

Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting Minutes
April 19, 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, Michael Heller,
Mark Larmore, Ron Foudray, Phillip Dolamore

Board Members Absent: Andy Tynes, Eric Lutker

Hammock Dunes Club Present: Dalton Sirmans

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

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, confirming there is only one agenda item up for discussion, and soliciting requests for audience participation.

Design Review Committee

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

ON A MOTION MADE BY MR. MICHAEL HELLER, seconded by Mr. George Bagnall, the Board would vote on whether to approve the Playa del Sur/Carino la Mer, Design Review Manual amendment to be adopted as written, specific to Playa del Sur;

- Mr. Heller gave a presentation regarding the Playa del Sur/Carino la Mer Design Review Manual, specific to Playa del Sur.
- This was consistent with a future amendment to the Ocean Estates Neighborhood Association (OENA) Declaration. The goal would be to vote for the amendment at the next Annual meeting in March of 2025.
- The amendment in the DRC manual is not enforceable but as a guidance for property owners and builders. The amendment is a non-material change.
- The goal would be to maintain the investment/brand in Playa del Sur. There has not been a home built at 3500 square feet. All homes have been built with a higher square footage.
- Mr. Foudray inquired what the urgency was for the additional meeting. His concern was that it referenced interior requirements.
 - Mr. Houk mentioned the intention was to have this on the April 15, 2024, HDOA meeting however because of proper notice requirements the agenda item did not make it on the Monday, April 15, 2024 HDOA meeting.

- Mr. Heller wanted to be proactive for future home builds to have the amendment as a reference for new construction and new lot owners.
- Mr. Bagnall mentioned the amendment should be changed grammatically by making the amendment a second paragraph.
- The Board discussed removing the interior language identified in the amendment.
- The Board took audience comments about the amendment for those that signed up to speak.

ON AN AMENDMENT TO THE MOTION, MS. JINNY CRUM-JONES, seconded by Mr. George Bagnall, the Board would vote on whether to approve to add a new paragraph after the black writing then another paragraph beginning with “Parties are advised.”

ON AN AMENDMENT TO THE AMENDMENT OF THE MOTION, MR. MICHAEL HELLER, seconded by Mr. Phillip Dolamore, the Board voted on whether to approve to strike the first sentence and simply leave “Parties are advised of a proposal to increase the minimum square footage within Playa del Sur to 5000 square feet. That process is currently underway, though not complete. On a role call vote with Mr. Foudray voting no and Mr. Dolamore, Mr. Bagnall, Ms. Crum-Jones, Mr. Heller and Mr. Davis voting yes, the motion carries 5 to 1.

Adjournment

ON A MOTION MADE BY MR. PHILLIP DOLAMORE, seconded by Mr. Ron Foudray, the Board voted on whether to adjourn the Board Meeting at 11am. On a call to vote, with all in favor, the motion carried unanimously.