

Inside The Gates



Hammock Dunes®
A Private Oceanfront Golf Community

Winter 2014

A newsletter from the Hammock Dunes® Owners' Association



*Congratulations to the recipients of the Volunteer Recognition Award.
Jerusha Logan (seated), Roger Levertton, Jeff Sanberg and Jake Sullivan*



George DeGiovanni

Message from the President...

Welcome to our second edition of "Inside The Gates" magazine. "Inside The Gates" is just one of the many steps your HDOA Board is taking to present Hammock Dunes to potential buyers as "The" Premier Oceanfront Golf Community to live and play.

community speed limits and signage, and other interesting facts about our very special community.

Each issue also addresses Club initiatives and we encourage those non-club members to take a second look at Club membership. The Club's golf courses and its many other assets are critical components that significantly add value for all property owners and contribute to the uniqueness of Hammock Dunes.

This issue highlights some of the initiatives that your HDOA Board and our many committee volunteers have underway or recently completed. Read about our progress replacing the A1A South Entrance billboard, landscaping the A1A South Gate traffic median, renovation of the San Gabriel Lake beach walkover, the roll out of www.HammockDunes.com, updates to

So please enjoy this issue of "Inside The Gates" and, on behalf of the entire HDOA Board, thank you for your continued support.

Sincerely,

George DeGiovanni
President, Hammock Dunes Owners' Association

Hammock Dunes Club Membership Update...

As we look forward to 2015, Hammock Dunes Club's ongoing initiative is reaching out to our neighbors in the Community who have not joined the Club. Many have not been ready to join just yet, others are "on the fence" and not sure if they will enjoy the Club experience.

The **Silver Trial Program** was extremely well received by our non-member residents. As promised, the program resumes on January 1. This is a program that allows a non-member property owner to try the Club for six months with the same dues, fees and charges that all of our members are responsible for, but no initiation. The window to start the six month trial runs January 1 through August 31, 2015

If you know someone in the Community who may be interested in trying the Club for six months, please let me know and we can reach out together.

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



Speed limit signs in Hammock Dunes are being changed to the FDOT standard black and white 35mph & 25mph. In an effort to control speeding in the community, prevent future liability, and standardize the speed limit signage, the Hammock Dunes Owners' Association Board of Administrators approved the change at their September 15, 2014 Board meeting. Further, speeding and other vehicular hazards have created a considerable amount of vocal concern in the community. The 35mph signage is posted on the major thoroughfares, Camino del Mar, Camino del Rey & Camino del Sol. The 25mph speed limit signs are posted for all neighborhood roads. All neighborhoods are to adhere to the new 25mph speed limit if no sign is posted. *Speed limit signs apply to all!*



HDOA Committee Reports...



Community Relations and Communications

by David Yoder

The new, and recently opened, Hammock Dunes website has a great deal of information about our community. While there are still several “tiles” that need to be completed, the website is very interesting and useful. www.hammockdunes.com.

There are beautiful newly updated maps of our community that can be picked up at the Southern States Management Office at 2 Camino del Mar, adjacent to the Main Gate.

Try a nice walk along marked Audubon “Trails to Fitness” inside Hammock Dunes. A color map of the walks with distances noted is on the bulletin board at the Calle del Sur beach walkover. Also, during the holiday season, why not drive through all of Hammock Dunes to enjoy the holiday lights displays that many residences have?

