

Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting Minutes
September 23, 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, Eric Lutker, Mark Larmore, Ron Foudray,
Jinny Crum-Jones, Phillip Dolamore, Jane Ann Gass

Board Members Absent:

Andy Tynes, Dalton Sirmans

Hammock Dunes Club Present:

Hammock Dunes Legal Counsel Present:

Robyn Severs Esq., Becker Law, Allen Levine Esq.

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 and taking requests for audience participation.
- Ms. Cunniff announced owners who had given 24-hour notice to record the meeting.
- Mr. Houk announced as of July 1, 2024, there have been legislative requirements added to FL statute 720 which would be addressed on one of the agenda items.

Design Review Committee

Island Estates Design Review Manual

- The proposed Island Estates Design Review Manual has been amended/updated to be current with Florida law and consistent with the terms of the Island Estates Neighborhood Declaration of Covenants, Conditions and Restrictions. Mr. Houk stated several of the changes in his summary.
- Mr. Ron Foudray questioned whether the Design Review Committee reviewed the proposed DRC manual from May of 2023. Further, he stated the Island Estates Neighborhood Association, and he was not made aware of the changes and why would the HDOA Board review a manual without their/his input.
- **ON A MOTION BY RON FOUDRAY to table the Island Estates Manual so the manual could go back to the DRC for review and recommendations from the Island Estates Community. His motion was not SECONDED.**
- The Board discussed the manual and its compliance with Florida Statutes 720 and the need to amend the manual. There was discussion about only approving the amendments that were impacted by the legislative changes and compliance with the IENA Declaration. The Board indicated the manual can be amended again if necessary and approval by the HDOA Board.

ON A MOTION MADE BY DR. ERIC LUTKER, seconded by Ms. Jane Ann Gass, the Board voted on whether to approve the Island Estates Design Review Manual as presented. On a role call vote, with Ms. Jinny Crum-Jones, Mr. Phillip Dolamore, Mr. George Bagnall, Ms. Jane Ann Gass, Mr. Mark Larmore and Mr. Greg Davis all in favor and Mr. Ron Foudray opposed, the motion carried 7 to 1.

Oasis at Hammock Dunes Document Package Review

- All documents are legal documents and are being proposed as presented. The only document that may potentially be amended would be the Oasis Design Review Manual.
- The Board may amend the manual at a future date once the developer submitted, four model homes have been provided.
- Ms. Gass raised the concern if access can be changed to go through A1A. Mr. Davis stated, for land clearing and infrastructure, the access could not be changed. The Land Swap Agreement was completed by a previous Board. The Developer may be able to achieve access to the property off of A1A during the home construction process. That is in their hands.
- The Board discussed how the construction site would be secure.
- The completion timeframe for the infrastructure is projected to be 6 to 8 months.
- The Permanent Easement through the parking lot would be for emergency vehicle access.

ON A MOTION MADE BY MS. JANE ANN GASS seconded by Mr. Mark Larmore, the Board voted on whether to approve the following documents as Ms. Robyn Severs reviewed with the Board with the exception of the Oasis Design Review Manual. presented; Deeds and documents necessary to effectuate the Land Swap, Temporary Construction Easement, Permanent Easement, Proposed modifications to parking lot including addition of ten (10) parking spaces, Supplement to the HDOA Declaration, Declaration of Covenants and Restrictions for Oasis and the By-Laws for Oasis. On a role call vote with Ms. Jinny Crum-Jones, Mr. Phillip Dolamore, Mr. George Bagnall, Ms. Jane Ann Gass, Mr. Ron Foudray, Mr. Mark Larmore and Mr. Greg Davis all in favor, the motion carried unanimously.

The Board discussed the Oasis Design Review Manual including the 1700 ft. home minimum.

ON A MOTION MADE BY MR. PHILLIP DOLAMORE seconded by Mr. Mark Larmore the Board voted on whether to approve the Oasis Design Review Manual contingent upon the DRC reviewing for Scrivner errors and non-material changes. Motion carries unanimously.

South Tower Property:

Ad Hoc Committee Appointment, Jane Ann Gass, George Page

- Due to scheduling restraints, Mr. Dolamore had to resign from the committee. Ms. Jane Ann Gass volunteered to take Mr. Dolamore's place.
- Mr. Page volunteered to assist with the committee. He was a top executive with WCI, working on over 100 condominiums and has done several Ritz Carlton developments.

ON A MOTION MADE BY MR. GEORGE BAGNALL seconded by Mr. Phillip Dolamore, the Board voted on whether to approve the appointment of Ms. Jane Ann Gass and Mr. George Page to the South Tower Ad-Hoc Committee. On a call to vote with all in favor, the motion carries unanimously.

Two Camino Lease

- Mr. Craig Straky, the Master Lessor of the 2 Camino building, formally requested approval to have the BH & Related Groups sub-lease space in the Two Camino Office Building.
 - BH/Related Group are going to come back to Coastal Gateway to make modifications to the 2 Camino Building. It would be no cost to the HDOA, but the Board will need to review and approve the modifications. More details will be provided as they are received.

