

# Sand Scripts

June 2008



A newsletter from the Hammock Dunes® Owners' Association (HDOA)

## HDOA Board Members, with Communities Elected By and Term Expiration Dates

**George Bagnall**, President; Granada Estates; March 2009.

**Kelli Jebbia**, Vice President and Chair, Community Relations and Communications Committee; Villas (Villas di Capri, Villas del Mar, Monterrey, Marbella, Montilla, and La Costa); March 2010.

**Cosmo DiPerna**, Secretary and liaison to the Design Review Committee; Oceanfront (Cambria and Tuscany); March 2010.

**Bruce Aiello**, Treasurer; Island Estates; March 2011.

**David Eckert**, Chair, Maintenance Committee; Ocean Estates (Grand Mer, Carino la Mer, and Playa del Sur); March 2009.

**Janet Krolicki**, Chair, Social Committee; Duneview (Viscaya, Casa Bella, and the Hammock Dunes Club); March 2010.

**James Schumaker**, Chair, Long-Range Planning Committee; Waterfront (eventual condos south of Tuscany); March 2011.

**Jay Furbay**; La Grande Provence; March 2009.

**Howard Broussard**; Beachfront (Portofino, Savona, and Le Jardin); March 2011.

**Sterling Colee**; HD Associates appointee.

**David Jacobs**; HD Associates appointee.

**Harry Gudenberg**; Non-voting member appointed by the Hammock Dunes Club Board.

## Maintenance Committee Report

- Maas-Rowe Carillons Inc. has been contracted to repair the Hammock Dunes clock tower faces and update the gear drives and clock hands. California-based Mass-Rowe was the original installer of the tower's clockworks.



- Missing street signage has been updated as needed throughout the community.
- Annual pressure cleaning of sidewalks, scuppers, and curbing will begin soon.
- The north Granada Estates walkover will undergo extensive repairs in an effort to prevent continuous flooding in the area.
- The problem of invasive plants and vines along Lake LaCosta adjacent to Camino del Rey will be addressed.

- Sections of broken and hazardous sidewalk will be repaired as needed.



- The Committee is still investigating the possibility of installing access control cameras at the main, south, and Granada Estates gates.

- The comfort station dune walkover has been stained and sealed. Both Granada Estates walkovers and the Clicker Beach walkover will be treated before hurricane season.

- The Committee is soliciting proposals to refurbish the main circle fountain and road, including repair of the sinking pavers.



- The main and south gatehouses will undergo extensive renovation. Architectural plans are in progress.

Maintenance Committee members are HDOA Board members David Eckert and Jay Furbay, resident George DeGovanni, and Southern States Management Group representative Travis Houk. All maintenance-related questions should be directed to Travis at 446-6333.

## Hurricane Season Information

Hurricane season is upon us again! Visit [www.flagleremergency.com](http://www.flagleremergency.com) and follow various links for important information



such as hurricane preparedness tips and evacuation information. Also, be aware that during an evacuation, for the safety

of gatehouse personnel, the Hammock Dunes gatehouses are not staffed. When this happens, at least one gate for each section of the community will be left open so that residents who choose not to evacuate can still leave and enter the community in the event of a power failure.

## **Summer Beach Parties**

On June 25, July 16, August 13, and September 17 at 6 p.m., the HDOA Social Committee will host summer beach parties that are open to all Hammock Dunes property owners. The parties will take place on the ocean side of the Playa del Sur walkover on Calle del Sur (across from Montilla). Bring a dish to share and your own beverage. The HDOA will provide plates, utensils, and napkins.

These parties are a great opportunity to spend time with old friends and to make new ones, and we hope to see you there. If you have any questions, please contact Janet Krolicki at 446-0816 or [richardkrolicki@bellsouth.net](mailto:richardkrolicki@bellsouth.net).

## **Volunteer Recognition Dinner**

Mark your calendar for the tenth annual Volunteer Recognition Dinner that will be held at the Links Clubhouse on Wednesday, October 15, 2008. This popular event recognizes volunteers who make significant contributions to Hammock Dunes and/or the outside community.

Residents are invited to nominate potential honorees by sending their names and a description of their volunteer activities to Janet Krolicki ([richardkrolicki@bellsouth.net](mailto:richardkrolicki@bellsouth.net)). Previous honorees who are still residents are Beverly Alleman, Barbara Arzonetti, Judy Barnes, Mimi Baruch, Dave Carlson, Gene Carpenter, Bill Conner, Ron Coyle, Bill Desimini, Madeline DiPerna, Dorothy Fosse, Win Fosse, Carol Gould, Bob Haley, Brenda Haley, Richard Hamilton, Rich Hottinger, Dorothy Iacobucci, Ray Iacobucci, Mary Ellen Keck, Ted Knopf, Bart LaRose, Jack Leckie, Doris Meyer, Ann Meyers, Barbara O'Keefe, Tony Papandrea, Annie Reade, Jim Rex, Chuck Roegge, Elmer Stainbrook, T.J. Tarver, Barbara Tobias, Jerry Tranzow, and Ann Vohs.



