

Inside The Gates

Spring 2017 ~ A newsletter from the Hammock Dunes® Owners' Association

Inside The Gates is published by your HDOA Board and is the only exclusive publication sponsored by the Hammock Dunes Owners' Association.



Hammock Dunes®
A Private Oceanfront Golf Community



**Dune Restoration
Project**



Message from the President

WOW - It's been a very busy New Year planning, engineering and coordinating funding with local, state and federal agencies, obtaining FL-DEP permits and selecting contractors for Phase 1 of the oceanfront dune restoration. Finally

- Phase 1 is well underway!

Hurricane Matthew's high-wave action significantly eroded beachside dunes and damaged walkovers. Although Hammock Dunes did not experience community flooding, it is essential that we restore nature's "defensive sand dune barrier" to protect our community from future Matthew-like storms.

Phase 1 adds 70,000+ cubic yards of beach-compatible sand, plants new vegetation on the restored dunes and repairs all existing dune walkovers. We are projecting to complete Phase 1 in May. We are also coordinating with Flagler County and the State to fund, next year, a Phase 2 project that further enhances our oceanfront dunes and beach.

I want to personally thank David Eckert and his Matthew Recovery Team for their dedication and the many, many hours they have devoted to launch Phase 1, as well as their continued diligence to ensure its successful completion.

Our February 17th Matthew Town Hall presentation provided complete details concerning Phase 1 of the restoration. I encourage all owners to go to HammockDunes.com, Current Property Owners tab, Hurricane Matthew Updates tab to view the Town Hall presentation.

Beach dune restoration is the HDOA Board's #1 priority. Our objective is for both current owners and potential new buyers to have the utmost confidence that Hammock Dunes remains the "Best Place to Live and Play".

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

Sincerely,

George DeGiovanni
President, Hammock Dunes Owners' Association

If you are not receiving our HDOA email updates, please contact Travis Houk at 386-446-6333 or email thouk@ssmgrouppinc.com and provide us with your current contact information. Please check to ensure our messages are not going to spam.

What's New at the Club?

The Hammock Dunes Club is pleased to welcome our new Executive Chef, Lance Cook, CEC, CFBE, FSM. Chef Cook comes to us most recently from Eau Gallie Yacht Club, where he has served as the Executive Chef for the last 5 years. Prior to that position, Chef Cook has worked as the Executive Chef in country clubs in Georgia and North Carolina. Chef Cook is a Culinary Institute of America alumnus and started in the business working at the Four Seasons Hotel in Boston, having worked in public restaurants before moving to the club industry. Visit Chef Cook's website for additional information: www.cheflancecook.com.

Clubhouse renovation plans are well underway and on schedule. We are in the schematic and planning stages of the project and will soon have drawings and visuals to present to our members.

Club life is vibrant and busy. Members are enjoying each other's company and forging new friendships as the social swirl continues over golf games, social activities, in the dining room and at special events.

Come join us! We look forward to welcoming our neighbors into the Hammock Dunes Club family.

Sincerely,

Kim Laxton
Membership Director
klaxton@hammockdunesclub.com



HDOA Committee Reports



Finance

by Bruce Aiello

The Finance Committee has been able to secure a loan to support the dune restoration projects. Effective April 1, 2017, the new dues rate of \$153.00 was approved by the Board. New coupon books will be mailed shortly. 2018 FY dues will be reviewed in Oct./Nov. 2017. Budget performance for 2016 FY was slightly above budget due to Hurricane Matthew. Members of the finance committee are B. Aiello, G. DeGiovanni, G. Bagnall, T. Houk and J. Annon.



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.

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.

Recent accomplishments include:

- The Committee met with State and County elected representatives to petition for Federal and State funds to support post-Matthew community repairs and dune restoration.
- Supporting David Eckert and his Matthew Recovery Team by reviewing dune restoration plans, alternative sand dune engineered profiles and Phase 1 versus Phase 2 restoration scope and costs.
- Assisting HDOA Treasurer, Bruce Aiello, in evaluating FEMA, SBA and local bank funding sources and navigating the significant paperwork application process.



Design Review

by Cosmo DiPerna

Since the last issue, preliminary approval has been granted on a new oceanfront home along Calle del Sur. Two roof replacements resulting from recent hurricane damage were approved as well as a garage addition on Island Estates, a pool and many landscape and other minor changes.

The Committee meets in the afternoon on the second Monday of every month. Members include consultants Bob Dickinson and Dave Mancino and community members Ada Abernathy, Cosmo DiPerna, Julie Gamble, Mike Gill, Mike Machin and Donna Trindle. Carsten George from Southern States Management Group provides administrative support.



