



Sand Scripts

Winter 2010-2011

◆ A newsletter from the Hammock Dunes® Owners' Association

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

George Bagnall, President; Granada Estates; March 2012.

Cosmo DiPerna, Vice President and liaison to the Design Review Committee; Oceanfront (Cambria and Tuscany); March 2013.

Kelli Jebbia, Secretary and Chair, Community Relations and Communications Committee; Villas (Villas di Capri, Villas del Mar, Monterrey, Marbella, Montilla, and La Costa); March 2013.

Bruce Aiello, Treasurer and Chair, Finance Committee & Security and Emergency Response Committee; Island Estates; March 2011.

David Eckert, Chair, Maintenance Committee & Long-range Planning Committee; Ocean Estates (Grand Mer, Carino la Mer, and Playa del Sur); March 2012.

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

Phil Henderson, Maintenance Committee; Duneview (Viscaya, Casa Bella, and the Hammock Dunes Club); March 2013.

Jay Furbay; Chair, Social Committee; La Grande Provence; March 2012.

WCI (open), Waterfront (eventual condos south of Tuscany); March 2011.

David Jacobs & Tom Sharpe; HD Associates appointee.

Charles Swinburn; Non-voting member appointed by the Hammock Dunes Club Board.

Maintenance Committee Report

• Hammock Dunes Owners' Association owned sections of Ave. de la Mer and Avenue Royale were paved and striped in May 2010. Rumble strips were installed in the east lane of Ave. de la Mer to assist with traffic control.

• The Camino del Mar rotary fountain was rebuilt and upgraded with new plumbing fixtures, electric mechanics, updated lighting, exterior stone facing, concrete cap, and interior marcite plaster.



• 9 bollard pipes were installed at the Granada Estates gate entrance to block unauthorized vehicles from entering the exit side gate lane.

• A new concrete pad was poured adjacent to the Playa del Sur comfort station to accommodate bicycles (with a bicycle rack) and additional beach equipment. A bench will be installed in December 2010. New bicycles racks were installed at Clicker Beach, Mariners Drive, and the Clock Tower/Gazebo.



• 215 ft. of wood decking was removed and reconstructed at the Playa del Sur comfort station dune walkover.

• Vine clearing and lake bank restoration continues along Camino del Rey between Via Marino and the Monterrey Villas. Invasive plant removal

and landscape restoration continues on Camino del Rey adjacent to the 15th hole of the Links Golf Course.

• The beach shrubbery along the east dune from Jungle Hut Road to Varn Park was fertilized to assist with dune erosion. 500 ft. of sand fencing will be installed east of the dune along the beach this winter. This test will determine if additional sand fencing is needed next season to assist in preventing dune erosion.

• Updated road striping on Camino del Mar and at the Granada Estates gate entrance is scheduled for completion by the end of the year.

• An updated maintenance shed will be installed at the South Gate parking entrance. Bathroom facilities are being discussed for that location.

• Wood gates have been installed on the two common Association dune walkovers in Grande Mer near the Jungle Hut public beach.



• Sunken pavers, broken sidewalk, and chipped curbing are being addressed as needed throughout the Community.

• Annual pressure cleaning of sidewalks, scuppers, and curbs for all Association roads continues.

• The Camino del Mar bridge decking continues to be evaluated and will be addressed in 2011.

HDOA Website

www.hammockdunesoa.co

Finance Committee

Operating within the budget for 2010 has been accomplished for the period of January through October. We fully expect to remain within the budget for the remainder of the year. The 2011 Operating budget has been prepared. The monthly rates remain the same for all but Playa del Sur. The replacement cost of reserves for 2011 calendar year remains at 2010 levels due to "stagflation". CD interest income for 2011 has been reduced due to lowered rates on rolled over CD's. One new item has been added to the budget, Long Range Planning. This area has been strengthened as we move away from Developer Driven Strategies to Homeowner Driven Strategies. The 2010 calendar year Financial Audit results are available from Southern States Property Management. The Finance Committee THANKS all of the committees for operating within the budget.



over CD's. One new item has been added to the budget, Long Range Planning. This area has been strengthened as we move away from Developer Driven Strategies to Homeowner Driven Strategies. The 2010 calendar year Financial Audit

results are available from Southern States Property Management. The Finance Committee THANKS all of the committees for operating within the budget.

