

# *Inside The Gates*

Spring 2018 ~ 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*





Mike Gill

## Message from the President

TGIS—Thank God It's Spring. What a winter season, especially the January Nor'easter that slammed our coast and extended damage to the beaches and walkovers already weakened from the Hurricanes. There are several ongoing matters that I want to update you on.

First, the beach. We have a contract with the county for it to restore 10 cubic yards per linear foot of sand on our beach in 2018. The county is paying 70% of the cost. Our 30% will be paid with the proceeds of the one-time \$2,000 assessment. The project is under way, starting at Malacompra Park and moving south. Flagler County estimated "a mile a month," which will put them on our beach around mid-summer. It's still too early for specific dates, but our Communications Committee will make sure everyone is informed once a timeframe has been confirmed.

**IMPORTANT—some or all of your \$2,000 assessment may be reimbursable by your homeowner's insurance. Check with your agent about 'loss assessment' coverage. If you need additional information to file your claim (like a copy of the assessment notice), please contact Travis.**

Next, the walkovers. Twenty-nine walkovers were reconstructed from the damage created by Hurricane Matthew. Hurricane Irma and the January Nor'easter

necessitated additional repairs. Daily repair efforts are underway, with close monitoring by the Maintenance Committee team. 60% of the walkovers, including Community walkovers, have been stabilized and closed out with the exception of minor finishes and hand railing. All walkover repairs and new walkover construction will be complete by the time Flagler County begins the dune project.

On the development front, we have been in early discussions with groups interested in a major new development in our community. It is too early to provide additional details, but as plans firm up and more information becomes available, we will keep you updated.

The HDOA will continue to actively beautify the Community with new shrubbery and fresh landscape ideas, address specific maintenance or access-control needs with more efficient and updated technology, organize fun and innovative social gatherings/functions, and continue to communicate with the local authorities/facilities such as Flagler County, Dunes Community Development District, Florida Power & Light, etc, to ensure our Community continues to be the Premier Oceanfront Golf Community in Florida!

Best to you and yours,

Mike Gill  
President, Hammock Dunes Owners' Association

## What's New at the Club!

The Club has been a beehive of activity since the first of the year!

Hammock Dunes Club was featured in a 30-minute television episode of Golf America, airing in March in major markets nationwide. If you missed it, catch the video on our website: [hammockdunesclub.com](http://hammockdunesclub.com) and on YouTube – Hammock Dunes Club Official Channel.

The clubhouse construction project is moving along on schedule. The pool is now open after a complete renovation. Kids and adults alike are enjoying the heated, saltwater pool, new splash pad, and new jacuzzi. The new fitness center is rising out of the ground, and the 19th Hole Bar is closed for

demolition in anticipation of a new, larger space with outdoor dining this fall.

I'm always happy to arrange a personal tour of the Club facilities. Call, stop in the Club office, or email for details: 386.445.0747; [klaxton@hammockdunesclub.com](mailto:klaxton@hammockdunesclub.com).

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

Sincerely,

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



# HDOA Committee Reports



## Finance

by Bruce Aiello

The good news is we would have operated within 2017 budget had it not been for natural disasters. A claim has been filed with FEMA to try and recover our losses. After Irma and the January Nor'easter it was necessary to initiate a one-time Special Assessment to provide funding to the county to restore the dune. Walkovers continue to be repaired. The county is making progress with dune restoration to our north and is expected in our area in early summer time frame. Members of the Finance Committee are: Bruce Aiello, George Bagnall, George De Giovanni, Mike Gill, Jeff Annon, Travis Houk.



## Design Review

by Cosmo DiPerna

Two oceanfront homes were approved during the first two months of 2018. Four additional mailboxes and one solar panel installation were approved as well as several final landscape plans and many minor changes.

The Committee meets during the afternoon of the second Monday of each month. Members include consultants Steve Schuyler and Bob Dickinson and community members Ada Abernathy, Cosmo DiPerna, Julie Gamble, Julie Karner, Mike Machin, and Donna Trindle. Carsten Georg from Southern States Management Group provides administrative support.



## Maintenance

by David Yoder

Your HDOA Maintenance Committee has been one of our volunteer members, Robert "Buster" Taylor, and Travis Houk of SSMG have been very busy since the last issue of *Inside The Gates*. performing day-to-day liaison, work observation, and problem solving on our beach with the Dune Walkover Contractor. Currently, Buster and Travis are working with the contractor to complete repairs to the walkovers necessitated by Hurricanes Irma and Maria. The recent surge of extremely high tides has restricted work hours. This work will include new powder-coated aluminum handrails. Work is being scheduled to minimize the downtime of individual walkovers.

