



Hammock Dunes Owners' Association (HDOA)
Annual Members Meeting
March 24, 2025, 10AM

Attention Owners: Florida Statutes & HDOA rules specify that owners wishing to speak to a published agenda item must first sign-up prior to the start of the meeting. Please use the sign-up sheet that is available at the meeting. For Zoom participants, please use the Reactions button at the bottom of the Zoom screen to "Raise Hand" and the meeting administrator will ask which agenda item you would like to speak about. You will have a maximum of 3 minutes to speak. The sign-up window will remain open for 10 minutes after the start of the meeting. Please be patient until your name has been recognized.

- Photo courtesy of Alex Hirschler



- Photo courtesy of Alex Hirschler





Agenda

Call to Order

Proof of Notice

Administrator Candidates

- Duneview Community
- Oceanfront Community
- Villas Community

2024 Impact Report & 2025 Priorities

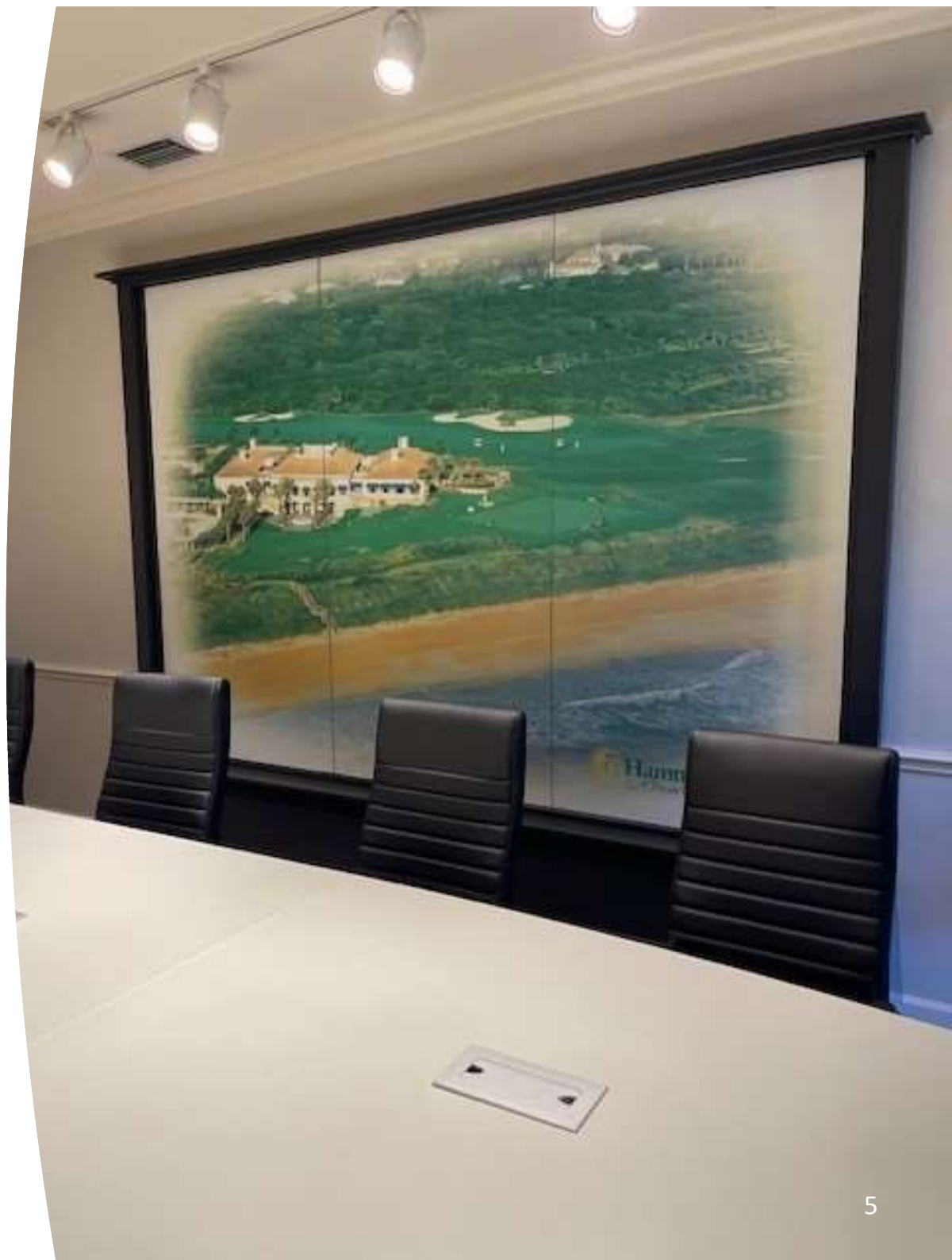
Audience Comments

- Owners are asked to raise hands

Adjournment

HDOA Board Introductions

- **Greg Davis** - President, Duneview Administrator, (Chair) Shoreline Management Committee
- **Mark Larmore** – Treasurer, Beachfront Administrator, Chair Finance Committee