## **Visitor Access Information**

Please observe the following procedures to help ensure that your visitors are admitted into Hammock Dunes in a prompt and efficient manner:

### **Regular Visitors and Service Personnel**

You may pre-authorize access for regular visitors (e.g., family members) and regular service personnel by listing their names on a "Homeowner's Vehicular Access Information" card. These cards are available at the main gate and at Southern States Management Group (446-6333). After filling out the card, please return it to the main gate or mail it to SSMG (P.O. Box 353338, Palm Coast, FL 32135).



### **Occasional Visitors and Service Personnel**

- For visitors and service personnel who are not pre-authorized, you must call the appropriate gatehouse in advance to authorize their entry. When you call, be sure you provide the visitor's name and the expected date and time of arrival. This also applies to guests who may be meeting you at the Hammock Dunes Club.
- If a visitor is not authorized prior to arrival, gatehouse personnel will call your residence to obtain your authorization, a process that delays your visitor's entry. Moreover, if there is no answer when your residence is called, your visitor will be denied access.



### **Special Events**

If you are planning a party or open house that includes non-Hammock Dunes residents, please provide the appropriate gatehouse with a written guest list prior to the event.

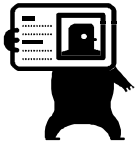
### **Realtor Access**

If you are selling your lot or residence and it is not listed with the Hammock Dunes Real Estate Company, please give written notice to the appropriate gatehouse (main or Island Estates) authorizing your realtor to show your property.

### **Other Important Information**

- Regular deliveries, such as UPS or FedEx, do not require a resident's authorization. Gatehouse personnel will not notify you when a delivery is en route to your residence.
- Gatehouse personnel will not accept packages for residents or hold keys or other items to be given to guests upon their arrival.

- Gatehouse personnel do not call your residence to announce the arrival of a pre-authorized guest.
- As of June 1, drivers of all vehicles entering the non-SmartPass lane at the Island Estates main gate must show a valid photo ID to receive entry authorization (emergency, police, fire, UPS, FedEx, etc. vehicles are exempted). Also, prospective buyers wanting to see properties on the Island must be accompanied by a registered real estate agent.



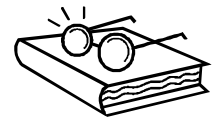
## **Suggested Reading:** **The Master Declaration**

We are sure when you read *Sand Scripts* at this time each year the number of organizations involved in managing Hammock Dunes (see pages 4 and 5) may seem overwhelming. To gain a better appreciation of the HDOA's role, we suggest you take the time to read the copy of the Master Declaration you received when you purchased property at Hammock Dunes.

While this document may seem long and complex, it is important to remember that it was written to cover different periods of our community's development. Some of the complexity between the developer

(referred to as the "Declarant" in the document) and the community no longer applies as a result of the community being turned over to a resident-elected HDOA Board in October 2004.

Once you have taken the time to read the Declaration, the governing of our community should be clearer and you may even decide that you want to become more active yourself. All of your volunteer Board members would certainly welcome your participation, as there are many subjects that need continuing attention or require new initiatives. If you are interested in volunteering to help the HDOA, including proposing and working on new projects you would like the HDOA to undertake, please contact any Board member.



### **Do We Have Your E-mail Address?**

The HDOA has an e-mail service used to disseminate Association and local community news to our residents. If you are not currently a subscriber to this service and would like to be, please send your name and e-mail address to [subscribe@hdoa.123mail.org](mailto:subscribe@hdoa.123mail.org). You can submit more than one name and e-mail address for your household if you wish.

## **Miscellany**

### **Mailboxes**

Our February 2008 newsletter noted that many mailboxes in Hammock Dunes do not meet acceptable appearance standards for our community. The Board thanks those residents who responded by repairing or replacing their mailboxes and reminds others who have not yet acted to contact Southern States Management Group (446-6333) for mailbox replacement or repair service (e.g., painting or post straightening) information. Replacement mailboxes must be chosen from an approved list for your community.

