

# *Inside The Gates*

Summer 2015 ~ A newsletter from the Hammock Dunes® Owners' Association



*Gatehouse  
Renovation Project  
Coming Soon!*





George DeGiovanni

## Message from the President

First impressions are lasting impressions! Whether meeting someone for the first time, looking for a new car, buying a home or, in the case of our premier oceanfront golf community, driving through our front entrance, seeing the manicured

landscape and enjoying the expansive golf course views, that first impression very often motivates us to take a second, more serious look. For Mary and me, that second look convinced us that Hammock Dunes was where we wanted to make our new home.

This summer's construction of the front gatehouse will not only further enhance the Hammock Dunes "first impression" for potential new owners, but will also reinforce why we all chose Hammock Dunes as our home. This project is long overdue as the front gatehouse was initially constructed in 1988 and, after more than 25 years, looks old and outdated. It currently has a leaky roof with damaged roof tiles and a failing HVAC system that requires constant maintenance. Furthermore, the existing structure does not comply with current wind-load requirements associated with this area's hurricane designation.

After extensive discussions and feedback from real estate agencies, developers and a presentation at the March annual owners meeting, the HDOA board approved a complete renovation of the front gatehouse. The architectural design mirrors the look of many newer, high-end private gated communities. Furthermore, the new gatehouse will present an inviting up-to-date "first impression" for potential buyers of existing homes and condo units, while also attracting a new generation of buyers to build-out the remaining 160 vacant lots within the Hammock Dunes Ocean Estates, Granada Estates and Island Estates neighborhoods.

It is important to note that the HDOA balance sheet includes specific, dedicated dollar reserves for each asset within Hammock Dunes, with the funds for each reserve category based on that asset's "remaining useful life". The reserves associated with the front gatehouse are sufficient to complete this project while providing sufficient remaining reserves to address future maintenance of the south entrance gatehouse.

The two-story architecture provides a more substantial and impressive presence and architecturally complements and blends well with the covered overhead roof, which accommodates tall vehicles and trucks with a 14' height. Additionally, the covered visitor lane provides weather protection during heavy rain for security officers to verify non-owner driver licenses/IDs and record vehicle license plates as part of the enhanced access control procedures outlined in the recent newsletter.

We obtained the Flagler Sheriff's Office's approval for the FDOT Compliant traffic plan associated with this construction project. This FDOT approved traffic plan not only ensures safe traffic flow, but also protects the HDOA from liability due to traffic accidents. We apologize for any inconvenience to current owners during construction, but hopefully you will agree that the new gatehouse will provide an enhanced and lasting "first impression" for all who enter our premier oceanfront golf community.

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

Sincerely,

George DeGiovanni

President, Hammock Dunes Owners' Association

### Security & Emergency Response

A letter outlining all of our access control updates was mailed in early June. If you did not get this letter, please let Southern States Management know and they will send you another copy. The most important issues are unlocked residential doors and garage doors being left open. Please be diligent and safe by locking your doors.

New barrier gate arms have been added to all of the transponder swing gates to prevent tailgating, so be careful and wait for the arm to go down between vehicles before proceeding.

The gatehouse renovation will cause some new traffic patterns, so look out for emails and more communication with updated information.

Marge Rooyackers, Chairman



# HDOA Committee Reports



## Community Relations and Communications

by Ron Huxtable

Your Homeowner's Association has been busy, and the results are showing!

First and foremost, visit [www.hammockdunes.com](http://www.hammockdunes.com). There are many improvements and a lot of new information is now available that you can peruse at your leisure. Much of it has been communicated via email, but we know we miss some of you since we don't have your email addresses (hint), some emails go automatically into your junk mail folder, and some simply get so much email that it just doesn't get read. The website makes all of this information available at all times! We are excited about our "Area Flyovers" videos. Please take a moment and watch them on our website; you will not be disappointed. The next two big items in development for the website are a Featured Properties (Real Estate) page and a Frequently Asked Questions (common community questions) page.

Visit [www.HammockDunes.com](http://www.HammockDunes.com),  
click on Area Flyovers and view  
Hammock Dunes Private Community

Both projects are currently in development, with the FAQ page coming soon and the Featured Properties page coming later this year. Lastly, the HDOA agreed to host all of the community documents and neighborhood documents on their website. Once this is complete, everyone will have instant access to their documents and not have to worry about digging them out of desks or cabinets. We are excited about everything the website has to offer...check it out!!



