

Inside The Gates

Spring 2015 - A newsletter from the Hammock Dunes® Owners' Association



Hammock Dunes Clock Tower



George DeGovanni

Message from the President...

Our objective with *Inside The Gates* is to provide a professional “magazine style” information bulletin that complements the exclusivity of our “Premier Oceanfront Golf Community”. We have designed the magazine for not only current Hammock Dunes owners, but also potential future owners, similar to our approach with the new Hammockdunes.com website.

The magazine also highlights Club initiatives because the Clubhouse, golf courses and other Club assets directly contribute to the exclusivity of Hammock Dunes and each owner's property value. We, therefore, encourage non-club members to take a second look at Club membership.

Your HDOA Board's focus is to not only maintain the beauty of Hammock Dunes but to also enhance its appeal, in this very competitive real estate market, for potential future owners. Enhancing Hammock Dunes benefits us all, since “buyer demand” for Hammock Dunes obviously not only protects, but also enhances all our property

values...both short and long term.

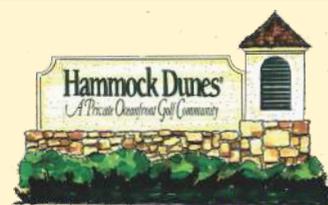
A few of the Enhancement Initiatives included in this issue are the plans to renovate the Front Gatehouse and a new South Entrance Sign, that will replace the recently demolished billboard. Most exciting is Hammock Dune's recent *Green Communities Award* by Audubon International, the first of three phases toward certification as an *Audubon Sustainable Community*. We plan to complete these last two phases within the next year, becoming the first Florida Private Community to *achieve Audubon Sustainable Community Certification*. This certification will complement the *Audubon Cooperative Sanctuaries Certifications* at the Club's Links and Creek golf courses, further distinguishing and enhancing the appeal of our “Premier Oceanfront Golf Community”.

On behalf of the entire HDOA Board, please enjoy this issue of *Inside The Gates* and again, thank you for your continued support.

Sincerely,
George DeGovanni
President, Hammock Dunes Owners' Association

Upcoming Community Improvement Projects...

- Proposed Main Gate House, construction coming summer/fall 2015
- A1A South Hammock Dunes sign coming soon



Hammock Dunes Club Membership Update...

The Club has been a beehive of activity since the Holiday season!

The New Year brought exciting member events like the nationally publicized ACF Culinary Olympic Team fundraiser, Motown Night, Bridge Festival, Mind Magic, A Polynesian Revue and more. The Club entertainment calendar is heavy with new events, music and activities to engage everyone.

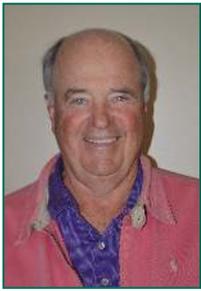
We soon swing into “Championship Season” with what seems like a major golf tournament each week: Men's and Ladies' Club Championships, Member/Member and Member/Guest, just to name a few.

Hammock Dunes Club really has become the social center of the community and we are working hard to maintain and engage our members. If you're not a member yet, come join the fun!

Sincerely,
Kim Laxton
Membership Director
klaxton@hammockdunesclub.com
386-445-0747



HDOA Committee Reports...



Community Relations and Communications

by Ron Huxtable

This is the third issue of our new Inside The Gates newsletter. If you have any comments or ideas to improve it – or interesting ideas for features in future issues, please let Travis Houk at Southern States Management know. His contact information is below.

The new Hammock Dunes website has been “live” for several months now and continues to be refined and a few missing “tiles” completed. This website not only provides interesting information about our community for you, as owners and residents, but also for potential owners in Hammock Dunes. It is our hope that the website will also raise interest in our community for potential buyers. The website can be found at www.hammockdunes.com.

If you haven't done so in the last few months, your Gate Access Profile can be updated on the original www.hammockdunesoa.com website. This website is separate from the new one and contains a great deal of interesting information as well as documents and archives of previous matters.

A reminder that there are beautiful newly updated maps of our community that can be picked up at the Southern States Management Office adjacent to the Main Gate.

It is important that all residents and property owners have a current email address on file with Southern States Management Group, which manages Hammock Dunes for us. Without that information it is impossible to send important messages to you. Please give your email address, if you don't already receive Hammock Dunes emailed information, to Travis Houk, Southern States Management Group at THouk@ssmgroupinc.com or call him at (386) 446-6333.

Leash Your Pets – If you walk your pet on the beach or in the community please be considerate of your neighbors and leash your dog – it's the law. Also, please be responsible and clean up after your pet.



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.

Currently, the DDC is focusing on the following Growth Plan elements:

- Hammockdunes.com web-strategy to feature all “For Sale” Hammock Dunes homes and their respective “Listing Agents” as a “One Stop” service for potential new owners.
- Joint HDOA-Club marketing that highlights the combined benefits of community ownership and club membership.
- Direct linkage to Hammockdunes.com from the Club's new website, similar to Hammockdunes.com's current linkage to the Club site.
- Continued dialogue with WCI concerning their plans and timelines to build two new condominiums on their vacant condo-pads just south of the Tuscany condominium.
- 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.

