooler on the beach.

*Barry Williams, Social Director*

## HDOA Board Members and Term Expiration Dates

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

**Cosmo DiPerna**, Vice President; Chair, Design Review Committee; Oceanfront (Cambria and Tuscany); March 2019.

**Bruce Aiello**, Treasurer; 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 2019.

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

**Barry Williams**, Chair, Social Committee; Dune-view (Casa Bella, Viscaya and the Club); March 2019.

**Travis Houk**, Community Association Manager, Maintenance Committee.

**Jane Ann Gass**, Chair, Community Relations & Communications Committee; Beachfront (Portofino, Savona and Le Jardin); March 2017.

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

**George Bagnall**, Non-voting member appointed by the Hammock Dunes Board.

**Mike Gill**, Board's Legal Liaison with outside counsel involving the HDOA's legal matters; October 2017.

## 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