

Hammock Dunes Owners' Association, Inc.
Board of Administrators Meeting Minutes
October 21, 2024

Call to Order:

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

Board Members Present:

Greg Davis, Eric Lutker, George Bagnall, Ron Foudray, Jinny Crum-Jones, Phillip Dolamore, Jane Ann Gass, Andy Tynes

Board Members Absent:

Mark Larmore

Hammock Dunes Club Present:

Dalton Sirmans was absent

Hammock Dunes Legal Counsel Present:

Robyn Severs, Esq., Becker Law

Guest Speakers:

Amro Zakarni and Carlos Valdes

Quorum:

A quorum has been 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.

BH Palm Coast 2626, LLC., South Tower Property:

Perimeter Fence Review

- The owners of the South Towers Property presented a proposal to amend the original approved chain link fence to a fence made from aluminum panels (on wood framing) with printed graphics of lifestyle images. The fence would include a rolling gate. The pictures would be printed with UV coating that should last for around 5 years.
- Board Members commented on the lifestyle pictures that were presented, future maintenance of the fence, specifically hurricane mitigation & safety. There was discussion regarding the difference in engineering of the fence and if it could withstand specific wind loads such as 75 mph or higher.
- After Board discussion, the concerns regarding mitigation and liability responsibilities would be added to the Development Agreement. The Board requested the owners reconsider some of the lifestyle pictures to environmental pictures or building pictures.

ON A MOTION MADE BY MS. JINNY CRUM-JONES, seconded by Mr. Phillip Dolamore, the Board voted on whether to approve the amended fence as presented. On a call to vote, with Mr. Dolamore, Ms. Crum-Jones, Ms. Gass, Dr. Lutker, Mr. Bagnall, Mr. Tynes and Mr. Davis all in favor and Mr. Foudray opposed, the motion carried 7 to 1.

Shoreline Committee:

Flagler County Local Funding Support Letter

- The Flagler County Board of County Commissioners (BOCC) would be reviewing local funding initiatives for their Beach Management plan.
- Local municipalities declined the County wide local funding of Municipal Service Benefit Unit (MSBU). The Flagler County BOCC would review incorporating the MSBU's in the unincorporated areas.
- The assessment would average around \$464.00 a year per household.
- Mr. Davis asked the Board to consider a letter of support to the Flagler BOCC, supporting the funding initiative.

ON A MOTION MADE BY DR. ERIC LUTKER, seconded by Ms. Jane Ann Gass, the Board voted on whether to approve the letter of support to Flagler County as presented. On a call to vote, with all in favor, the motion carried unanimously.

Maintenance Committee:

Robert "Buster" Taylor Appointment

ON A MOTION MADE BY MS. JANE ANN GASS, seconded by Mr. George Bagnall, the Board voted on whether to appoint Buster Taylor to the Maintenance Committee. On a call to vote, with all in favor, the motion carried unanimously.

Hurricane Milton Update

- Mr. Houk gave an update on repairs that had been completed and what repairs were still needed to be completed due to Hurricane Milton. The only Community walkover that was open was the Pelican Dunes (formerly San Gabriel/Comfort Station) walkover.
- Damage assessment from the storm began Thursday afternoon, just after the storm passed, by the Maintenance Engineer, Tom Rocco and Bob DiFormato of Corey Landscaping.

Gate Operator Replacement

- Two operators at the South Gate exit continue to intermittently break down. The operators are over ten years old. The two operators at the unmanned North Gate exit/entry also have experienced intermittent issues and are almost 10 years old. The 3rd party gate contractor has recommended operator replacement as a proactive measure instead of constant service calls.
- The cost would be \$22,000 and taken out of the Electric Gate Reserve.

ON A MOTION MADE BY MR. GEORGE BAGNALL, seconded by Dr. Eric Lutker, the Board voted on whether to approve the proposal included in the Board agenda package to replace the gate operators at the South Gate exit and North Gate exit and entry as presented. On a call to vote, with all in favor, the motion carried unanimously.

Finance Committee:

Budget Workshop, November 4, 2024

- The Finance Committee’s annual budget workshop for the FY 2025 for the HDOA, Granada Estates, and Ocean Estates Neighborhood Associations will be held via Zoom video platform on November 4, 2024, at 10:00a.m.
- Mr. Houk confirmed the planned budget adoption review is Monday, November 18, 2024.

Corporate Transparency Act:

- Ms. Robyn Severs provided a brief summary of the Corporate Transparency Act that would impact corporate reporting by Board members.
- Southern States Management Group would be utilizing a third party, “CTA Review” to ensure HDOA Board members would be compliant by the December 31, 2024, deadline.

Approval of Minutes:

September 23, 2024

ON A MOTION MADE BY MR. PHILLIP DOLAMORE, seconded by Mr. George Bagnall, the Board voted on whether to approve the September 23, 2024 minutes as written. On a call to vote with all in favor, the motion carried unanimously.

Audience Comments:

Adjournment:

ON A MOTION MADE BY MR. GEORGE BAGNALL, seconded by Mr. Ron Foudray, the Board voted on whether to adjourn the meeting. On a call to vote, with all in favor, the motion carried unanimously. The meeting was adjourned at 12:20pm.