Several reminders:

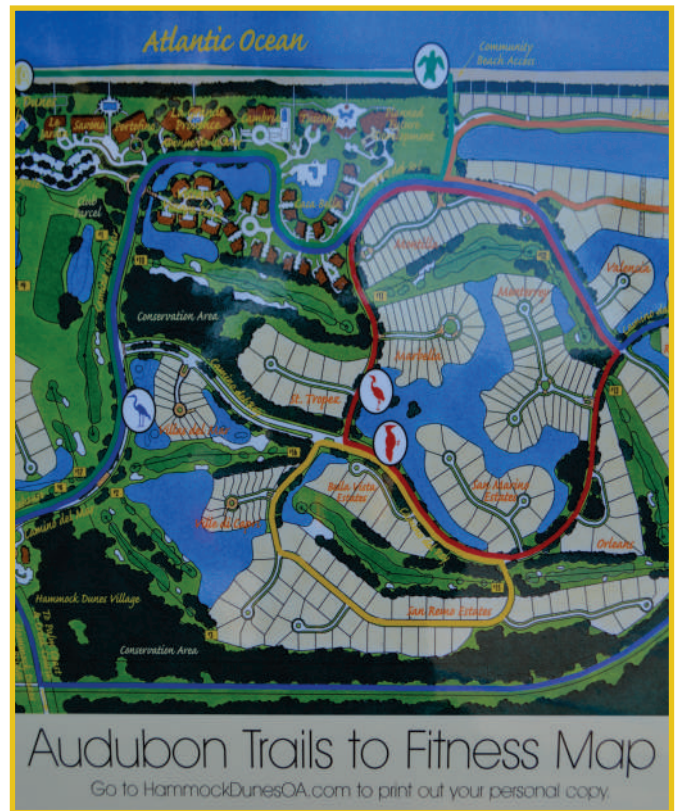
It is important that all residents and property owners have a current email address on file with Southern States Management Group, which manages Hammock Dunes for us. Without that information, it is impossible to send important messages to you. If you do not already receive Hammock Dunes email information,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

Your Gate Access Profile can also be updated on the original www.hammockdunesoa.com website.

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.

Please watch your speed inside the gates and be observant for walkers on our roadways. A few miles an hour slower inside our gates won't really affect your getting to your destination faster - and it may prevent injury or property damage to your neighbors. Please drive slowly and carefully. Take time to enjoy looking at our beautiful community!

Southern States Management will be sending out new 2015 Payment Books by mail in late December.



Design Review

by Cosmo DiPerna

New home activities for 2014 to date are as follows:

	Approved Plans	Under Construction
Villas	1	0
Granada	3	4
Playa Del Sur	1	2
Carino La Mer	1	1
Grand Mer	0	1
Island Estates	0	0
TOTAL	6	8

For comparison, through October, 2013 DRC had approved plans for nine new homes.

HDOA Committee Reports...



Maintenance

by Bob Bagdon

Summer here in Hammock Dunes is usually a quiet time. As such, many of our snowbird owners believe that this should be the time for major project work. Unfortunately, the reasons many leave for the summer months, the heat and rain, are also reasons for maintenance delays. This year we experienced unusual heat and predictable daily storms that produced lots of rain which generated wild outbursts of weed, grass, plant and tree growth.

Summer is the growth season when all things that grow, REALLY grow in Florida. This year was a winner. More heat and rain than normal generated a real challenge to our great landscaping crews. Despite numerous days of 90 plus degree temperatures and frequent rain, we were able to keep the general appearance of our 9,000 acres in the "better than acceptable" stage. Thanks, guys and gals.

Major projects in the war against any insidious plants or trees are also best undertaken in the fall and winter months, too. (The slow growth and non growth seasons). We don't plan it that way, but major cutbacks have to happen in the winter.

An additional by-product of this summer's weather was an increase of mildew and mold growth on sidewalks and roads. To add to that, we are no longer able to use chemicals that have been very effective in the past in keeping that problem under control. We are now addressing this issue with what amounts to an almost full-time spray cleaning effort.

The lesson is that seasons actually dictate our maintenance efforts. So, as much as we would like to get everything done in the summer, sometimes we can't.

What's Happening Now in Hammock Dunes

We are starting a road condition survey and looking ahead at the need to resurface main community roads over the next few years. We are working with FPL to replace the rusted main electric boxes here.

The long awaited replanting of the A1A islands outside the South Gate is also underway. The major renovation of the beach crossover at Calle Del Sur was recently completed. We will need to let that sit for four to six months before staining it to a uniform color. The annual main bridge cleaning and re-sealing was accomplished in late October.

