

Inside The Gates



Hammock Dunes®
A Private Oceanfront Golf Community

Summer 2014

A newsletter from the Hammock Dunes® Owners' Association

Welcome to the Newest HDOA Newsletter

- *HDOA Beach Parties*
- *Launching the New Website*
- *Audubon Certified Community*



George DeGiovanni

Message from the President...

Hope you enjoy this first issue of the *Inside The Gates* magazine, which replaces the previous Hammock Dunes Owners' Association (HDOA) *Sand Scripts* newsletter. Your HDOA Board is rapidly moving forward as the new "H a m m o c k D u n e s

Developer", after last year's acquisition of the remaining developer assets. One of the Board's major objectives is to professionally market Hammock Dunes as "The Place to Live and Play".

Inside The Gates is just one of many steps we are taking to more broadly market Hammock Dunes and our community to potential buyers. With this in mind, we plan to not just distribute *Inside The Gates* to current owners, but also to local realtor offices, provide access through our new HammockDunes.com website and include in our key mailings to potential new homeowner groups.

Starting with this first issue, the magazine includes a summary of what the HDOA Board and our Committee volunteers are doing to enhance Hammock Dunes, and other interesting information about our *Premier Oceanfront Golf Community*.

We have big plans for the next 12 months, including rolling out the HammockDunes.com website, renovating the front entrance gate house, re-landscaping the Camino del Mar Boulevard to replace aging plantings and, finally, replacing the ugly Billboard along our A1A south entrance with a new **Welcome to Hammock Dunes** monument. It will be compatible in design to our front entrance. Additional plans and programs are described in each Committee Chair's summary on the following pages.

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

George DeGiovanni
President, Hammock Dunes Owners' Association

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, 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 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.

Response to the Silver Program has been very encouraging, but the window to start the six month trial only runs October 1, 2014 through August 31, 2015 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.

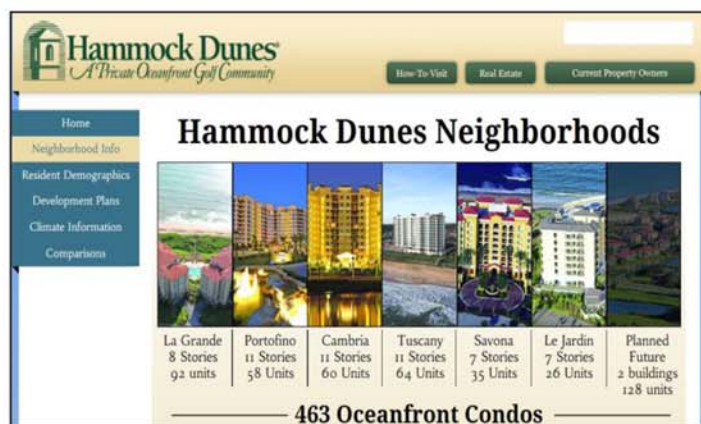
Sincerely,
Kim Laxton
Membership Director
klaxton@hammockdunesclub.com
386-445-0747



New HDOA Website...

As part of the HDOA's June 2013 purchase of various assets from HD Associates, it acquired the rights to the Website URL www.hammockdunes.com. Since then the HDOA has undertaken a total redesign of this site with the primary objective of marketing Hammock Dunes to potential buyers. As the new site is put into operation, one key strategy will be to have its URL appear on the first page of results when someone searches using terms such as "Florida" and "oceanfront" and "golf".