### **Fireworks Prohibited**

Residents and their guests are reminded that Florida statutes prohibit the use by individuals of any fireworks containing explosive materials (firecrackers, torpedoes, skyrockets, roman candles, etc.). If you see anyone detonating such fireworks, you should immediately contact the Flagler County sheriff's office non-emergency dispatcher at 313-4911.



### **Sea Turtle Lighting Regulations**

Oceanfront residents are reminded that Flagler County has an ordinance that, between May 1 and

October 31 of each year, requires that no light from their property or residence be visible from the beach. See [www.flaglercounty.org/doc/dpt/code/seaturtle.pdf](http://www.flaglercounty.org/doc/dpt/code/seaturtle.pdf) for details.



### **Other Reminders**

- Please proceed slowly through the SmartPass lane at the main gate and do not tailgate a vehicle in front of you.
- Garbage, yard waste, and recyclables should not be placed curbside any earlier than the day before a scheduled pickup.
- As part of being a good neighbor, owners of vacant lots should remove or cut vegetation at the borders of their lots so that vines, weeds, and branches do not grow into or overhang adjoining properties.



### **Grande Provence Has Gone Green**

As of June 1, La Grande Provence became the first condominium in Hammock Dunes to institute a recycling program.



This section describes the various entities that oversee and manage Hammock Dunes and is intended to help you know whom to contact if you have questions or comments. It is included each year in our June newsletter.

**Owners' Associations and Property Management Companies**

Owners of property in Hammock Dunes have covenants and restrictions attached to their deeds that, among other things, require membership in certain owners' associations, all of which are described below. Also, the property management companies that manage day-to-day operations for these associations are listed below.

Hammock Dunes Owners' Association (the "Master Association" or the "Master")

All property owners in Hammock Dunes automatically belong to the Master Association (publisher of this newsletter). The Master owns and maintains various common areas — unrelated to and separate from Hammock Dunes Club properties — and provides services such as the gatehouses, administers and enforces development codes and restrictions, and has the authority to assess dues.

The Association has an eleven-member Board of Administrators, nine of whom are elected by Hammock Dunes residents and two of whom are appointed by HD Associates. Each year three new Board members are elected by residents in certain communities to serve three-year terms on the Board. The Board also has a twelfth non-voting member appointed by the Hammock Dunes Club. See page 1 for a list of Board members, the communities they were elected by, and their term expiration dates.

Granada Estates and Ocean Estates Neighborhood Associations

Property owners in these neighborhoods automatically belong to their respective association. These neighborhoods consist of detached, single-family homesites whose owners are responsible for their own exterior maintenance. These two Associations do not have their own boards but instead are subassociations of the Master Association. George Bagnall is the Master Board member elected by the owners in the Granada Estates Neighborhood, and David Eckert is the Board member

elected by the owners in the Ocean Estates Neighborhood.

Island Estates Neighborhood Association

Property owners in Island Estates automatically belong to the Island Estates Neighborhood Association. This neighborhood also consists of detached, single-family homesites whose owners are responsible for their own exterior maintenance. This Association has its own board whose current members are Bill Huber, Ada Abernathy, Bruce Aiello, Herb Brattlof, and Richard Hamilton.

The Villas Neighborhood Association

Owners of detached, single-family patio homes in the Villas di Capri, Villas del Mar, Monterrey, Marbella, Montilla, and La Costa neighborhoods automatically belong to the Villas Neighborhood Association. Residents in these neighborhoods own their own homes and lots and the Association is responsible for landscape and irrigation maintenance. The Association also maintains the fountains in Villas di Capri, Villas del Mar, and Monterrey. Current Association board members are John Carney, John Cole, Kelli Jebbia, T. J. Tarver, and Peter Zeigler.

Viscaya Condominium Association and Viscaya I, A Condominium

Owners of the Viscaya condominiums automatically belong to the Viscaya Condominium Association and its sub-association, Viscaya I, A Condominium. Current Association board members are Bill Desimini, Paul Keck, and Claudia Pierce.

La Grande Provence Condominium Association

Owners of condominiums in La Grande Provence I and II automatically belong to the La Grande Provence Association. Current Association board members are Tony Papandrea, Barbara Cooleage, Dave Luenzman, Jeanne Kiley, and Bob Cory.

Portofino at Hammock Dunes Condominium Association, Savona at Hammock Dunes Condominium Association, and Porto Mar Neighborhood Association

Owners of condominiums in the Portofino and Savona buildings automatically belong to their respective association. In addition, all Portofino and Savona resi-

dents automatically belong to a third neighborhood association (Porto Mar) that manages the amenities shared by the two buildings.