- **Jane Ann Gass** – Secretary, Ocean Estates Administrator, Communications Liaison
- **Jinny Crum-Jones** – Assistant Treasurer, Waterfront Administrator
- **Ron Foudray** – Island Estates Administrator
- **Eric Lutker** – Villas Administrator
- **George Bagnall** – Granada Estates Administrator, Chair Maintenance Committee
- **Andy Tynes** – La Grande Administrator
- **Dalton Sirmans**– Club Appointed Non-Voting Administrator



Administrator Candidates

**Duneview
Candidate**

• **Greg Davis**

**Oceanfront
Candidate**

• **Jim Garrison**

**Villas
Candidate**

• **Eric Lutker**

HDOA – Club Relationship

- **Two Distinct Legal Entities**
 - **Separate Governing Boards and Governing Documents**
 - **Different Financial Guidelines and Budgets**
 - **Club is an HDOA member with 12 “Owner Votes”**
 - **We Work Closely Together, including coordinating Strategies and our separate Infrastructure Enhancements.**
- **HDOA - 1220 Home/Lot and Condo property owners**
 - **Club – 600+ of Club Members are property owners**
 - **Club properties managed and maintained by the Club**
 - **The HD Club is part of the Duneview Community and represented by the Duneview Administrator.**
- **HDOA - All the other roadways and common property, including Ocean Front Dunes, are owned and maintained by the HDOA or its Neighborhood**