Neighborhood Watch in Hammock Dunes

All residents are again urged to routinely secure their homes and vehicles and to look out for their neighbors. Suspicious activity should be immediately reported to the Flagler County Sheriff's Office by calling 386-437-4116



Security and Emergency Response Committee Report (SER)

Our surveillance cameras have served their intended purpose. For 2011 we will be investigating installation of several additional cameras. Installation of gates on the common dunes walkovers will continue. The new access control procedures for the Granada Gate are in place. A wireless network is planned to allow real time monitoring of all cameras. The guard training program by Securitas has been completed for our new guards and is on going for all guards. Please remember to be a watchful neighbor and report suspicious activity to the Sheriff's office FIRST. The guard/rover has no law enforcement authority but will assist the law officer as necessary. Several new traffic signs have been installed on Camino del Mar and Avenue de la Mer. As always please obey all traffic signs and be courteous. Walkers and Joggers who use the roadways should do so facing on-coming traffic.

HD Assoc. & Sotheby's Real Estate Sales Office

On September 30, Hammock Sotheby's closed their operations in the sales office located at the Hammock Dunes front gate. The Hammock Dunes Owners Association (HDOA) investigated the possibility of purchasing the building but the parties are too far apart at this time.

We have been advised that HD Associates and Luxury Team of Florida (LTOF) have agreed to an arrangement to have one or two sales representatives use the lobby area of the building.

HD Associates will also be working through their property manager, Southern States Management, to allow access for non-profit, community related meetings (ie. HOA commit. meetings, etc.) in the building.

HDOA Beach Parties

These parties, which are open to ALL Hammock Dunes property owners, are hosted by the HDOA Social Committee. The format is: bring a dish to share and your own beverage. The HDOA provides paper plates, utensils, napkins and tables for the food.



This is an excellent way to meet your neighbors in the community. The parties are held on the 2nd Wednesday of the month. Reminders are announced twice through the HDOA Broadcast email service.

Volunteer Recognition Dinner

The twelfth annual Volunteer Recognition Dinner was held at the Hammock Dunes Club on October 20. This year the HDOA recognized the **CARE BEARS** who donate their time and effort in providing neighborly and caring assistance to Hammock Dunes residents. Started in 1999 by eight ladies, the group has grown to over 50 members. Those they have helped now number in the hundreds.

George Bagnall, President of the HDOA, presented a Crystal Award to Maggie Ferguson, President of the CARE BEARS, inscribed with a teddy bear holding a heart with an inscription that reads: "*The CARE Bears Have Given Graciously To The Hammock Dunes Community And For Their Continuous Service Since 1999 We Are Truly Grateful-Thank You-HAMMOCK DUNES OWNERS ASSOCIATION-October, 2010.*" The Award has been installed in the Club's Ladies Lounge.

Canine Courtesy (Doggy “Do’s”)

Please pick up and properly dispose of your pet’s waste. Pet waste should not be left on residential lots, vacant lots, or community common areas. Additionally, Flagler County has a “Leash Law”. So, when you and the pooch head out for your walk, buck up and bring along the “Canine Courtesy” bags.



Lake San Gabriel East Bank Project

A major project is underway to stabilize a portion of the east bank of Lake San Gabriel. Much of the east side of the lake has been eroding for years and has deteriorated to the point that a long sea wall is needed to save the sidewalks, trees, and even the road from structural risk. The property is within the Playa del Sur Neighborhood and is the responsibility of the 43 Playa del Sur property owners to fund.

Several less expensive vegetation techniques have been tried and failed to protect the steeper lake bank areas. After a year of evaluating alternative designs and construction proposals, the Maintenance Committee and the Board decided to award a contract to construct 1800 linear feet of sea wall consisting of sheet piling with cap that eventually will include overhanging vegetation to mask the piling. The contractor has started the project which should be completed in several months.