Current Portofino Association board members are Bill Tobin, David Wyrobek, Carole Schneider, Ted Robinson, and Helen Faust, and current Savona Association board members are Howard Broussard, Bob Redisch, Jack Dunleavy, Jim Rose, and Richard Manning. Current Porto Mar Association board members are Lorraine Daigle, Harley Manning, Bert Lemieux, Sharon Slagle, and Sue Meagher.

Cambria at Hammock Dunes Condominium Association

Owners of condominiums in Cambria automatically belong to the Cambria Association. Current Association board members are Jean Taylor, Garth Barrows, Hunt Hawkins, Micki Jorgenson, and Linda Payne.

Condominium Association of Casa Bella I, Condominium Association of Casa Bella II, and Casa Bella Neighborhood Association

Owners of units in Casa Bella Phases I and II automatically belong to their respective association. In addition, all Casa Bella residents automatically belong to a third association (Casa Bella Neighborhood Association) that manages the areas shared by the two phases.

Condominium Association of Casa Bella I Board members are Phil Henderson, Jim Nanci, Janet Krolicki, Marilyn Fisher, and Jim Cottrell. Condominium Association of Casa Bella II and Casa Bella Neighborhood Association currently have the same board, whose members are James Schumaker, Agnes Roessle, and Marcienne Tiebout-Touron.

Tuscany at Hammock Dunes Condominium Association

Owners of condominiums in Tuscany automatically belong to the Tuscany Association. Current Tuscany Association board members are Bob Greenberg, Cosmo DiPerna, and Lee Gray.

Le Jardin at Hammock Dunes Condominium Association

Owners of condominiums in Le Jardin automatically belong to the Le Jardin As-

sociation. Current Association Board members are Agnes Roessle, James Schumaker, and Marciene Tiebout-Touron.

#### Southern States Management Group

Southern States Management Group (formerly Palm Coast Property Management) is a property management company hired by all the associations except La Grande Provence and Island Estates to manage daily operations for these associations. Owners with questions related to any of these associations' responsibilities (street lights, roads, landscape maintenance, the SmartPass gate system, vehicle entry decals, etc.) should contact Southern States Management Group at 7 Florida Park Drive, Suite C, Palm Coast, FL 32137, 446-6333. Questions specific to the Portofino and Cambria Associations may be directed to Southern States Management Group representatives Rich Burdi (246-5383) or Mark Annon (447-2292), respectively.

#### Preferred Management Services

Preferred Management Services is a property management company hired by the La Grande Provence and Island Estates associations to manage daily operations for these associations. La Grande Provence owners with questions should contact Karen Hopkins, on-site manager for Preferred Management, at 446-5574, and Island Estates owners with questions should contact Wendy Posella of Preferred Management at 439-0134.

#### Design Review Committee (the "DRC")

The DRC is a Master Association committee charged with enforcing our community's development codes regarding both the design of all new structures and the alteration of any existing structure and/or its surrounding property. Examples of alterations include a paint color change, a landscaping change, or the installation of items such as fencing, storm shutters, solar panels, satellite dishes, coquina walls, pavers, basketball hoops, or flagpoles. If you are planning any new construction or any alterations to your existing home or property, you must obtain written approval of your plans from the DRC before any work can begin.

Your request for approval should be submitted in writing to the DRC in care of the Hammock Dunes Owners' Association, P.O. Box 353338, Palm Coast, FL 32137, 446-6333. The Committee meets once a month and its members, all of whom are appointed by HD Associates (see below), are consulting architects Bob Dickinson

and David Mancino, HD Associates representative Sterling Colee, community residents Ada Abernathy, George DeGovanni, and Donna Trindle, and HDOA Board representative and resident Cosmo DiPerna.

DRC decisions are not subject to review or reversal by the HDOA Board. If an application is denied, the property owner may request a rehearing, but again the DRC decision is final.

#### Hammock Dunes Club, Inc. (the "Club")

The Club (445-0747) is a Florida, not-for-profit, member-owned corporation organized for the purpose of enabling its members to use the various facilities owned by the Club. These facilities include the Links and Creek clubhouses, the Links and Creek golf courses, the tennis courts, the croquet courts, the bocce courts, and the swimming pool. Hammock Dunes property owners are not required to be members of the Club.

The Club is managed by a nine-member Board of Governors. Each year three new Board members are elected by the Club membership to serve three-year terms on the Board. The current members of the Board are:

- Tom Campenni, *President*
- Joe Taylor, *Vice President and Chair, Food and Beverage and Social Committees*
- John Hornbostel, *Secretary and Chair, Legal and Human Resources Committee*
- Jack Dunleavy, *Treasurer and Chair, Finance and Strategic Planning Committees*
- Jim Cabler, *Chair, Green Committee*
- Harry Gudenberg, *Chair, Membership and Communications Committees*
- Bob Haley, *Chair, Sports Non-Golf Committee*
- Greg Rose, *Chair, House Committee*
- Roy Thornton, *Chair, Golf Committee*

If you have questions or comments about Club operations, you should submit them in writing to the appropriate Board member(s), or to the Club's General Manager, Marc Ray.