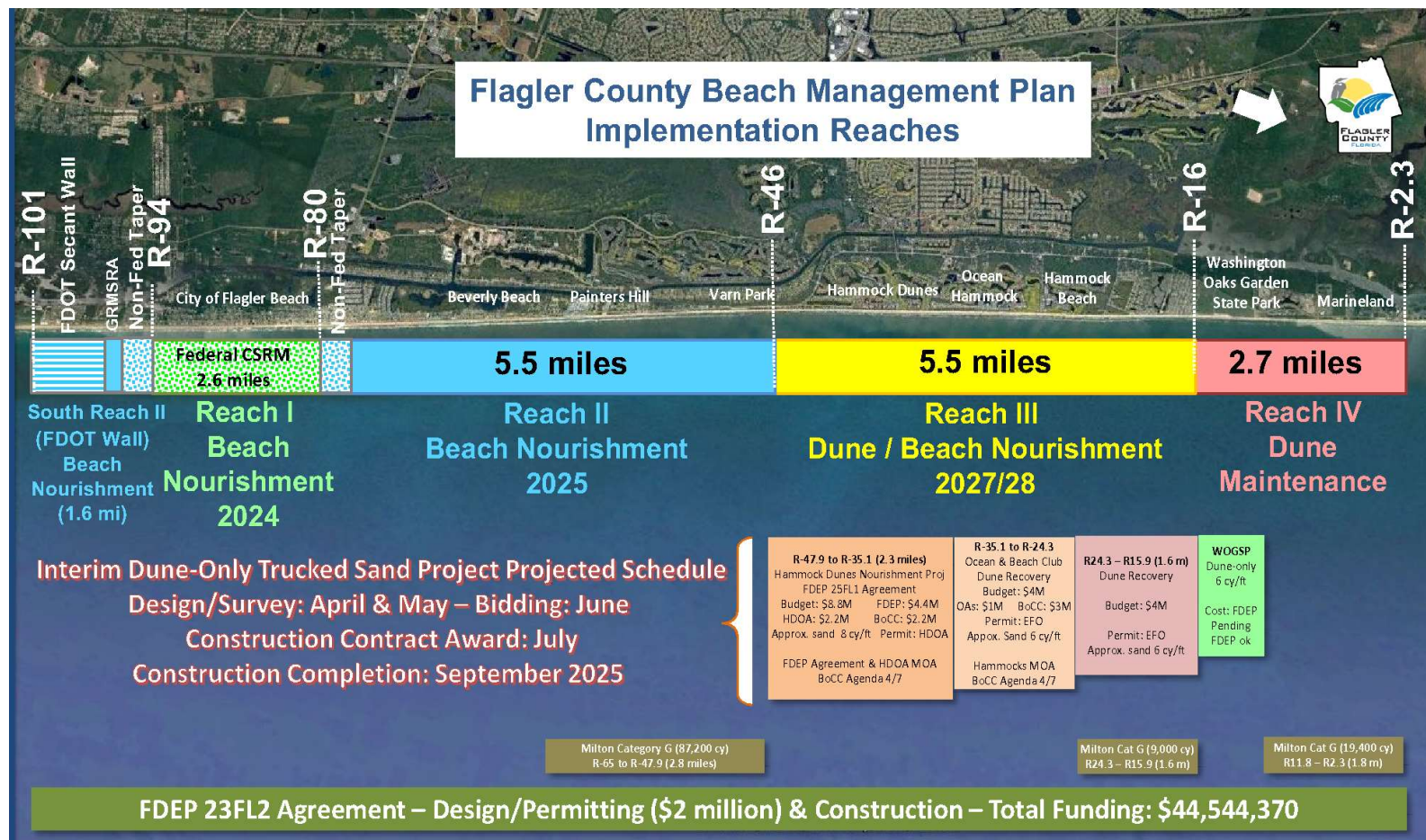
HDOA Day-to-Day Management

- **Southern States Management Group (SSMG) provides Day-to-Day Management and Oversight for all HDOA operations.**
 - **Single point-of-contact for all Hammock Dunes Owners' Association day-to-day operations.**
 - **Owners should contact the management agent for HDOA business.**
 - **Over 25 years managing HDOA.**
 - **HDOA Community Management Team:**
 - **Travis Houk, LCAM; Travis@SSMGFL.com**
 - **Brie Cunniff, LCAM; Brie@SSMGFL.com**
- **Located at Two Camino Office Complex (Main Gate Entrance). SSMG corporate office is in Ormond Beach.**

Contact SSMG for all HDOA related issues, concerns and/or “Atta-Boys”!

2024 Impact Report

- Shoreline & Partnership with Flagler County



2024 Impact Report

- New Development in Hammock Dunes



Partnership with Flagler County

Reach 2 dredge project is fully funded and waiting on permitting. The project is expected to be executed in 2025. Reach 2 extends from where the Army Corp project stopped in Flagler Beach to approximately the southern tip of Playa del Sur in Hammock Dunes.