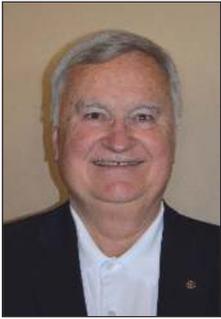
Calling All Car Enthusiasts New & Old...

The Social Committee is considering having a car show one evening in May 2015 that will feature many of the unique, impressive, and fancy collections of wheels in Hammock Dunes. If you have a cool vehicle, we would love for you to show it off!

Please contact Barry and let him know you're interested:
bwilliams507@cfl.rr.com



HDOA Committee Reports...



Maintenance

by David Yoder

Spring is almost here and the Hammock Dunes Maintenance Committee has been busy! Below are a few important updates:

- Pursuant to the three year bridge maintenance plan, the Grande Mer Bridge and the Mariners Drive Bridge have been reconditioned and painted including the light fixtures. The final bridge on the schedule is the Hammock Dunes Main Bridge on Camino del Mar.
- The Mariners Drive lake bank has been stabilized on the east side with additional coquina rock and concrete to support the existing cement bags.
- All raised edges and trip hazards on the community sidewalks have been ground or removed.
- Broken concrete on the community sidewalks has been replaced.
- The Comfort Station dune walkover has been completed with the addition of hand rails.
- Updated lettering and signage has been replaced at the main entry and north gate.
- The A1A landscape & concrete median project is complete between the south gate and Island Estates.

During the winter and spring, the Committee will continue to address many of the invasive areas of the Virginia Creeper vine and Brazilian Pepper. Unfortunately, many areas have to be cleared since the vegetation is thick.

The Committee has addressed and will continue to remove and replant several of the original shrubs along the common property adjacent to community roads and private residential property. We ask that each property owner also assess their yard this spring and address any unsightly landscape. A little goes a long way!



Design Review

by Cosmo DiPerna

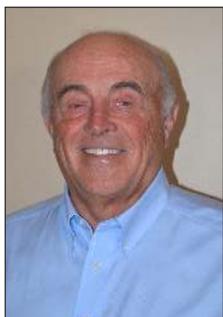
The Design Review Committee has approved the architectural enhancement of the main gatehouse, which includes a canopy over the vendor/visitor entry lane. The plans are ready for the HDOA Board to solicit bids for construction this year. The Committee also approved a new Hammock Dunes A1A south sign to replace the former A1A billboard just east of the south gate. Installation is scheduled during the summer.



Two new homes in Island Estates have been approved for construction so far in 2015. Guests at the February meeting included a couple from Longboat Key, FL who presented initial concepts for a home on an oceanfront lot along Calle Del Sur. They are absolutely thrilled with Hammock Dunes. "It's as if we won the Lottery" they announced. "We were looking for a special place to build our new home and cannot believe we are so lucky to have discovered this amazing community." ---- What a great endorsement for Hammock Dunes!



HDOA Committee Reports...



Community Planning

by Dennis Vohs

Some additional findings from the results of the 2014 Home Owner Questionnaire identify the type of residence purchased by residents by geographic origination, as well as employed/retired status. The following Table 1 summarizes the type of residence purchased by geographic origination of the purchaser, while Table 2 displays the type of unit in which employed and retired individuals reside currently and also at the time of their initial purchase.

TABLE 1

Type of unit purchased	-----Geographic Region-----				
	Northeast	Southeast	Midwest	West	Int'l
Condominium	35%	51%	49%	39%	41%
Villa	23%	14%	12%	12%	12%
Single Family home	42%	35%	39%	49%	47%

TABLE 2

Type of unit purchased	Employed		Retired	
	Condominium	51%	45%	38%
Villa	16%	19%	17%	16%
Single Family Home	33%	36%	45%	47%

As you are aware, many of our residents have moved from one type of residence to another. Reasons for these changes may be the result of initially acquiring a part time vacation home, then making Hammock Dunes their primary residence and later determining they want the maintenance free living of a condominium environment.

Community Notes – The DCDD continues to be on schedule to complete doubling the capacity of the water plant by May 2015. A contract was set for the Hammock Dunes Bridge for maintenance and resurfacing. Work is scheduled for this summer. The Hammock Dunes Club recently held a 'Taste of the Team' gourmet dining event prepared by eight members of the USA Culinary Olympics Team. The team had recently returned from a competition in Luxembourg where they placed 3rd in competition with 22 countries.

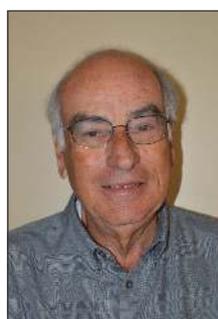


Security and Emergency Response

by Marge Rooyackers

The Comfort Station restroom facility (Playa del Sur) will have the locks changed to make it more secure. This will be effective March 15, 2015. Please contact the South Gate House, 386-446-6252 OR Southern States Management Group for the entry code.

As a reminder, all home security signs must be placed no more than ten ft. from the residence and not by the curb or mailbox.