*Note that the Club and the Hammock Dunes Owners' Association are totally independent organizations. They own different assets, have separate budgets, and are governed by different boards.*

#### HD Associates, L.P. (the "Declarant" or the "Partnership"), Dallas, TX

HD Associates (446-6200) owns a few undeveloped lots within Hammock Dunes, all unsold memberships in the Hammock Dunes Club, and the Hammock Dunes Sales Center. Also, HD Associates has certain rights regarding the Master Association and the Club as specified in the documents of these two organizations.

For example, as the "Declarant" referred to in the Master Association documents, HD Associates has the right, as noted above, to appoint the members of the Design Review Committee; a second example is that it has the right to appoint two administrators to the Master Association board. An example with respect to the Club is that the Club cannot terminate a membership category without the consent of HD Associates (referred to as the "Partnership" in the Club documents).

#### Dunes Community Development District (the "District")

The Dunes Community Development District is a unit of special-purpose government responsible for distribution of our potable and irrigation water, wastewater collection and treatment, storm water management, maintenance of our lakes and wetlands, and operation of the Hammock Dunes Toll Bridge. In addition to Hammock Dunes, the area served by the District includes Ocean Hammock, Hammock Beach, and Harbor Village Marina.

Dick Ryan, a Hammock Dunes resident, is District Manager, and the current members of the District's governing Board of Supervisors are Herb Brattlof, Mary Conner, Gary Crahan, Jack Leckie, and Dennis Vohs. All are Hammock Dunes residents except Gary Crahan, who is a resident of Ocean Hammock.

Contact the District Manager or one of the Supervisors if you have general questions or comments about the District. For specific questions about items such as your water bill, irrigation rules, bridge tolls, etc., contact the District office at 445-9045.

#### Local Government

The local governing body of Hammock Dunes is Flagler County, since Hammock Dunes lies in an unincorporated portion of the County. The members of the County's Board of Commissioners are Bob Abbott, Jim Darby, George Hanns, Millissa Holland, and Jim O'Connell. Contact and biographical information for each commissioner can be found at [www.flaglercounty.org](http://www.flaglercounty.org).

Hammock Dunes Owners' Association  
P.O. Box 353338  
Palm Coast, FL 32135

### **Hammock Dunes® Phone Numbers**

<i>Southern States Management Group.....</i>	<i>386-446-6333</i>
<i>(formerly Palm Coast Property Management)</i>	
<i>Hammock Dunes Owners' Association.....</i>	<i>386-446-6333</i>
<i>Design Review Committee .....</i>	<i>386-446-6333</i>
<i>Hammock Dunes Main Gate.....</i>	<i>386-446-6234</i>
<i>Island Estates Gate.....</i>	<i>386-445-0768</i>
<i>Porto Mar Office.....</i>	<i>386-246-5383</i>
<i>Cambria Office.....</i>	<i>386-447-2292</i>
<i>La Grande Provence Office .....</i>	<i>386-446-5574</i>
<i>Preferred Management Services .....</i>	<i>386-439-0134</i>
<i>Hammock Dunes Club .....</i>	<i>386-445-0747</i>
<i>Hammock Dunes Sales Center .....</i>	<i>386-446-6200</i>
<i>Dunes Community Development District (Water).....</i>	<i>386-445-9045</i>
<i>Hammock Dunes Bridge.....</i>	<i>386-446-5593</i>

### **Other Useful Numbers**

<i>AT&amp;T (BellSouth).....</i>	<i>888-764-2500</i>
<i>Waste Pro of Florida, Inc. (trash, recycling).....</i>	<i>386-586-0800</i>
<i>Florida Power and Light .....</i>	<i>800-226-3545</i>
<i>Vehicle Tag Office.....</i>	<i>386-313-4160</i>
<i>Driver License Office.....</i>	<i>386-517-2080</i>
<i>Palm Coast Public Library .....</i>	<i>386-446-6763</i>
<i>Supervisor of Elections.....</i>	<i>386-313-4170</i>
<i>Flagler County Sheriff's Office .....</i>	<i>386-437-4116</i>
<i>Florida Hospital - Flagler .....</i>	<i>386-586-2000</i>
<i>Poison Control Hotline.....</i>	<i>800-222-1222</i>