Sand replacement for our dunes is being performed now by Flagler County. Work is proceeding from north Flagler County to the south. This work will replace much of the lost sand from Hurricane Irma and several January 2018 Nor'easter storms.

Several Hammock Dunes volunteers continue to work with FPL Regional Management to implement ways outages to our community can be decreased and, if there are any, how to get our power restored more quickly.

The community walkover path in North Grande Mer has been raised slightly to eliminate rainwater ponding from the adjacent street circle.

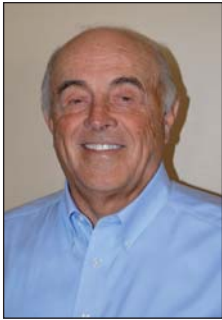
A signature tree will be planted just outside the North Gate to replace a large pine that was felled by Hurricane Irma. New landscaping will also be included.

Ongoing concrete curb, sidewalk, and perimeter fence repairs continue both for safety and to keep our community looking great. The refreshing and simplification (where appropriate) of community landscaping continues.

It is hoped that the periodic paving overlay of Camino del Mar and the parking lot at 2 Camino del Mar will be performed later this year. Contractor proposals have been received.

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 [www.hammockdunes.com](http://www.hammockdunes.com).

# HDOA Committee Reports



## Community Planning

by Dennis Vohs

The Owner Survey conducted at the end of 2017 identified some interesting facts about our community.

Examples of the results are:

- 1) 38% of residents are 65 years of age or younger
- 2) 65% of residents reside in Hammock Dunes full time
- 3) 73% of residents are retired
- 4) 3% of residences are leased

Residents of Hammock Dunes hail from:

- 36% Northeast
- 32% Southeast
- 19% Midwest
- 6% West/Southwest
- 7% International (Primarily Europe)

Why did residents purchase in Hammock Dunes?

The number 1 reason: Hammock Dunes is a gated community

- 2) Hammock Dunes Club
- 3) Ocean Access
- 4) Ocean Frontage
- 5) Property Price, vs Value
- 6) Florida State Income Tax

Thanks for your responses.

Marsh update from the DCDD — As many of you are aware, the marsh located between the homes on Granada Drive in Grande Mer and the 7th fairway was destroyed by Hurricanes Matthew and Irma. Options for restoration were explored with the St John's River Water Management District (SJRWMD). In an agreement reached with the HDOA, the HD Club, the residents adjacent to the marsh, SJRWMD and the DCDD, the following will occur: half of the marsh will

be dredged, extending the adjacent lake. Using the dredged material, the other end will be built up, contoured, and covered with sod (conforming with the golf course). Marshland will be acquired from a mitigation bank to meet environmental requirements. Permitting is expected to take 3 months with the project being completed in June or July, at an approximate cost of \$90,000.

This review with SJRWMD revealed that the original permitting of Hammock Dunes included 10.21 acres of marshes. Today there are only 3.38 acres of marsh. Many of the original marshes have gradually turned into lakes (such as the lake between the Viscaya condos and the 10th fairway tee boxes). The DCDD owns a number of acres of conservation property, and the SJRWMD has agreed to work with the DCDD in resolving the issues, realizing now that some of the environmental policies have changed over time.



## Security and Emergency Response

by Marge Rooyakkers

New visitor management access control software will be programmed and ready for use in the upcoming months. The new software is a significant upgrade and incorporates many updated technologies such as smart phone apps for Apple and Android users. Additionally, residents will find that it's easier and quicker to navigate. Communication about the new software will be mailed via USPS to all owners. The change in software will require everyone to update their guest and permanent visitor list. As in the past, the existing program has become overloaded, including outdated guest lists. This has slowed down the effectiveness of the old system. Ample time will be given to all owners to update their guest and permanent visitor list and to practice with the new system.



# HDOA Committee Reports



## **Community Relations and Communications**

by Jane Ann Gass

Welcome Spring! This has been an unusually cold and windy winter for Palm Coast and we are very happy to have warmer, breezy days. The community is already beginning to show the signs of spring.

Many residents are now out walking and riding through the community. Please remember to be safe and follow the rules of the road. Always wear a good pair of walking shoes and walk on the sidewalks where provided. Where there are no sidewalks, walk facing the oncoming traffic. Bicyclists may use the sidewalks but must give right-of-way to pedestrians. When riding in the street, ride with the traffic flow. Dog walkers must be mindful of other dogs, pedestrians, and traffic, and of course, pick up after your pooch!