Lots of other normal maintenance projects are underway too. If you have any questions or concerns, don't be afraid to call us!



Security and Emergency Response

by Marge Rooyakkers

At the October 2014 Hammock Dunes Owners' Association Board of Administrators' meeting, the Board adopted a rule to allow the operation of low-speed vehicles within the community. All low-speed vehicles must comply with Florida Statutes and property owners must register their vehicles with the Association at the Southern States Management Office at 2 Camino del Mar. Non-resident low-speed vehicles are prohibited in Hammock Dunes.



Residents are reminded to obey the speed limit signs and advise their guests about the community speed limits. The Hammock Dunes Owners' Association will inform all contractors.

Please slow down, STOP and enjoy the day!

HDOA Committee Reports...



Community Planning

by Dennis Vohs

The CPC is continuing to assess various findings from the 2014 Home Owner Questionnaire results. In October, we distributed the 'Interesting Facts about Hammock Dunes - Bulletin VII' to the real estate community. The bulletin focused on three areas—where people came from that purchased property in Hammock Dunes, the career status of the purchasers and a special view of purchasers from Florida. To review this and previous bulletins see “current news” at the HDOA website: <http://www.hammockdunesoa.com/>. A few interesting notes about our community:

- 1) 49% of residents are under the age of 65 and 14% of residents are under 50 years of age.
- 2) over 55% of residents consider HD as their primary residence, while 67% spend more than half the year here.
- 3) 31% of residents are employed, although when they originally purchased in HD 54% were employed.

Community Notes-The DCDD is anticipating completion of the expanded water plant in May 2015. Salamander Hotel & Resorts has filed an application for a site development plan for a new lodge and conference facility associated with Hammock Beach. The expansion will include 198 additional hotel rooms. If developed, the DCDD can only provide water resources if the St Johns River Water Management District grants expanded water withdrawal capacity from the Floridian Aquifer.



Finance

by Bruce Aiello

The five members of the Finance Committee have developed the proposed 2015 budget for the Master, Granada, and Ocean Estates neighborhoods. The 2015 budget was approved at the November 2014 Board meeting. Currently we are projecting to end the year within budget for all three neighborhoods. In summary, we remain financially strong.



Declarant and Development

by George DeGiovanni

The Declarant and Development Committee (DDC) charter includes advising the HDOA Board regarding future development of Hammock Dunes. The HDOA President chairs the DDC with the HDOA Treasurer a designated permanent member. Other members include prior HDOA and Club Board officers. Current DDC members are: George DeGiovanni (Chair), Bruce Aiello (HDOA-Treasurer), George Bagnall, David Eckert, Charlie Swinburn and Travis Houk (SSMG).

At the direction of the Board, the DDC continues to focus on implementing a multi-year, time-phased Strategic Growth Plan for Hammock Dunes. Current Growth Plan elements that the DDC has either completed or are in progress include the following:

Completed: Rolled-out the HammockDunes.com marketing website. Signed: an HDOA-Flagler County Billboard agreement, in which Flagler County pays the HDOA \$12,500 and removes the South Gate billboard (HDOA continues to own the land parcel) and the HDOA agrees to replace the billboard with a Hammock Dunes south entrance directional monument, similar to that at our front entrance during 2015.

In Progress:

- HDOA-Club Joint-Marketing Discussions.
- HDOA-Flagler County planning meetings to ensure HDOA and the County mutually agree on a long-term development vision for Hammock Dunes.
- WCI meetings and visits concerning their plans and timelines to build-out their vacant condo-pads.
- Establishing a Concierge Service to coordinate potential buyer visits to Hammock Dunes.
- HDOA-Realtor Strategic Partnership to accelerate community build-out.
- Front Gate House re-design to provide an updated community entrance for both potential buyer's and our current owners.