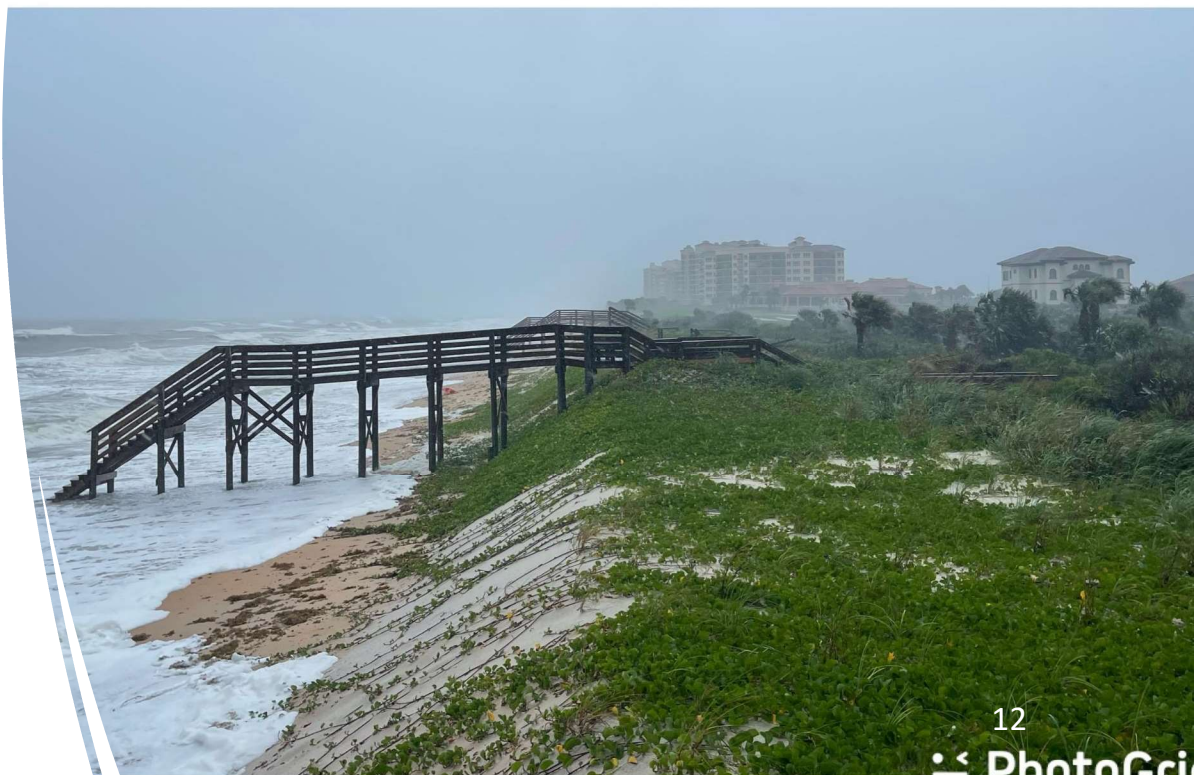
Reach 3 dredge project is in the initial design and consultation phase. The Flagler County BOCC is reviewing local funding options. Reach 3 includes Hammock Dunes, the Ocean Hammock & Hammock Beach communities, and will taper near Washington Oaks. The expected execution timeframe is 2027.

The HDOA has worked closely with County Coastal Engineer, Ansley Wren-Key and Hamid and County Engineer, Hamid Tabassian on the follow-up with both Reach 2 & Reach 3 including pursuing other FDEP grant funds and FEMA eligible funding.

The HDOA approved a “Resolution Regarding Flagler County Beach Management Plan” which was positively received by Flagler County.

Hurricane Milton Damage

- Impacted the Hammock Dunes community on October 10, 2024.
- Approximately 6 cubic yards of dune sand lost from the storm.
- No major breaches due to Flagler County dune renourishment project in 2023.



NEW DEVELOPMENT

BH Palm Coast 2626, LLC:

- BH Palm Coast 2626, LLC. purchased the WCI Communities, LLC property on May 30, 2024, for \$3,500,000
- On December 6, 2024, BH Palm Coast 2626, LLC. entered into a Development Agreement for the property. Upon execution of the agreement, BH Palm Coast 2626, LLC.'s current assessment obligation to the HDOA shall be increased to 128 Dwelling Units from 90 Dwelling Units.
- The proposed two towers, 64 units each, will be branded as Ritz – Carlton Residences

HDOA is working closely with the property owners, BH Palm Coast 2626, LLC. including the condo division of The Related Group to finalize site plans and building elevations as stated in the Development Agreement.







Oasis at Hammock Dunes

- On September 23, 2024, the Hammock Dunes Owners' Association, Inc. Board of Administrators approved the Thirtieth Supplement to the Declaration of Protective Covenants, Conditions, and Restrictions for the Hammock Dunes Owners' Association confirming Oasis Neighborhood Property as Committed Property within the Hammock Dunes Owners' Association.
- Pursuant to the Development Agreement dated August 4, 2024, Oasis Neighborhood Property and the Developer shall be subject to and obligated to pay assessments on thirty-three (33) Property Units upon the issuance of Certificate of Occupancy for at least one (1) Dwelling Unit located on Oasis Neighborhood Property. Site work and grading started on January 21, 2025.
- 6 model approved for construction and confirmed in the Oasis Design Review Manual

Site work and grading started on January 21, 2025. Horizontal infrastructure is scheduled to be complete by August 31, 2025.