Security and Emergency Response

by Marge Rooyakkers

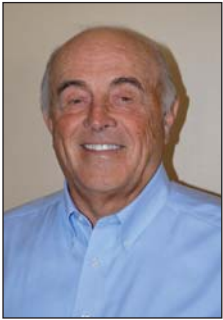
Thanks to all the residents who called in tailgating and front-gating incidents. Please keep up the good work; it keeps our community safe. Gate house: (386) 446-6234

Just a reminder... due to the dune restoration, the beach is closed for safety reasons. Our walkovers are also closed off. Please do not cross over the safety barricades.



Preliminary staging at Varn Park

HDOA Committee Reports



Community Planning

by Dennis Vohs

The Hammock Dunes HDOA website (www.hammockdunes.com) continues to be upgraded to better market our community (thanks, Bill Conner). I recently had a preview of the type of information that can be obtained from the users of our website. Through the use of Google Analytics, information can be gathered that will be beneficial to realtors serving our community. Data has been collected since October of last year and includes (1) regions of the country from where we receive the most 'hits' (currently Florida, New York and Georgia) and exactly where in Florida (currently Palm Coast realtors) and the Orlando corridor), (2) the average time viewers spend on our site, and (3) in some cases, the type of information entered that would lead them to our site. After we gather more data, we may have better insight regarding improvements that we can make to our website to better market the community and provide better advice to the realtors serving the community.

The Dunes Community Development District has been granted a permit from the St. Johns Water Management District to expand the waste water plant from 500,000 gallons per day to 1,000,000 gallons. As of this article, the design is 60% complete, is out for bids and should be completed during the first half of 2018. In addition, the DCDD is in the process of completing the installation of a new Toll Collection System. By the time you receive this newsletter, you will have probably noticed that payment screen reflects the \$.50 that the your account is being charged rather than the old \$2. Obviously, this was not the purpose of the new system, but a side benefit of replacing the old system. The old system was having difficulties similar to what you might experience with a PC that you purchased 10 years ago.



Community Relations and Communications

by Jane Ann Gass

Welcome, Spring! Not that we could complain about our amazing Winter weather. We continue to enjoy warm days and will be spending more time out and about as the days get longer. Remember to stay safe, alert and visible while walking and biking through the community.

The primary focus of recent communications has been recovery post-Matthew. Kudos to our President, George DeGiovanni, and the entire Dune Restoration Team, led by David Eckert, for the excellent job they have done to work through the government red tape and the financial considerations to keep this project moving forward. The process has been painstaking and it has been difficult to remain patient waiting for the details to be finalized. The Town Hall on February 17th was very informative and well-received. If you were unable to attend, the information is on the website and can be accessed using this link: www.hammockdunes.com.

The good news now is that the project is well underway and is making good progress. We will continue to send out updates by email, so please be sure your email is current with Southern States Management Group. You can contact them at (386) 446-6333 or THouk@ssmgrouppinc.com.

The HDOA website (www.hammockdunes.com) continues to be improved under the watchful eye of Bill Conner. (many thanks, Bill!) with the guidance of Chris Austin at Tidal Technologies. The Real Estate Module now has over 100 listings with approximately 35 registered agents. Our site has improved its status and is typically ranking highly for searches with terms like 'oceanfront', 'golf' and 'Florida'. We will continue to work on optimizing this status.

*The Third Amendment to Declaration of Protective Covenants, Conditions and Restrictions for Hammock Dunes has been recorded:
BK: 2192, PG: 1261, Pages: 5.*

HDOA Committee Reports



Maintenance

by David Yoder

Your HDOA Maintenance Committee has been quite busy since the last issue of *Inside The Gates*. We have helped the Dune Restoration Team with parts of their work in restoring our dunes.

Lighting of the new Hammock Dunes identification sign on Northbound A1A near our South Gate has been completed.

Concrete curb and sidewalk repairs have been underway both for safety and to keep our community looking great.

Island Estates will soon be getting a new light pole at the Mariners Drive entrance and fresh landscaping at their Main Gate.

Landscaping replacement and, in many cases, simplification to a more open and modern feel has been ongoing albeit at a slower pace than usual because of hurricane cleanup and restoration projects. Painting, replacement and maintenance of streetlights, street signs and landscape lighting is continuing. Streetlight poles are being replaced with reduced maintenance composite poles with LED street lighting.

You are invited to see full detailed Maintenance Committee reports from monthly Board of Administrators meetings. The minutes of all these meetings can be viewed on www.hammockdunes.com.



Real Estate

by Travis Houk

From January 1, 2017 through March 20, 2017, there have been 16 property sales transactions in the Hammock Dunes Private Community. This includes 8 single-family homes, 5 condominiums, and 3 vacant lots. Currently, there are 18 properties pending or under contract; which includes 11 single-family homes, 5 condominiums, and 2 vacant lots. As of March 20, 2017, the active MLS listings are the following 37 single-family homes, 49 condominiums, and 34 vacant lots for sale.