The walkover repairs have made good progress. All of the community walkovers (Clicker Beach and the Comfort Station) are accessible and the remaining work is moving along now but the extreme tides and strong winds are still hampering efforts. Please take care when entering the beach as many areas may have rocks in places where there are usually none. It could also be the case that the sand has washed out from the steps or has covered the bottom few steps entirely. Use caution.

The county is working on their sand project and is working southward from Washington Oaks. The HDOA will send out notices when the work begins on our beaches later in the summer.

Be sure your email is current with Southern States Management Group to be sure you are receiving all email correspondence. You can contact them at 386-446-6333 or [thouk@ssmgrouppinc.com](mailto:thouk@ssmgrouppinc.com).



## **Real Estate**

by Travis Houk

From January 1, 2017, through December 31, 2017, there have been 78 property sales transactions in the Hammock Dunes Community. This includes 36 single-family homes, 31 condominiums, and 11 vacant lots. Currently, there are ten properties pending or under contract, which includes six single-family homes, three condominiums, and one vacant lot. As of February 28, 2018, the active MLS listings are the following: 27 single-family homes, 43 condominiums, and 43 vacant lots for sale.

## **Your Governing Documents**

Do you know your Hammock Dunes Protective Covenants, Conditions, & Restrictions? Your Neighborhood Declaration and Bylaws? What about your Design Review Guidelines? Newer residents should make sure they receive these documents from the title company upon closing. Long-time residents probably have them stashed away in an old file cabinet. It is always a good idea to review your “documents” from time to time. If you don't have them and would like to read them on the internet, please visit [www.hammockdunes.com](http://www.hammockdunes.com).

Click on “current property owners” and then “documents/forms” or “DRC Manuals” and look for your documents and the DRC manuals listed by neighborhood.

## **Reminders:**

Remember when entering Hammock Dunes without a transponder in the visitor/vendor lane all must show a valid US driver's license before entry is authorized. This includes property owners and club members that wish to use the visitor's gate.

Vendor Hours: M-F 7 AM-7PM, Saturday 8AM-5PM

# Hammock Dunes Dinner Dance

by Stan Pierce

*The HDOA proudly hosted 150 Hammock Dunes residents on February 28th at Hammock Dunes Club. The evening started out with cocktails and mingling accompanied passed hors d'oeuvres and carving stations that featured roasted sirloin and roasted cedar plank salmon.*

*The Linda Cole Quartet provided the evening with beautiful music. The Cole family is known for their rhythm and blues. They did not disappoint!*

*The evening was filled with a wonderful vibe while getting to know our Hammock Dunes family and friends.*





# The Artists of Hammock Dunes



The Artists of Hammock Dunes had their Annual Art Exhibit on Saturday, March 10th. The Member Art Show featured the talented works of Hammock Dunes residents with a variety of paintings, photographs and wood work on display for all to see! We congratulate all the residents /artists on their extremely talented work.

If you are interested in showing your work in the next art exhibit, please contact Crystal Hill at [chill@hammockdunesclub.com](mailto:chill@hammockdunesclub.com).



## Upcoming Events...

*An evening at the theater  
either in Daytona or Jacksonville  
with bus service available.  
Keep checking your emails!*

# CARE BEARS



*Hammock Dunes Care Bears are your neighbors who provide support and assistance to you when you have various needs during times of surgery, illness, loss of a loved one or simply when a thoughtful card is needed to cheer you up.*

*Care Bears welcomes new members to our group.*

*For more information please contact Claudia Pierce, President, at 386-446-7575 or at pierceclaudia@gmail.com*

## HDOA Board Members and Term Expiration Dates

**Mike Gill**, President; Chair, Declarant & Development Committee; Finance Committee; (Declarant Seat); March 2019.

**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 2020.

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

**Marge Rooyackers**, 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; Duneview (Casa Bella, Viscaya, and the Club); March 2019.

**Travis Houk, Carsten Georg**, Community Association Managers.

**Jane Ann Gass**, Chair, Community Relations & Communications Committee; Beachfront (Portofino, Savona, and Le Jardin); March 2020.

**Scott Keiling**, Administrator, Waterfront (eventually condos south of Tuscany); March 2020.

**Jef Amsbaugh**, Administrator; Granada Estates; March 2018.

**Ted Robinson**, 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