The new site has a tile-based user interface as illustrated by the image of its home page on the right. Users navigate through the site by clicking on a tile to reveal another screen that may show more tiles as well as descriptive



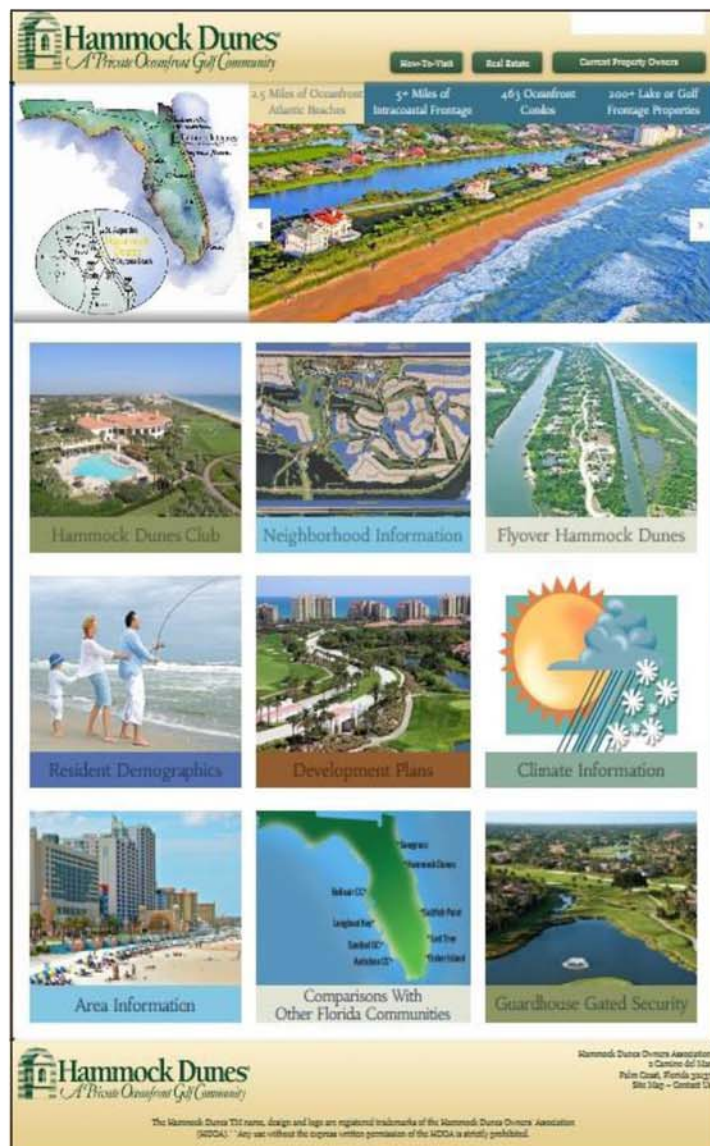
information. For example, here is the top portion of the screen that appears after clicking on the "Neighborhood Information" tile:

Then, a user interested in information about, say, Tuscany, can click on the "Tuscany" tile, revealing the following screen (only a portion of the top is shown) that has a description and photos of Tuscany, plus more tiles (not shown) that display Tuscany floor plans:

As you can see from the home page tiles above, users can



explore information about Hammock Dunes and the surrounding area in nine different categories, ranging from the Hammock Dunes Club to development plans to gated security. The site is planned to go operational in August, although some tiles and sub-tiles will still be under construction. 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. This new Website is designed to help meet these commitments.



Please visit us at:
www.hammockdunes.com

HDOA Committee Reports...



Community Relations and Communications

by David Yoder

The Community Relations and Communications Committee of the Hammock Dunes Owners' Association Board endeavors to keep Hammock Dunes residents and owners informed of items of interest and importance.

Recently our committee has been responsible for the development and activation of a new Hammock Dunes website that will have a great deal of information about our community. The information in this website will be of value to residents and owners and also to those that are thinking of buying property in Hammock Dunes. Hammock Dunes residents David Eckert and Bill Conner have worked over many months to develop this website. The site will be released in stages as content is added. A notice will be sent out when the website is available for use.

We have also worked to develop a new newsletter – *Inside The Gates* – that you are currently reading and that is replacing the previous newsletter *Sand Scripts*. This new publication contains material from the Hammock Dunes Board in the form of committee reports as well as other interesting and timely information for our residents and owners. It will also be distributed to local realtors for their use in marketing property here. The newsletter has a new and attractive look that is appropriate to our beautiful community. John and Mary Heise, Hammock Dunes residents, are putting the newsletter together, including publishing and distribution. You may also know them as the publishers of the local *Sun and Surf Magazine*.

