

Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting Minutes
April 15, 2024

Call to Order:

The duly noticed monthly Board Meeting was called to order by Mr. Greg Davis at 10:00 a.m.,
Via Zoom teleconferencing only.

Board Members Present: Greg Davis, Geroage Bagnall, Jinny Crum-Jones, Eric Lutker,
Michael Heller, Mark Larmore, Ron Foudray, Phillip Dolamore

Board Members Absent: Andy Tynes

Hammock Dunes Club Present: Dalton Sirmans

Hammock Dunes Legal Counsel: Robyn Severs Esq., Becker Law

Community Management Present: Travis Houk and Brie Cunniff of Southern States Management
Group (SSMG)

Guests: Greg Peugh from DCDD

A Quorum was established.

Opening Comments, Greg Davis/Travis Houk:

- Mr. Davis and Mr. Houk provided opening statements including welcoming the Board and audience members to the Board Meeting and soliciting requests for audience participation.
- Mr. Houk confirmed the May 6th Flagler County Board of County Commissioner Candidates townhall event is being coordinated with more information to follow in the coming weeks.

HDOA Committee Structure

- The Board confirmed the current committee structure and membership.

Design Review Committee (DRC)

- Chair – Phillip Dolamore
 - Michael Fisher
 - Jonathan Worrall
 - Craig Kodish

Finance Committee

- Chair – Mark Larmore
 - Jinny Crum-Jones
 - Jim Feeney
 - Ron Meyer

Maintenance Committee

- Chair- George Bagnall
 - Bill Apsey
 - Gary Hoerle
 - Dave Yoder
 - Craig Kodish

Shoreline Committee

- Chair – Greg Davis,
 - John Gass
 - Phillip Dolamore
 - Paul Huesman
 - Colleen White

Social Committee

- Board liaison – Phillip Dolamore
- Tri- Chairs – Susan Miller, Nancy Geisler, Lisa Fisher
 - Brian Kargel
 - Joyce Casis
 - Laurie Johnston
 - Kelly Pirello
 - Teri Petro

ON A MOTION MADE BY MR. GEORGE BAGNALL, seconded by Mr. Phillip Dolamore, the Board voted on whether to approve the committee structures as presented. On a call to vote with Mr. Foudray abstaining and Mr. Heller, Mr. Davis, Mr. Dolamore, Ms. Crum-Jones, Mr. Lutker, Mr. Bagnall, Mr. Larmore all in favor, the motion carried 7 to 1.

Design Review Committee

Playa del Sur & Carino la Mer, Manual Amendment Minimum Building Size (Specific to Playa del Sur)

- Mr. Heller stated the Ocean Estates Neighborhood is considering an amendment their document which would increase the minimum square footage for the Playa del Sur community only, from 3500 square feet to 5000 square feet.
- Mr. Heller confirmed the neighborhood has discussed amending the Playa del Sur Carino la Mer Design Review Manual that details the process of the amendment.
- To keep in compliance for proper notification procedures for the neighborhood, a follow up HDOA Board meeting had been scheduled for April 19, 2024.
- One consideration from the DRC is the change to the declaration should be made prior to updating the Playa del Sur/Carino la Mer Design Review Manual.

24 San Gabriel Setback Variance

- The HDOA Board was asked to approve a five-foot variance for the front street setback. It would be aligned with the homes on each side. The DRC has approved this submission contingent on HDOA Board review.

ON A MOTION MADE BY MR. PHILLIP DOLAMORE, seconded by Mr. George Bagnall, the Board voted on whether to approve the front setback for 24 San Gabriel Lane from 30 feet to 25 feet which would match the two homes on the North and South. On a role call vote Mr. Heller, Mr.

Foudray, Mr. Bagnall, Mr. Dolamore, Mr. Lutker, Ms. Crum-Jones, Mr. Larmore and Mr. Davis all in favor the motion carried unanimously.

Maintenance Committee:

Main Gate Front Entry Landscape, Verdego Proposal

- As previously communicated, the Maintenance Committee is reviewing landscape options to beautify the old/tired/out-of-date landscape at the Main Gate Entry approach from the 4-way stop intersection. A landscape design was presented to the Board. The Maintenance Committee solicited three options from VerdeGo Design. They are as follows:
 - Option 1:
 - Beautification enhancement for the entry approach with a cost of \$43,964.53 not to exceed \$50,000.
 - Option 2:
 - Beautification enhancement of the entry along with planting 2 Specialty Palm Trees in the median as previously installed in 2005 for a total approximate amount of \$75,000.
 - Option 3:
 - A complete redesign of the Main Gate approach in the amount of \$125,000/\$150,000. Only palms and oaks trees would remain.
- The Maintenance Committee recommended option 1 but felt it was important to provide all options to the Board.
- Mr. Foudray asked if a rendering could be provided.