Hammock Dunes Flowers

The flowers we see planted around HD are spectacular this time of year and certainly well thoughtout. One of the questions most often asked is why are they changed out so quickly? We sat down with SSMG's Travis Houk and got the "411" on our exquisite flowers we all so admire.

So why are the flowers changed so often? It always seems as soon as we are enjoying the new display they are removing them?

The flowers at the front entrance and on the major thoroughfares such as Camino del Mar, Camino del Rey, and Camino del Sol are planted four times each year. Each flower rotation is coordinated months ahead of time and each installation is monitored pursuant to the weather forecast. Sometimes the flowers look great at the end of their rotation; however the next group of flowers are ready for planting and the beds must be cleared. Strategically, the flowers are changed prior to their decline in an effort to always keep a beautiful appearance.

Who is responsible for the HD flowers? We often see Corey trucks in the area, is that the company that does the flowers?

Corey Enterprises will plant many of their interior flower beds; however a few years ago Corey subcontracted with "Bloom-Masters" (an Orlando based company) to address the high visible areas including the main entry. Bloom-Masters is one of the leading flower distributors in Florida; specifically involved with many of the Disney theme parks.

Are the flowers reused? What do they do with them when they are removed?

Unfortunately, the flowers are disposed.

The photo above displays what is currently planted, will they remain thought out the holiday season or will they be changed once our readers receive this issue of ITG in December?

Yes, this rotation will be in place for the remainder of 2014. The "winter mix" will be planted the first week of January 2015!

Speaking of holidays and in addition to the flowers, the wreaths and lights always look spectacular when you enter Hammock Dunes. The condominium towers and neighborhood displays are always festive too! We hope everyone enjoys decorating for the holidays. We encourage you to send in a photo of your exterior holiday display so we can print it in our next holiday issue of Inside The Gates. Please feel free to email us your picture at THouk@ssmgrouppinc.com.



New HDOA Website Now Operational

The Hammock Dunes Owners' Association (HDOA) is pleased to announce that our totally redesigned website www.hammockdunes.com is now operational. The rights to this website were acquired by the HDOA as part of its purchase in June 2013 of various assets from HD Associates, and the redesign was undertaken to help market Hammock Dunes to potential buyers. (Note that this site is totally separate from the HDOA site for current property owners – www.hammockdunesoa.com – that has been in operation for several years.)

We encourage you to visit the site and see what it has to offer to potential buyers. You will notice it has a tile-based user interface,



meaning you navigate through the site by clicking on a tile to reveal another screen with descriptive information and/or more tiles. Some tiles are still currently being developed and will show "Coming soon..." when clicked on.

Since acquiring all the Declarant and Developer Rights from HD Associates, the HDOA has been committed to playing an active role in promoting resales at Hammock Dunes and assisting in the build-out of Hammock Dunes, and this new website is designed to help meet these commitments.

The Volunteers Recognition Dinner...



Hammock Dunes Owners' Association 16th Annual Volunteer Recognition Dinner was held October 22, 2014 at the Hammock Dunes Club. More than 120 people attended and enjoyed a terrific evening of great conversation, meeting new friends, a wonderful dinner and learning about this year's Honorees. Sharing the Master of Ceremonies role were George DeGovanni, our current HDOA President, and Bill Desimini, long-time MC for this event. Honorees for their voluntary service to Hammock Dunes causes as well as non-profit organizations locally and nationally were residents: Roger Levertton, Jerusha Logan, Jeff Sandburg and Jake Sullivan. Plan now to be at next year's dinner—you'll enjoy it!!



2014 HDOA Board Members



HDOA Board Members, and Term Expiration Dates

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

Bob Bagdon, Chair, Maintenance Committee; Duneview (Casa Bella, Viscaya, and The Club); March 2016.

Ron Huxtable, Chair, Social Committee; Beachfront (Portofino, Savona, and Le Jardin); March 2017.

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

David Yoder, Chair, Community Relations & Communication Committee; (La Grande Provence); March 2015.

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

George Bagnall, 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