It is important that all residents and property owners have a current mail and 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. Our goal is to communicate when necessary, but not to deluge your email with less than useful information. Please give your

email address, if you don't already get Hammock Dunes emailed information, to Travis Houk of Southern States Management Group at THouk@ssmgrouppinc.com or call him at (386) 446-6333.

Several reminders:

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 won't materially affect your getting to your destination faster and it may prevent injury or property damage to your neighbors. Please drive carefully.



Design Review

by Cosmo DiPerna

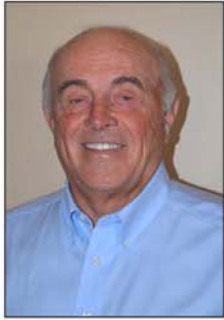
The DRC is a Master Association committee charged with enforcing our community's development codes regarding both the design of all new structures and the alteration of any existing structure and/or its surrounding property. The Committee meets once a month and its members are: Coordinator Travis Houk of Southern States Management Group, Architect Dave Mancino, Landscape Architect Bob Dickinson, community residents Ada Abernathy, Mike Machin and Donna Trindle and HDOA Board representative and resident, Cosmo DiPerna. The consulting architects have been members since the first Hammock Dunes home was constructed in 1990, thus insuring consistent community design approvals over all these years.

Major actions of the monthly DRC meetings over the past year include approvals of the following:

- Plans for 10 new homes with 11 new homes currently under various phases of construction
- Plans for four home additions, five pools and six boat houses
- Six lake bank restoration projects
- 60 minor property changes

HDOA Committee Reports...

During the review process, DRC often makes suggestions to assist homeowners gain approval of requested property additions/changes. Meetings are scheduled on the second Monday of every month at 1:30 PM at the Welcome Center.



Community Planning

by Dennis Vohs

The Community Planning Committee has been involved with various short term and long term activities. First, thanks to all of our owners who responded to the 2014 Owner Survey. As of July (the submission deadline for this report), over 585 owners have responded. Thank you. The data is currently being analyzed from a number of directions. We anticipate creating multiple data views that we can use to promote Hammock Dunes to the real estate community. We developed similar info from the 2012 survey, which allowed us to create a very successful information campaign to the realtors. This same information provides your HDOA board a basis for developing future plans for the community. Owners will be provided with a synopsis of the study upon its completion.

The Hammock Dunes Club has initiated a long range planning effort. We have participated in a couple of preliminary meetings and will meet on a quarterly basis to assure coordination on our common objectives.

The Dunes Community Development District (DCDD) has provided a new sidewalk that provides a safe path for walkers, joggers and bicyclists from the Hammock Dunes bridge walkway to the intersection of Camino del Mar and Hammock Dunes Parkway, then proceeding westward parallel to the road connecting to A1A. The path provides a safe point to connect to the sidewalk that runs northward parallel to the Hammock Dunes Parkway. In addition, the DCDD is completing the expansion of the water treatment plant that serves our community. The expanded facility will increase capacity from 720,000 to 1,440,000 gallons per day. The cost of the expansion is

estimated to be \$2,039,000 for which St. Johns River Water Management District provided a grant to the DCDD of \$902,000.



Security and Emergency Response

by Marge Rooyakkers

SECURITY

2014 has been a busy year.

- The purge of the resident's permanent guest lists went well; resulting in removal of unwanted names and also updating emails and phone numbers. Thank you HD residents.
- Requests for new transponders now require that the resident sign that they will not give the transponder to a vender. If they do it will be deactivated. Venders are not supposed to have a transponder, as it allows them access to our community 24/7 and the resident is responsible for them.
- Tickets are now being given for illegal parking. According to the Master Documents overnight parking is not allowed on any Hammock Dunes (HD) street. Some exceptions will be allowed. Example: repair of a driveway.

EMERGENCY RESPONSE

- A seminar was given 6/2/14 on DISASTER PREPAREDNESS to the residents of Hammock Dunes by Kevin Guthrie, Public Safety Emergency Manager, of Flagler County.