## Declarant and Development

by George DeGiovanni

### Declarant and Development Committee (DDC)

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.

Recent accomplishments include:

- Coordinated with the Club to incorporate a direct link to [Hammockdunes.com](http://Hammockdunes.com) from the Club's new website, similar to [Hammockdunes.com](http://Hammockdunes.com)'s current linkage to the Club site.
- Joint HDOA-Club board meeting with WCI concerning their plans and timelines to build two new condominiums on their vacant condo pads just south of the Tuscany condominium.
  - WCI agrees that Hammock Dunes provides a unique, one-of-a-kind opportunity for these oceanfront units.
  - Their current market analysis indicates that there is a demand for 3,000 sq. ft. units, with construction in the next 2-5 years based on continued real estate market strengthening.
- Current DDC members are: George DeGiovanni (Chair), Bruce Aiello (HDOA-Treasurer), George Bagnall, David Eckert and Charlie Swinburn, with Travis Houk (SSMG) providing administrative support.



# HDOA Committee Reports



## Maintenance

by David Yoder

Your HDOA Maintenance Committee has been very busy since the last issue of *Inside The Gates*. The two major projects that have needed our attention are major renovations to the main gatehouse on Camino del Mar and a new Hammock Dunes identification sign on Northbound A1A just south of the south entrance to Hammock Dunes.

HDOA President George DeGiovanni's article in this issue details much of the work required for the gatehouse renovations. In addition to finalizing the scope of this work, obtaining competitive bids and awarding contracts for construction, the Maintenance Committee has been working on owner and visitor access to Hammock Dunes, including, access control issues during construction and emergency vehicle access.

The HDOA is constructing a community identification sign on Northbound A1A near our south gate replacing the previous billboard. This sign will be largely funded by the county and will be a tastefully designed landmark for motorists approaching us on northbound A1A. It will be completed this calendar year.

Other important work includes working with the Security Committee to improve gate access at all entrances to the community. In addition, many of our electric gates have mechanisms that date back 25 years or so and the salt and air in our atmosphere has required a number of repairs to gates and their operators. We are studying replacing many of the gates with newly designed ones that are faster operating, more dependable and less susceptible to the salt in the atmosphere.

The fencing around our community's perimeter has been repaired and replaced in several areas. In addition, the fencing has been extended near entrance gates to these make entry to the community through paths and walkways adjacent to gates much more difficult.

Landscaping replacement and, in some cases simplification, has been ongoing. In particular, the main fountain at the traffic circle has been made easier to see and several vistas of the Hammock Dunes Club Links Golf Course have been tastefully opened up along Camino del Mar for entering visitors and residents to see.

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 the "old" Hammock Dunes website: [www.hammockdunesoa.com](http://www.hammockdunesoa.com).

Maintenance Committee:

David Yoder, Geri Viviano, Bill Apsey, Gary Hoerle, Rory Burke, Marge Rooyakkers, Bob Bagdon and Travis Houk



## Real Estate

by Travis Houk

From March 1, 2015 through July 15, 2015, there have been 29 property sales transactions in the Hammock Dunes private community. This includes 15 condominiums, 9 single-family Granada Estates homes, 4 vacant lots (3 Granada Estates and 1 Island Estates), and 1 Villa home. As of July 20, 2015, the current active MLS listings are the following: 37 single-family homes, 38 condominiums and 23 vacant lots. As new home construction and remodels/additions continue to increase every month, Hammock Dunes remains an exciting and attractive option for new buyers!



## Design Review

by Cosmo DiPerna

The first seven months of 2015 have been the busiest period for the Design Review Committee in many years. Ten new homes have been reviewed for construction six in Island Estates, two along Oceanside Calle del Sur and two in Granada Estates. Three geothermal closed loop systems were approved, along with one pool and one room addition. Ten landscape applications were approved, as well as sixty minor property changes, including fencing, pavers, trees and paint colors.

The membership of the committee consisting of Bob Dickinson, Dave Mancino, Ada Abernathy, Donna Trindle, Mike Machin and Cosmo DiPerna is being expanded to include Julie Gamble, who will represent the Villa neighborhoods. Travis Houk of Southern States Management Group serves as coordinator of the committee.