ON A MOTION MADE BY MR. GEORGE BAGNALL, seconded by Mr. Mark Larmore, the Board voted on whether to approve the landscape design in the package from VerdeGo not to exceed the amount of \$50,000 which was recommended by the HDOA Maintenance Committee. On a call to vote, with all in favor, the motion carried unanimously.

HDOA, Two Camino Office Insurance:

- Mr. Houk presented the updated insurance renewal for the Master Lessor; not funded by the HDOA.
- The renewal increased from \$12,513.70 to \$26,151.60.

Shoreline Management Committee (SMC) Report

- Mr. Davis gave an update on Flagler County Beach Management Plan phase 1 which would include the Flagler Beach dredge project that would still be on schedule to begin on July 5, 2024.
- Flagler County is still modifying their JCP permit which would allow dredge sand on the shoreline up to first rock. Then truck sand from the first rock to Jungle Hut.
- There are more potential funding opportunities from the state that are being looked into pertaining to unused funds from Hurricane Ian and Nicole.

Recreational Vehicles inside Hammock Dunes:

- Mr. Houk summarized the language regarding recreational vehicles in the Hammock Dunes community; which by his interpretation of the Declaration are prohibited to be parked in Hammock Dunes. Mr. Houk stated there may be other interpretations about the language.
- Mr. Houk wanted to reconfirm the Boards direction regarding recreational vehicles in the community.

ON A MOTION MADE BY MR. MICHAEL HELLER, seconded by Mr. George Bagnall the Board voted to continue to prohibit recreational vehicles as stated in the Master Declaration;

ON AN AMENDMENT TO THE MOTION, MS. JINNY-CRUM JONES, seconded by Mr. Michael Heller, the Board voted on whether to continue prohibiting recreational vehicles in the Hammock Dunes Community as stated in the Hammock Dunes Master Declaration. This includes homeowners, lessees, and guests;

ON AN AMENDMENT TO THE AMENDMENT OF THE MOTION BY DR. ERIC LUTKER, seconded by Mr. George Bagnall, the Board voted on whether to continue prohibiting the vehicles as written in the Master Declaration. On a call to vote, with Mr. Heller, Mr. Dolamore, Ms. Crum-Jones, Mr. Bagnall, Mr. Lutker, Mr. Larmore and Mr. Davis in favor and Mr. Foudray opposed, the motion carried 7 to 1.

DCDD & Flagler County BOCC

- DCDD has an item on the Flagler County Board of County Commissioners agenda regarding a land swap of property from Flagler County to DCDD to add more lanes to the four-way stop to help alleviate traffic congestion.
- Southern States Management Group will continue to work with DCDD leadership for updates to share with the HDOA Board.

Approval of Minutes:

January 22, 2024 Board Meeting

ON A MOTION MADE BY MR. GEORGE BAGNALL, seconded by Dr. Eric Lutker, the Board voted on whether to approve the January 22, 2024 minutes. On a call to vote, with all in favor, the motion carried unanimously.

March 25, 2024 Annual Meeting

ON A MOTION MADE BY MR. PHILLIP DOLAMORE, seconded by Mr. George Bagnall, the Board voted on whether to approve the March 25, 2024 Annual Meeting minutes. On a call to vote, with all in favor, the motion carried unanimously.

March 25, 2024 Organizational Meeting

ON A MOTION MADE BY DR. ERIC LUTKER, seconded by Mr. Phillip Dolamore, the Board voted on whether to approve the March 25, 2024 Organizational Meeting minutes. On a call to vote, with all in favor, the motion carried unanimously.

Audience Comments

Audience comments were taken from those owners that signed up to comment.

Adjournment

ON A MOTION MADE BY MR. GEORGE BAGNALL, seconded by Mr. Mark Larmore, the Board voted on whether to adjourn the Board Meeting at 12pm. On a call to vote, with all in favor, the motion carried unanimously.