Security & Emergency Response Committee members:
Chairman Marge Rooyakkers, Barbara Tobias, Wanda Furia, Nancy Corkum and Tom Heber.

Your committee would like to establish a "CERT TEAM" for HD. This is a Citizen's Emergency Response Team which would be trained and supplied by Flagler County. We need volunteers so please respond as you are needed. Marge 246-3767, petmom07@cfl.rr.com.

HDOA Committee Reports...



Finance

by Bruce Aiello

The members of the Finance Committee are Bruce Aiello(Chair), Jeff Annon, George Bagnall, George De Giovanni and Travis Houk. The 2013 FY audit was completed for Hammock Dunes Owners Association, Granada Estates, and Ocean Estates. All the financial statements are in conformity with accounting principles accepted in the United States of America. Copies may be obtained from Southern States Property Management.

For the first six months of 2014 the HDOA is operating within budget. We continue to strengthen reserves, pay down the loan and move forward on major budgeted projects. Delinquent assessments continue to be reduced as legal activities and bank foreclosures occur. New home construction continues at our forecasted rate.

In summary, we are in good financial condition. The Finance Committee thanks the various committee chairs for operating within budget.



Maintenance

by Bob Bagdon

As we all find out sooner or later after moving to Florida, the temperate, humid and salty coastal environment here directly impacts the life cycle of everything around us. Our homes, mechanical systems, lawn, trees, shrubs, landscaping, gates, streets, sidewalks, fences, signs, lights, walkovers and recreation facilities are all impacted by the temperature, humidity and salt air. The life span of each of these items is shortened and even then, everything requires ongoing and focused maintenance, repair and replacement programs.

The HDOA Master Board has always recognized the need for ongoing maintenance programs to insure the expected appearance and lifestyle of "Living the Dream" in Hammock Dunes. And we certainly all are willing to accept this requirement of additional attention and expense, as we enjoy our beautiful community and unparalleled amenities.

The HDOA Master Board provides the authority for overall community maintenance through the Maintenance Committee. Plans for community maintenance have evolved over many years, committee chairs and members. The responsibility for enforcing the majority of the established maintenance programs in Hammock Dunes falls upon the current Maintenance Committee, which oversees all normal community maintenance programs and works closely with the Board on significant repair and or replacement issues.

Over the past few months the Maintenance Committee has overseen:

- The scheduled clean up, repair and painting of the main Island Estates Bridge, the first Bridge in Granada, and the Viscaya Bridge.
 - Repaired the HDOA side of several Granada walkovers; a program which continues south by a few crossovers at a time.
 - Continued the war on the Brazilian Pepper Plant invasion, which will be with us for some time. (Cudos to the A1A beautification group who have provided support for this effort along our A1A border).
 - Attention to the removal of "Virginia Creeper", another very invasive vine in specific community areas. This also continues as the vine completely overtakes everything - including the tallest pines and palms. Currently focused on the left side of the entrance road to the tennis courts.
 - Major clean up of older sections of the community where the shrubbery and trees have overgrown the intended appearance.
 - Ongoing removal and replacement of shrubs and plants which are showing their age, in particular along the south side of the main entrance between the gate house and the main bridge.
 - Replacement of damaged fence sections along A1A and Jungle Hut Road.
 - Replacement of main gate posts at Clicker and Granada.
 - Replacement of battery packs at all gates.
- Next on the Radar:
- Calle del Sur Crossover

HDOA Committee Reports...

- Repair structures at Clicker Beach
- Street work, as needed
- Paver work at front office.
- Ongoing replacement of aging or ill hedges, shrubs and trees.
- Landscaping of A1A Island (Need cooler weather).

A special Shout Out to Travis Houk. Travis manages the day to day activities of community management programs and coordinates many of the emergency issues and neighborhood requests.

The Maintenance Committee meets the first Tuesday of each Month at 10 AM in our front entrance building. Visitor and comments are welcome. There is always room for another on the Committee too. So if you are interested in joining in, or becoming involved with one of the more active community groups, come join us!