# HDOA Committee Reports



## Community Planning

by Dennis Vohs

The CPC has participated in a couple of key projects relative to our community. One activity was a joint meeting of members of the HDOA board and the Hammock Dunes Club board with the management of WCI. The purpose of the meeting was to assess WCI's plans for its two remaining condo pads. Simultaneously, the HDOA and Club boards communicated current plans and activities in progress to further the enhancement of our community. In summary, WCI is very positive on our community/Club and enthusiastic about completing the final two condo projects. Momentum in the real estate market will determine a date to initiate the projects. WCI management expects to initiate the projects within the next two to five years (planning, marketing and financing is a minimum of two years). This expansion will result in key benefits for Hammock Dunes. It will provide additional members for the Club and assure continued payment of home owner fees to the HDOA. Most importantly, new construction and marketing result in keeping our community vibrant and raising home owner values.

Another activity was dialog between the Club, the HDOA and various realtors to formulate a plan to incorporate into both Hammock Dunes' and the Club's websites real estate listings for our community. All realtors in the area will be able to display a selection of their listings. The Communications Committee is coordinating and managing this project. Market research shows that the vast majority of home buyers today use internet searches to locate future homes. This facility will allow potential buyers to obtain a taste of what is available in Hammock Dunes when they Bing or Google our websites.

Community Notes – In May, the DCDD completed a project that doubled the capacity of the potable water plant. St. Johns Water Management District awarded the DCDD a grant that paid 40% of the project's costs. In June, the DCDD completed the maintenance and resurfacing contract on the Hammock Dunes bridge.



## What's The Hammock?

by Marge Rooyakkers

We live in this wonderful place called Hammock Dunes, but what is a **"hammock"**? According to Webster's Ninth New Collegiate Dictionary, the word hammock is derived from "hummock", but the exact origin is unknown. It is defined as "a fertile area in the southern U.S. and especially Florida that is usually higher than its surroundings and that is characterized by hardwood vegetation and deep humus-rich soil". More precisely for us, a maritime (coastal) hammock is a predominantly evergreen hardwood forest growing on stabilized coastal dunes lying at varying distances from the shoreward from the beach on a barrier island, which is a wooded area lying above the level of an adjacent wetland. Hammocks are not extensive and typically occur in narrow bands only a few hundred meters wide. The Hammocks found in northern Florida contain "the largest numbers of species of trees and shrubs per unit area in the continental United States" (Platt and Schwartz 1990:194). The Ecology of North America (1963) lists the important trees typically found in hammocks as laurel oak, live oak, southern magnolia, American holly, redbay and American beech. Cabbage palm, wax myrtle and saw palmetto will also be found.



## Finance

by Bruce Aiello

The first six months of the 2015 budget year have been challenging. Several capital and operating expenses have been required and were not fully budgeted. These include additional access control offices, gate maintenance/improvements, professional legal fees, irrigation maintenance, landscape work, lake bank/vine removal, and lighting replacement. Offsetting this is the positive resolution of many delinquent accounts. It is forecasted that we should end the year within budget. Members of the Finance Committee are Bruce Aiello, George Bagnall, George De Giovanni, Jeff Annon and Travis Houk.



# Hammock Dunes Block Party & Car Show

Our first social event for 2015 sponsored by the Hammock Dunes Owners' Association (HDOA) was held May 3rd, the "Within the Gates" Hammock Dunes Block Party & Car Show. And a fun time was had by all! The event brought out over 325 Hammock Dunes owners to admire many of the beautiful cars owned by neighbors and friends, listen and dance to great music provided by Big Cypress bluegrass band, and enjoy fabulous burgers and hot dogs provided by the Hammock Dunes Club and the new chef, Issa Moussa. We also raised over \$715 for the Wounded Warrior Fund; an all-time record. What a wonderful opportunity this was to get together with old friends and make new ones!

We had 17 cars and motorcycles on display. Car shows require a lot of polishing and hard work. Thank you to all of our great neighbors who shared their "pride and joy" with us all, as well as those who helped to make the event very special.



A special thanks to Jesse Thorpe and Hans Grover of the Hammock Dunes Club for all of their help in providing the food set up, tents, etc. Also to Travis Houk of Southern States Management, a great organizer and a first class promoter. One of the goals of the HDOA and the Club is to bring the entire community together, and this event is a good example of what can happen when all entities come together.

Again, thank you to our wonderful community for making this such a success!

