

Hammock Dunes Owners' Association, Inc.
Board of Administrators Meeting Minutes
November 18, 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, Mark Larmore, Jane Ann Gass, Andy Tynes

Board Members Absent:

Phillip Dolamore

Hammock Dunes Club Present:

Dalton Sirmans was absent

Hammock Dunes Legal Counsel Present:

Robyn Severs, Esq. and Jay Roberts, Esq.: Becker Law

Community Management Present:

Brie Cunniff of Southern States Management Group

Guest Speakers:

Craig Straky of Coastal Gateway, Amro Zakarni of Related Group, Jayne Hynes (Tuscany Board President)

Quorum:

A quorum has been established.

Opening Comments, Greg Davis

- Mr. Davis provided opening statements including welcoming the Board and audience members to the Board Meeting, removing 1 Rue Grande Mer Setback Variance from the agenda, 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:

Two Camino Office Renovations

- Mr. Straky, the Master Lessor, requested approval for his sub-tenant, the Related Group, to do an extensive renovation of the Two Camino Office building.
- The tentative plan is for improvements to begin at the beginning of 2025.
- The two conference rooms would remain.

ON A MOTION MADE BY DR. ERIC LUTKER, seconded by Mr. George Bagnall, the Board voted on whether to approve the renovations to the Two Camino building. On a call to vote, with all in favor, the motion carried unanimously.

Development Agreement

- The highlights of the Development Agreement were standard working hours with access through the South Gate. If exceptions were needed, a request and approval would be required. Noise

control was addressed along with a Dust Control Plan to address concerns of neighboring buildings.

- The Related Group requested the Board to approve an additional floor to one of the towers to make both towers 12 stories for a total of 128 units. Amro Zakarni, with Related, made a presentation of the towers at 12 stories.
- The Board had discussion regarding the heights of the buildings. They determined more clarification is needed, and the Board decided to vote on the Development Agreement at another Board meeting.
- The Related group also requested approval for the use of the Hammock Dunes name and trademark for marketing purposes and as collateral.

ON A MOTION MADE BY MR. GEORGE BAGNALL, seconded by Dr. Eric Lutker, the Board voted on whether to approve the use of the Hammock Dunes tradename and trademark to the Related Group in marketing the South Towers along with sending out the proposed renderings to the community with the caveat that the renderings have not been approved. On a roll call vote with Mr. Ron Foudray, Mr. Andy Tynes, Ms. Jane Ann Gass, Dr. Eric Lutker, Ms. Jinny Crum-Jones, Mr. Mark Larmore and Mr. Greg Davis in favor, the motion carried unanimously.

Finance Committee:

FY 2025 Budget Adoption

- Mr. Larmore provided a summary of the Budget workshop which was open to the community. No material changes were needed.

Hammock Dunes Owners' Association, Inc.

- Most expense increases in the budget were contractual in nature.
- The legal expenses budget substantially increased due to ongoing litigation.
- One bank loan was paid off in November of 2024 and the mortgage will be paid off in 2025.
- The HDOA monthly assessments decreased from \$244 to \$238.

ON A MOTION MADE BY MR. GEORGE BAGNALL seconded by Dr. Eric Lutker, the Board voted on whether to approve the FY 2025 operating budget as presented for the Hammock Dunes Owners' Association. On a roll call vote, with Mr. Ron Foudray, Mr. Andy Tynes, Ms. Jane Ann Gass, Ms. Jinny Crum-Jones, Dr. Eric Lutker, Mr. Mark Larmore, Mr. George Bagnall and Mr. Greg Davis, the motion carried unanimously.

Granada Estates Neighborhood

- The total budget would be \$180,000 a year. Most of the increases were contractual along with reserve requirement increases.
- The monthly assessments increased from \$66 to \$72.

ON A MOTION MADE BY MR. GEORGE BAGNALL, seconded by Dr. Eric Lutker, the Board voted on whether to approve the FY 2025 operating budget as presented for the Granada Estates Neighborhood Association. On a roll call vote, with Mr. Ron Foudray, Mr. Andy Tynes, Ms. Jane Ann Gass, Ms. Jinny Crum-Jones, Dr. Eric Lutker, Mr. Mark Larmore, Mr. George Bagnall and Mr. Greg Davis, the motion carried unanimously.

Ocean Estates Neighborhood

- The budget was broken up in three separate neighborhoods.
- The decision was to keep the monthly assessments the same as 2024.

ON A MOTION MADE BY MR. MARK LARMORE, seconded by Dr. Eric Lutker, the Board voted on whether to approve the FY 2025 operating budget as presented for the Ocean Estates Neighborhood Association. On a roll call vote, with Mr. Ron Foudray, Mr. Andy Tynes, Ms. Jane Ann Gass, Ms. Jinny Crum-Jones, Dr. Eric Lutker, Mr. Mark Larmore, Mr. George Bagnall and Mr. Greg Davis, the motion carried unanimously.

Financials

- Financials were closed through September. The Master Association was \$83,000 over budget due to increases in legal and insurance expenses.
- Outstanding dues decreased to \$68,000.
- Granda Estates and Ocean Estates budgets were on target.

Collections Litigation

- **107 Island Estates Parkway**
 - The account has been outstanding. There will be a Public Sale on December 6, 2024.
- **15 Ave. del la Mer, Unite #2705**
 - All the steps were followed in the collections process. The amount owed was \$6,785. The next step would be to advance this to the attorney for collection.

ON A MOTION MADE BY MR. MARK LARMORE, seconded by Dr. Eric Lutker, the Board voted on whether to move the account to legal for collections. On a call to vote, with all in favor, the motion carried unanimously.

Design Review Committee

Granada Estates Design Review Manual

- The manual was updated to be consistent with Florida Law, the Granada Estates Declaration and some process changes.

ON A MOTION MADE BY MR. GEORGE BAGNALL, seconded by Dr. Eric Lutker, the Board voted on whether to approve the Granada Estates Design Review Manual as presented. On a call to vote with all in favor, the motion carried unanimously.

Shoreline Committee:

Flagler County MSBU Update

- Mr. Davis shared the two new Flagler County Commissioners were going to be sworn in.
- There would be an upcoming workshop for local funding to fund beach restoration. Hammock Dunes Owners were encouraged to attend to show support. The vote for local funding would be on December 2, 2024.
- The County had a lidar study completed to show post Hurricane Milton damage. The County would be applying for FEMA funds

Approval of Minutes:

October 21, 2024 Board Meeting

ON A MOTION MADE BY DR. ERIC LUTKER, seconded by Mr. Mark Larmore, the Board voted on whether to approve the October 21, 2024 minutes. On a call to vote with all in favor, the motion carried unanimously.

Audience Comments:

Adjournment:

ON A MOTION MADE BY MS. JINNY CRUM-JONES, seconded by Ms. Jane Ann Gass, 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 12:10pm.