Declarant and Development

by George DeGiovanni

Shortly after last year's acquisition of the remaining developer assets, the HDOA Board commissioned the Declarant and Development Committee (DDC). The DDC charter includes advising the 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 (Treasurer), George Bagnall, David Eckert, Charlie Swinburn and Travis Houk (SSMG).

As the new "Hammock Dunes Developer", the Board directed the DDC to develop and implement a Strategic Growth Plan for the Hammock Dunes community. The plan addresses several critical areas, including HDOA-Club coordinated marketing, realtor engagement, builder partnerships, HDOA-Flagler County joint planning, and strategic investments that focus on enhancing our

community and accelerating the build-out of our *Premier Oceanfront Golf Community*.

The Strategic Growth Plan includes time-phased milestones, which address implementation of key plan components over the next several years, supported by a disciplined annual budgeting process. Implementing the plan over several years ensures that the HDOA continues to maintain a strong financial balance sheet. For 2014, the DDC is focusing on the following plan components:

- Rolling-out HammockDunes.com: A marketing web-site that enables a virtual tour of Hammock Dunes and highlights key features of our community for potential buyers. The site also provides links to both the Club and HDOA web-sites. Targeting a mid-August go-live date.
- HDOA-Club Marketing – Meetings with the Club Strategic Planning Committee to share ideas on how to market Hammock Dunes, so that a Club membership leads to a property sale and a property sale leads to a Club membership.
- HDOA-Flagler County Planning: Monthly meetings to understand the County's long term development vision and how the build-out of Hammock Dunes contributes to this vision.
- WCI Engagement: Regular meetings, visits and discussions with WCI concerning their plans and associated timelines to build two condominiums on their vacant condo-pads, directly south of the existing Tuscany condominium.
- Realtor Meetings: Discussions with national realtor firms to assess their understanding of the Hammock Dunes offering (versus other gated communities), their sales successes in selling our community properties, and their value as a strategic partner to help us complete the build-out of our community.
- Front Entrance Re-Design: Commissioned an architect to re-design the Front Guard House and Camino del Mar landscape. The re-design will provide an updated community entrance for both potential buyers and our current owners. Implementation in 2015.
- Replacing South Entrance Billboard: Negotiated a Flagler County buy-out of the Billboard permit, with Flagler County paying the HDOA \$12,500 to remove the Billboard and replace it with a "Welcome to Hammock Dunes" directional monument. Implementation in 2015.

The board meets at the Club the third Monday of every month at 10:00 a.m.



HDOA Summer Beach Parties

by Ron Huxtable



Save the Date!

HDOA SUMMER PARTY #3!

FOR ALL RESIDENTS IN HAMMOCK DUNES.

Wednesday, September 10th 6pm-8pm

Casa Bella

MOJITO MADNESS!

Featuring Captain Nick

- **Wounded Warrior Raffle**
- **Bring a Dish to Share**
- **Bring Your Favorite Beverage**

*Paper plates, utensils, napkins and ice will be provided.
Please do not bring glass.*



Real Estate Wrap-up

by Travis Houk

From January 1st through June 30, 2014, there have been 37 property changes/sales transactions in 2014 for the Hammock Dunes Private Community. This includes 19 single family homes, 15 condominium units, and three vacant lots. Current active listings in the MLS are 38 single family homes, 40 condominium units, and 31 vacant lots. Figures are up on Hammock Island, where price points are considerably higher than Palm Coast. We do need to note that new construction is very strong in all of Palm Coast and on Hammock Island. After so many years of dormancy, you can see new starts everywhere including Hammock Dunes, where we have thirteen new homes in the process. Finally, reports from our realtor friends tell us that high

end sales in South Florida, the Orlando Market and Ponte Vedre have picked up significantly. The expectation is for Palm Coast and Hammock Dunes to continue to experience increased volume and higher sales prices.