Legal Affairs Advisor

by Mike Gill

Mike Gill was added to the HDOA Board last year. Mike, an attorney who recently retired from Accenture, serves as the Board's legal liaison with outside counsel involving the HDOA's legal matters. The HDOA uses local law firms as needed for recurring matters such as governance, contracting and collections. The HDOA has retained a firm with regulatory disaster recovery expertise to advise on HDOA's Hurricane Matthew recovery efforts.

Examples of legal matters reviewed include:

- Amendments to the governing documents to enhance collection efforts
- Amendments to the Design Review Manuals
- RFP and contract reviews
- Collection efforts
- Hurricane Matthew recovery strategies and filings, including those with State, County, FEMA and SBA authorities

*On behalf of the HDOA,
we would like to extend a
sincere thank you to
Barry Williams,
who did an outstanding job
as our Social Director.*

*The HDOA will send out
an email regarding our
2017 social events.*

*Stay tuned... for our
beach parties, sunset gatherings
and much more!*

Hammock Dunes is Hard at Enjoying Our Neighborhoods Safely!

Now that the trucks are rolling and the beach is closed for the dune restoration, it's a perfect time to explore the beauty and wildlife within our community.

Get out for a walk or a bike ride around the neighborhood. Maybe check out a neighborhood on the other side of the community. When you are out, please remember these safety guidelines.

As pedestrians, according to Florida statute 316.130, where sidewalks are provided, a pedestrian must not walk on the road, but should walk on the sidewalk. Some have said the blacktop is easier on the legs and knees, but the real answer is a good pair of shoes. Proper running or walking shoes will make all the difference.

Where sidewalks are not available, one may walk on the roadway. Remember to walk facing the oncoming traffic. Be alert and wear light-colored clothing, especially if you are walking early in the morning or at dusk.

Cyclists must also remember the rules of the road. In Florida, bicycles can legally be operated on all sidewalks (s. 316.2065). Of course, pedestrians have the right of way, and stop signs and crosswalks must be observed. When on the roadway, ride on the right side of the road in the same direction as the automobile traffic. When riding in the early morning or at

night, be sure to have the proper white reflector or light in the front and red reflector or light on the rear of your bike.

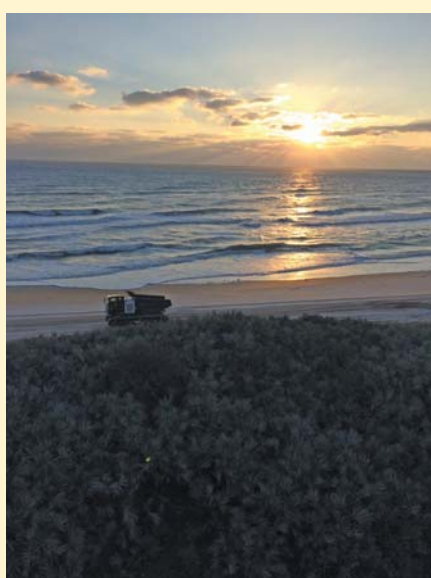
Helmets are required by Florida law for those under 16 years of age and are recommended for all ages.

The Audubon Trails Map located at the comfort station at Lake San Gabriel is a great way to explore the neighborhood, get some exercise and learn more about the nature around us.

Remember: stay safe, be visible, stay alert and enjoy this beautiful Spring weather!



Army of crawlers!

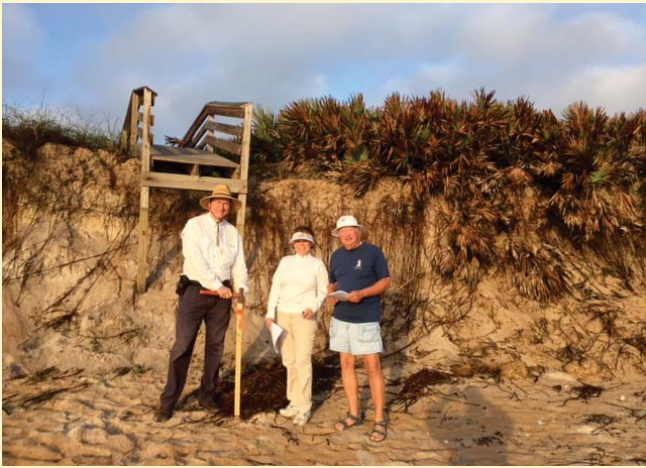


Crawler at dawn



Crawler filling the dune

Work Restoring Your Dunes!



Surveying the dunes with Dave Eckert, Marge Rooyakkers and Gary Hoerle



Staking the dune height



Varn Park in action!



Crawlers working in the rain, wind and high surf



Loading the crawler at Jungle Hut



Marge Rooyakkers patrolling the beach

Hammock Dunes 2017 Events Coming Soon!



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.

Stan Pierce, Administrator; 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.

Scott Keiling, Administrator; Waterfront (eventually condos south of Tuscany); March 2017.

Maria Dumke, Non-voting member appointed by the Hammock Dunes Board.

Mike Gill, Board's Legal Affairs Advisor 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