The Design Review Committee approved the use of sheet piling because of unique lake bank, subsurface, wave action, and other conditions associated with the east side of Lake San Gabriel and because on this common property the wall is a continuous feature. To maintain the natural character of the Hammock Dunes Community and to avoid a problematic, patchwork look, use of coquina rock remains the method-of-choice to stabilize the lake banks of individual homeowner properties.



Winter Home Face Lift

Now that winter has approached, it is a good time to assess your property’s “seasonal cleaning” needs for meeting community standards. Chores to consider include roof and driveway pressure cleaning, replacement of dead plants and shrubbery, house paint touch-up, mailbox repair or replacement, and removal of vines and overgrowth.



DRC Approved Mailboxes

The HDOA board would like to thank those residents who responded to our suggestion to repair or replace their worn out mailboxes. Please contact Southern States Management Group (446-6333) for mailbox replacement or repair service or visit our website @ hammockdunesoa.com to order your new mailbox



Current Homeowners in Hammock Dunes

Guest Smart Passes

The Security and Emergency Response Committee for the Hammock Dunes Owners' Association (HDOA) has implemented a Guest Smartpasses procedure.

Any Hammock Dunes property owner in good standing can receive a temporary smartpass for their guest. The temporary Smartpass will be activated for not longer than two weeks for a refundable deposit of \$50. Once the temporary Smartpass is returned the \$50 deposit will be refunded to you.

Simply go to the Southern States Management Group (SSMG) office at 7 Florida Park Drive North, Palm Coast, FL 32137 to acquire your two week guest Smartpass.



What's What at Hammock Dunes

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 Kevin Kennedy, Dan MacFarland, Mike McCabe, and Bob Mercer. Bruce Aiello is the Board member elected by the owners in the Island Estates Neighborhood Association.

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, Gus Mitsopoulos, and Peter Zeigler. Kelli Jebbia is the Board member elected by owners living in the Villas Neighborhood Association.

Viscaya Condominium Association

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 Mary Ellen Keck, Claudia Pierce, and Fred Sells.

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

Current Portofino Association board members are Fred Gronbacher, Tom Campenni, Larry Eisenbert, Dave Wyrobek, and Bob Slagle and current Savona Association board members are Bob Meagher, Jack Dunleavy, Steve Settles, Diana Tortelli, and Bob English. Current Porto Mar Association board members are Fred Gronbacher, Dianne Wade, 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, Harriet Kennedy Engle, and Lynn Shura.

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 Janet Krolicki, Jim Nanci, Phil Henderson, Marilyn Fisher, and James Cottrell. Condominium Association of Casa Bella II board members are Peter Reinert, Diane Stenclik, and Donald Maddi, and Casa Bella Neighborhood Association board members are Phil Henderson, James Cottrell, and Peter Reinert.

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 Bob Bogart.

Le Jardin at Hammock Dunes Condominium Association

Owners of condominiums in Le Jardin automatically belong to the Le Jardin Association. Current Association Board members are Aggie Roessle, Greg Franks, and Michael Patrizio.

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, Island Estates, and Le Jardin 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.

Le Jardin

Le Jardin is a self-managed association that has hired property manager Liz Scarcella to oversee daily operations. Le Jardin owners with questions can contact her at 447-6182.

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 Tom Sharpe, community residents Mike Machin, 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:

- Dennis Vohs, *President*
- Charles Swinburn, *Vice President*
- Bill Martin, *Secretary*
- Jim Jacobs, *Treasurer*
- Bill Tobin
- Vaughn Delk
- Jack Lechie
- Frank Ferguson
- Don Finch

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.

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, Gary Crahan, Jack Leckie, Mike McCabe 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 Nate McLaughlin, George Hanns, Millissa Holland, Alan Peterson, and Barbara Revels. Contact and biographical information for each commissioner can be found at www.flaglercounty.org.

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

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
La Grande Provence Office	386-446-5574
Preferred Management Services	386-439-0134
Hammock Dunes Club.....	386-445-0747
Hammock Dunes Sales Center	386-446-6200
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