Finance

by Bruce Aiello

The HDOA final 2014 CY financials show that we are within budget, strengthening reserves, paying down additional loan principle and remaining in a strong position. All capital improvements were made within budget. Planning for the future is in line with our 2015 budget. The Finance Committee thanks all the various committees for operating with fiscal responsibility.

Hammock Dunes Clock Tower...

You've probably seen the Hammock Dunes trademarked logo many times over the years. Do you remember what it looks like? It features one of the most recognizable buildings in the Hammock Dunes private community. During the night, the beautiful clock faces light up with a subtle welcoming appearance. As it towers over the main entrance and the 4th fairway, its rhythmic chimes serenade anyone within miles. Occasionally, you may hear a fancy tune that will sound off every few hours with a feeling of "name that tune" ringing in your ears.

Of course we're speaking about the iconic Hammock Dunes Clock Tower. Constructed in 1990-1991, along with the adjacent gazebo, it is part of the original architecture conceived by ITT through their creative

design team. Inside the tower is an office space, storage room, and restroom; specifically used by Hammock Dunes maintenance personnel.

In 1991, Maas Rowe Carillons, Inc. was contracted to complete the clock tower mechanics, including the carillon system. Established in 1922, the world renowned Maas Rowe clock systems have been installed in many recognizable places; the most famous is the California Tower, built in 1946 in San Diego, CA.

The next time you pass through the main entrance of Hammock Dunes, take a moment and check out the Hammock Dunes clock tower. You may even be lucky enough to see a bald eagle perched at the top!

Real Estate Wrap-Up...



by Travis Houk, SSMG

In the last quarter of 2014, there have been 23 property sales transactions in the Hammock Dunes private community. This includes ten single family homes, eight condominiums, and five vacant lots. As of January 31, 2015, there have been an additional four property sales transactions. Current active listings in the MLS are 30 single family homes, 40 condominiums, and 29 vacant lots. New construction continues to ramp up in the community with multiple property owners expressing interest in building new homes over the next few months and several homes scheduled to break ground immediately. Further, reports from Realtors indicate The Hammock (barrier island) market continues to be an attractive option for new buyers; specifically northeast USA and existing Florida residents.

Audubon International Award Presentation...

On Sunday, February 8, 2015, Joanna Nadeau from Audubon International presented the Hammock Dunes Owners' Association with the "Green Community Award." About 50 Hammock Dunes residents attended the award presentation hosted at the Hammock Dunes Club. Ms. Nadeau confirmed the Hammock Dunes private community is on pace to become the first Audubon International Certified Sustainable Community in Florida.



continued on page 7



Community: Hammock Dunes
Survey Dates: July-September 2014

The following pages provide a summary of Hammock Dunes residents' responses to the Treasuring Home Survey about personal sustainability actions, community assets, concerns, and possible areas that individuals want to contribute to the sustainability effort.

Survey Results: Personal Actions

Top sustainable practices being done by Hammock Dunes respondents are Water & Energy Conservation, Recycling and Purchasing Recycled Products, and Purchasing Local Products. (Pages 3-4 provide a graphical summary of Hammock Dunes residents' responses to the questions about the personal sustainability actions. Individual entries are detailed in the Excel spreadsheet (titled Hammock Dunes TH Survey Entries-10-10-2014)).

Survey Results: Community Assets

The top two community amenities that residents value are the Ocean and Clean Beachfront (62%), and Waterfront in general (26%). 25% of all answers related to protected areas and wildlife. Detailed results from this section follow on the next page.

Survey Results: Actions Needed

The second section includes answers to the question, "What actions would you like to see your neighborhood/community take to address environmental concerns?" Top answers for this question were Protect Drinking Water Quality (117 people), Preserve Natural Areas (113), Protect Wildlife and Habitats (112), Protect Scenic Vistas (108). View a detailed summary of results from the first two sections of the survey (Personal Actions and Community Actions Needed) by opening the html file titled "Hammock Dunes Treasuring Home Final Survey Results.html."

This html file was included as an attachment in your status report email (both the html file and the folder with the same name need to be saved to the computer to open correctly). If you open the html file in Google Chrome, you will be able to move your mouse over some of the questions to learn more/get more detail.

Survey Results: Resident Contributions to this Effort

Several people noted in the open ended section that they would be interested in learning more and participating in Hammock Dunes' Sustainable Communities effort. Explore the spreadsheet especially to find those people who noted that they have skills they wish to share (in column BQ).

The spreadsheet shows all of the individual entries. Each row is a single person, and the questions they answered are the column headings across the top. (Column BQ is for the question, "Please list skills or expertise that you would be willing to share to improve your community") Many of these gave their contact info that you can use to follow up to get them involved (Columns BR – BZ).

Page 1 [Please visit www.hammockdunes.com](http://www.hammockdunes.com) for complete survey results



2015 HDOA Board Members



Absent from photo are Barry Williams and Fred Gronbacher

HDOA Board Members, and Term Expiration Dates

George DeGovanni, President; Chair, Declarant & Development Committee; Finance Committee; (Granada Estates); March 2015.

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 2015.

Marge Rooyackers, 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 2015.

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
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