Hammock Dunes
Gated Entrance

Community Sales
Center

Emergency
Exit

Green Space
Tract A

HOA
Tract C

Oasis Entrance

Preserve

Green Space
Tract B

Links Golf Course
Hole 3

Completed Maintenance Projects

Landscape:

- Beautification landscape redesign for the Main Entry to Hammock Dunes from the Hammock Dunes Toll Bridge to Main Gate House.
- Removal and refresh of old landscape with new plantings.

Vehicular Access Control

- Four new gate operators including battery backups; replacing old technology and antiquated operators.
- Transponder reader system replacement.

Site Improvements

- Final light pole replacement phase for HDOA common roads.
- New motor and pump system for rotary fountain.

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- **2025 Maintenance Projects:**
 - **Audubon International recertification.**
 - **Remote Monitoring; All Box North Gate**
 - **Flagler County Emergency Response Beach Project**
 - **Landscape beautification.**
 - **Lake San Gabriel Erosion Project.**
 - **FPL Review**



SECURITY

- Securitas Vehicular Access Control Contract Renewal
 - Contract terminates December 31, 2025. Multi-year Contact Execution.
 - Officer Raises & Retention Focus.
 - Wireless Infrastructure Enhancements & Bandwidth Upgrades.
 - Residential software implementation; Tekwave.
 - Upgrading Cameras including cloud-based technology.
- Flagler County Sheriff's Office Vulnerability Study Support
 - Camera integration with FCSO.
 - Perimeter fencing repairs Hammock Dunes Parkway, South Gate & Jungle Hut Road.



Rick Staly, Sheriff
FLAGLER COUNTY SHERIFF'S OFFICE
"An honor to serve, a duty to protect."

CONFIDENTIAL SITE SECURITY SURVEY



SHERIFF RICK STALY
FLAGLER COUNTY SHERIFF'S OFFICE

*Assessment Team Member(s): Commander Michael Lutz
This Assessment Visit was conducted on May 23rd, 2022*

Distribution: N.A.
Linked To: N.A.
FCSO Form # INVS-176 (05/22)

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**Continuing to implement Board approved
FCSO Vulnerability Study recommendations.**

FINANCE

- **Significant return on investments since November 2022.**
 - **\$221,563 interest income.**
- **Significant close-out of delinquent accounts; reduction in Bad Debt.**
 - **Bad reduced by 73% from \$122,462 to \$45,353.**
- **Reserve balance up 21.6% from 2023.**

Design Review 2024

New Home Construction

New Home Construction

- 4 new homes started construction.
- 4 new homes were completed and passed final inspection.

New Home Construction In Process:

- 7 new homes are still in review.





Social Committee Events 2024:

- 4 Part Lecture Series
- Monthly Game Nights
- Monthly Mystery Book Club
- Annual Beach Party
- Happy Hour
- Daytona Tortugas Baseball Game
- HDOA 20th Anniversary Celebration
- Festival of Lights

2024-2025

- Live Like Cameron 5K Event



Can you believe we* are marking two decades of community leadership and independence?

On October 18, 2004, the developer officially handed over control to the owners, allowing us to shape our own vision and future. This milestone, known as the "turnover," represents more than just a transfer of governance-it's our community's *Independence Day*.

Let's come together to honor this pivotal moment and the growth we've achieved since.

*This event is brought to you by The HDOA Social Committee





Shoreline remains the top priority for the HDOA Board in 2025. including the Flagler County Truck Haul Project per the FDEP \$8.8 Million Grant

Other Priorities Include:
Strengthening Relationship with Flagler County
Legal
Current Development (Ritz Carlton/Oasis)
Renewal of HDOA Contracts
Re-establishing FPL Relationships



Comments

For owners
that have
signed up
to speak.

Adjournment No Further Business

Upon adjournment the
HDOA Board will convene
an Organizational
Meeting for the purpose
of electing officers and
Committee Chairs.