Development Agreement

- The draft is still under review.
- There has been a request to use the HDOA trademark. Mr. Houk confirmed there is a trademark application that has to be provided.
- Their monthly assessments have been paid and are up to date.

Finance Committee:

Collections Litigation, 11 Rue Grande Mer

- 11 Rue Grande Mer went thru the standard collections process. The amounts owed to the HDOA is \$12,725.00 and \$21681.00 to Ocean Estates Neighborhood Association

ON A MOTION MADE BY MR. GEORGE BAGNALL, seconded by Dr. Eric Lutker, the Board voted on whether to proceed with collections litigation for 11 Rue Grande Mer. On a call to vote, with all in favor, the motion carried unanimously.

Budget Workshop, November 4, 2024

- Budget workshop is scheduled for November 4, 2024, 10am via Zoom.
- Financials completed through the end of July 2024
- The bottom line HDOA \$11, 0000 off budget. Positive variation on rent fees, building and ground maintenance is under and Design Review is ahead at the moment. The legal expenses are driving the negative \$170,000.

DCDD Position Endorsement, William Baxter White

- The Dunes Community Development District (DCDD) Seat 3 is up for election in November. Dennis Vohs, who is a Hammock Dunes owner, will be stepping down from his Board position at DCDD.
- The seat is contested by two people with the name Bill White. Bill White of Ocean Hammock and Bill Baxter White for Hammock Dunes.
- Voting for Bill Baxter White will give Hammock Dunes the majority of DCDD Board seats.
- The Board agreed to use the words “consider” instead of “endorse” in a blast email to the HDOA owners.

ON A MOTION MADE BY DR. ERIC LUTKER seconded by Ms. Jane Ann Gass, the Board voted on whether the HDOA should endorse Bill Baxter White.

ON A MOTION TO AMEND THE MOTION BY MR. RON FOUDRAY, with DR. ERIC LUTKER in agreement, seconded by Ms. Jane Ann Gass, the Board voted on whether to send email communication to the Hammock Dunes owners asking them to consider voting for Bill Baxter White. On a call to vote, with all in favor, the motion carried unanimously.

HDOA Retention Records Policy

- **As required by HD 1203 Homeowners Associations -Effective July 1, 2024, a written records retention policy is required for the Association. The policy presented follows Florida law.**

ON A MOTION MADE BY MS. JINNY CRUM JONES seconded by Mr. George Bagnall, the Board voted on whether to approve the written records retention policy to make the HDOA compliant with the FL statutes that state a records retention policy is needed in writing. On a role call vote with Ms. Jinny Crum-Jones, Mr. Phillip Dolamore, Mr. George Bagnall, Ms. Jane Ann Gass, Dr. Eric Lutker, Mr. Mark Larmore and Mr. Greg Davis all in favor and Mr. Ron Foudray abstaining, the motion carried 7 to 1 abstention.

Certificate of 4th Amendment to the By-laws of the Hammock Dunes Owners' Association, Inc.

- **The Amendment will remove nominations from the floor along with write-in ballots.**
- **This would help save the HDOA in mailing costs and be in compliance with FL Statutes.**

ON A MOTION MADE BY MS. JANE ANN GASS seconded by Mr. George Bagnall, the Board voted on whether to approve the Certificate of the 4th Amendment to the By-Laws of HDOA which would take away nominations from the floor for voting for Board Administrators. On a role call vote, with Ms. Jinny Crum-Jones, Mr. Phillip Dolamore, Mr. George Bagnall, Mr. Ron Foudray, Ms. Jane Ann Gass, Mr. Mark Larmore and Mr. Greg Davis all in favor, the motion carries unanimously.

Social Committee Appointments

- **Susan Miller had to resign as the Tri-Chair from the Social Committee.**

**Tri-Chair Brian Kargel
Members, Mike Hayek and Rosie Del Rosario**

ON A MOTION MADE BY MS. JANE ANN GASS seconded by Dr. Eric Lutker, the Board voted on whether to approve Mr. Brian Kargel to take Ms. Susan Miller's place as tri-chair of the Social Committee and approve Mr. Mike Hayek and Ms. Rosie del Rosario as new social committee members. On a call to vote with all in favor, the motion carried unanimously.

Shoreline Management Committee

- **The Flagler County Administration would like to have a Townhall meeting with the community to give an update on the beach renourishment schedule and local funding plans. The meeting will be scheduled in October.**

Approval of Minutes:

Approval of July 15, 2024, Board Meeting Minutes

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

Audience Comments

Adjournment

ON A MOTION MADE BY MR. RON FOU DRAY, seconded by Dr. Eric Lutker, the Board voted on whether to adjourn. On a call to vote, with all in favor, the motion carried unanimously at 12:30pm.