HDOA Social Committee Staff:  
Barry Williams - Social Director  
Ilinda Williams, Geoffrey and  
Cynthia Paul - staff members





# Hammock Dunes Club Membership Update

As many of you already know, among the many pleasures of living at Hammock Dunes – gracious living, mild weather and wonderful neighbors – some of the very best to be enjoyed are those you can experience when you belong to our private Club.

One of Hammock Dunes Club's ongoing initiatives is reaching out to our neighbors in the community who have not joined the Club. Many have not been ready to join just yet, while others are “on the fence” and not sure if they will enjoy the Club experience.

As Hammock Dunes Club celebrates 25 years of our brand of a unique Florida lifestyle, we extend a formal invitation to join us on a six month trial basis with a very special introductory offer, the *Silver Membership Program*. This is a trial 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.

The response to the *Silver Membership Program* has been very encouraging, but the window to start the six month trial only runs January 1 through August 31, so time is running out!

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.



*The new and improved Club website is up and running.*

One of the new features is the ability for the Club to better target our emails per your individual interests. Thus, each member is asked to register on the site. Call the Club office if you need assistance.

*We are gearing up for a fun-filled Fall season at the Club!*

Our Sunset Social series continues with live music and hors d'oeuvres on the patio. This is a great opportunity to enjoy the outdoors while mingling with your friends and neighbors. You won't want to miss the Labor Day party on Saturday, September 5 with live music from Traces of Gold. Also in September is our New Member Reception. Come out to meet our newest members and give them a warm welcome. October kicks off our Ladies Luncheon series. Bingo will be back and wrapping up the month is a Halloween costume party with Steam the Band playing live.

In addition to these great social events, don't forget the Club calendar is full of golf, bocce, croquet and tennis events. There is something for everyone here!

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



## Audubon Corner

by Marge Rooyakkers - 386-246-3767

With a stroke of luck, I was able to witness a very rare sighting thanks to the residents who called me at 7:00am to come see a green sea turtle laying its eggs in a nest on our beach. The turtle patrol has assigned this nest to us to sponsor. That is, we will get to see it cleaned out after it emerges in around 50 to 60 days. I will notify all of you at that time so you can attend.

Green sea turtles are listed as an endangered species, as are all sea turtles. They are the second largest of the sea turtles, normally weighing around 430 pounds. Their color comes from the fact that they are herbivores, eating sea grass and algae, which colors the body fat underneath their skin and gives them the green look.

Green sea turtles are rarely seen on land. It takes around 25+ years for them to reach sexual maturity and they can live up to 100 years. Females mate only every 3-5 years, laying several

**Audubon Sustainable Community Volunteers Are Needed!**  
Please Contact Marge Rooyakkers [petmom07@cfl.rr.com](mailto:petmom07@cfl.rr.com).

clutches of 100 to 200 eggs in a season. The most dangerous time in their life is as babies, when they emerge and run from the nest to the sea. They have many predators and often are light disorientated. Please remember to shield any light that might be seen from the beach during sea turtle nesting season. Please call whenever you have a sighting!





# Social Committee Upcoming Events

## October Pool Party at Tuscany

The final pool party will be held at the Tuscany Oceanside Tower, **Wednesday, October 7th, between 6:00 and 8:00 pm** at their beautiful cabana/pool area. This is also a covered dish event. Details will follow by email blast to give you plenty of time to arrange your schedules. We are having this a little later than last year to allow more of our returning snow birds to be able to participate.



## Annual HDOA Volunteer Recognition Dinner

The last event of the Social Committee will be the Annual HDOA Appreciation Dinner, **Wednesday, October 21st in the Oceanview Ballroom.** This Volunteer Recognition Program was established in 1999 to recognize Hammock Dunes residents who make significant community contributions. Details for the event and nominee entries will be provided by email, which will begin around October 1st.

## HDOA Board Members and Term Expiration Dates

**George DeGovanni**, President; Chair, Declarant & Development Committee; Finance Committee; (Granada Estates); March 2018.

**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 2018.

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

**David Yoder**, Chair, Maintenance Committee; (La Grande Provence); March 2018.

**Barry Williams**, Chair, Social Committee; Duneview (Casa Bella, Viscaya and the Club); March 2016.

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

**Ron Huxtable**, Chair, Community Relations & Communication Committee; Beachfront (Portofino, Savona and Le Jardin); March 2017.

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

**Fred Gronbacher**, 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