

Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting Minutes
June 17, 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, Geroqe Bagnall, Eric Lutker, Michael Heller, Mark Larmore, Ron Foudray, Phillip Dolamore

Board Members Absent:

Andy Tynes, Jinny Crum-Jones and Dalton Sirmans

Hammock Dunes Club Present:

Hammock Dunes Legal Counsel:

Robyn Severs Esq., Becker Law

Community Management Present:

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

Guests:

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 taking requests for audience participation.
- Mr. Houk provided an update regarding the May 6th Flagler County Board of County Commissioner Candidates townhall event.

Two Camino Lease Amendment: Reinstatement of Tenant Option to Renew

Mr. Heller presented a proposed Two Camino lease amendment between the HDOA & Coastal Gateway (NREAV); Master Tenant. The Lease Amendment details that Mr. Heller reviewed were included in the Board package. Specifically, the lease amendment provides Coastal Gateway an option to renew the Two Camino lease for an additional 5-year term at a pre-determined rate.

- The Board discussed the benefits to the amendment including stability with a tenant and occupancy of Two Camino without interruption.
- There was discussion about the rate increases, what they were based on exactly, and the haste to execute this amendment now.

ON A MOTION MADE BY MR. MICHAEL HELLER, seconded by Dr. Eric Lutker, the Board voted on whether to approve to amend the lease agreement with Coastal Gateway (NREAV) pursuant to the details on page three of the Board package which lists escalations for years 6 through 10 at the same rate as years 1 through 5. On a call to vote with Mr. Heller, Mr. Dolamore, Mr. Bagnall, Dr. Lutker, Mr. Larmore and Mr. Davis in favor and Mr. Foudray opposed, the motion carried 6 votes to 1 vote.

WCI/Lennar Parcels -BH Group Sale

BH Group Ad Hoc Committee Resolution

Mr. Davis updated the Board about the purchase of the WCI/Lennar parcels.

- The BH Palm Coast 2626, LLC, (BH Group) purchased the WCI/Lennar Parcels. The lead representatives for the BH Group are Rick Mielbe and Bill Apsey, who are owners in Hammock Dunes. The BH Group anticipates following the Flagler County approved 2006 plan of two towers, constructed simultaneously.
- Mr. Davis proposed an Ad Hoc committee to assist in preliminary discussions with relevant parties to bring a proposed development agreement to the HDOA Board for final review & approval.
- The committee would be advisory with no decision-making authority.
- The committee would be referred to as the South Towers Ad Hoc Committee.
- The proposed committee members are the following HDOA members, Greg Davis, George Bagnall, Phillip Dolamore, Jinny Crum-Jones, Rick Bodge and Jim Garrison.
- Mr. Foudray expressed concern about Attorney Client Privilege and thought discussions should be more open to the community and was opposed to the amount of effort and cost put into the Attorney Client Privilege.
 - Attorney Severs contended if there were legal discussions with the committee, those discussions should be protected.
 - Mr. Davis reiterated the committee is advisory only.

ON A MOTION MADE BY DR. LUTKER, seconded by Mr. Phillip Dolamore, the Board voted on whether to approve a resolution establishing the South Towers Ad Hoc committee. On a role call vote, with Mr. Heller, Mr. Dolamore, Mr. Bagnall, Dr. Lutker and Mr. Davis in favor and Mr. Foudray opposed, the motion carried 6 votes to 1 vote.

- The developer of the BH Group has requested to put up a 6 ft. chain link fence with silt mesh lining and a sign. It would be for safety and security reasons.

ON A MOTION MADE BY DR. LUTKER, seconded by Mr. Foudray the Board voted on whether to give the committee the right to approve a six ft. chain link fence with silt mesh lining around the BH Group's property with any signage going back to the Board for approval.

- Mr. Bagnall had concerns about the committee approving the fence when the Board could approve the fence.

Dr. Lutker withdrew his motion to make a new motion.

ON A MOTION MADE BY DR. LUTKER, seconded by Mr. George Bagnall, the Board voted on whether to approve the construction of the fence as discussed around the property and any signage requested to be on the fence or anywhere on the property should go back to the Board to be voted on. On a call to vote with all in favor, the motion carried unanimously.

Maintenance Committee

Lake San Gabriel Erosion Proposal (North End)

Mr. Bagnall and Mr. Houk presented a proposal from Coastal Marine to address the erosion on the Lake San Gabriel north end lake bank.

- There is a severe erosion problem on the North End of Lake San Gabriel. DCDD has been advised about this issue (during one of their Board Meetings) and has not taken any action to correct the erosion on their land.
- To prevent the erosion from impacting the sidewalk and potentially the road, the HDOA must take action.

ON A MOTION MADE BY MR. GEORGE BAGNALL, seconded by Mr. Larmore, the Board voted on whether to approve the Maintenance Project as defined in the package in the amount of \$44,300 to repair the North End of Lake San Gabriel. On a call to vote, with all in favor the motion carried unanimously.

Finance Committee

Mr. Larmore stated the 2023 audits will be posted on the Hammock Dunes website and SSMG portal if they have not been done already. The April Financials showed that the Granada Estates and Ocean Estates Neighborhood Associations were on budget. The Master Association's on budget with an increase in revenue of \$45,000 but an increase of legal expenses by \$44,000.

Shoreline Management Committee

Flagler BOCC; Municipal Services Benefit Units

Mr. Davis addressed the latest with the Flagler County BOCC and their proposed Municipal Services Benefit Unit (MSBU).

- The Flagler County staff held a workshop for the Flagler County Board of County Commissioners (BOCC) on Monday, June 3, 2024, to present a Countywide MSBU implementation plan.
- On Monday, June 10, 2024, the Flagler County staff held another workshop for the BOCC to present a new MSBU tax plan that would NOT be countywide and exclusively only apply to property owners on the barrier island (property between Intracoastal Waterway and beach).
- As of the June HDOA Board meeting, no new tax plan would be approved in 2024.
- Communication will be sent to the HDOA owners as an update.

Approval of Minutes:

Approval of April 15, 2024, Board Meeting

ON A MOTION MADE BY MR. MARK LARMORE, seconded by Mr. George Bagnall, the Board voted on whether to approve the April 15, 2024, minutes. On a call to vote, with all in favor, the motion carried unanimously.

Audience Comments

Audience comments were taken from those that registered.

Adjournment

ON A MOTION MADE BY MR. MARK LARMORE, seconded by Mr. Phillip Dolamore, the Board voted on whether to adjourn. On a call to vote, with all in favor, the meeting adjourned at 11:50am.