If you have questions about anything related to the Hammock Dunes Owners' Association, community covenants & restrictions or the surrounding area, please don't hesitate to contact me. As the Licensed Community Association Manager, I'm here to help and look forward to working with you! The Southern States Management Group, Inc. main office is located at 2 Camino del Mar, adjacent to the Hammock Dunes main entrance.



Beach News...

by Marge Rooyakkers

The big news..... Hammock Dunes is in the process of becoming an Audubon International Sustainable Community. This process has three stages. The first stage is the Green Communities Program. We must complete this stage in order to win the Audubon Green Communities Award. Once this is obtained we will move on to stage two.

Our dunes are one of our most important assets, as they are the last barrier between us and the ocean. Every year the HDOA maintenance committee sees that they are fertilized and, with permitting, plantings are restored, invasive species are removed and snow fencing added where it is needed to prevent potential breaches.



The dunes are alive. They are home to the endangered Gopher Tortoise, a Keystone species. Their burrows provide refuge for about 360 other species throughout its range. Some of those species include black pine snakes, gopher frogs, Florida mice, rabbits, quail, armadillos, burrowing owls, snakes, lizards, frogs, toads, and many invertebrates. Several of the “tenants” are also legally-protected species, adding to the burrows' value to the ecosystem.

Sea turtles are back. This year HDOA will sponsor three nests. All residents will be invited to watch the Flagler County turtle patrol clean out the hatched nest 72 hours after it has hatched. You will be sent an email giving you the location, date and time that this will be done.....so much fun when we rescue some little ones.



On your beach walks watch for Great Blue Herons, Great White Egrets, Snowy Egrets, Black-bellied Plovers, Rudy Turnstones, willets, sanderlings, sandpipers, osprey, pelicans, many kinds of gulls and maybe an eagle.



FOR IMMEDIATE RELEASE

June 18, 2014

PALM COAST, FL - The private community of Hammock Dunes has become the sixth community in Florida to join Audubon International's Sustainable Communities Program.

About Audubon International

Audubon International is a not-for-profit 501(c)(3) environmental education organization dedicated to providing people with the education and assistance they need to practice responsible management of land, water, wildlife, and other natural resources. To meet this mission, the organization provides training, services, and a set of award-winning environmental education and certification programs for individuals, organizations, properties, new developments, and entire communities. Through the Sustainable Communities and Green Neighborhoods Programs, Audubon International works to help community leaders and a stakeholder embrace environmental stewardship and sustainability as a central element of planning, policies, practices and provides a framework to merge economic and social considerations with the protection and enhancement of a community's environmental characteristics.

There are three stages in the multi-year certification process, during which Hammock Dunes will complete an assessment, define a long-term community vision, choose sustainability indicators as a mechanism for fostering action and measuring success, and implement its plan. The plan covers 15 focus areas, and members must choose timelines and measurable goals. After completing a vision plan and reporting progress on chosen goals, members of Audubon International's Sustainable Communities Program are eligible for certification and designation as an Audubon International Sustainable Community, which recognizes dedication to the process of becoming a sustainable community.

Located just south of St Augustine, Hammock Dunes is on the eastern coast of Florida not far from protected conservation areas and state park lands. The Hammock Dunes, a gated private community, contains 1,200 units and includes the Hammock Dunes Club whose two golf courses are Certified Audubon Cooperative Sanctuaries, further reflecting the community's commitment to the environment. The Hammock Dunes' Club Creek course was named one of America's Top 100 Residential Golf Courses by Golfweek in 2014.

Hammock Dunes' 1000 acres includes abundant wildlife such as white-tailed deer, bobcats, fox, river otters, alligators and many bird species. Just off the beach is the calving ground for the much endangered Northern Right Whale. Marge Rooyackers, Hammock Dunes HDOA Board Member and Sustainability Committee Chair, notes, "It is very rewarding working with Whitney Lab's Whale Watch adding more teams to record their numbers. We also coordinate with the Flagler County Turtle Patrol as our beach is nesting ground for endangered green sea turtles, loggerhead sea turtles and sometimes leatherbacks."

Joanna Nadeau, Associate Director of Environmental Programs

**Condensed to fit publication.*

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
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