

**Hammock Dunes Owners' Association, Inc.**  
**Board of Administrators Meeting Minutes**  
**December 5, 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, Phillip Dolamore, George Bagnall, Ron Foudray, Jinny Crum-Jones, Mark Larmore, Jane Ann Gass, Andy Tynes

**Board Members Absent:**

Andy Tynes

**Hammock Dunes Club Present:**

Dalton Sirmans was absent

**Hammock Dunes Legal Counsel Present:**

Robyn Severs, Esq. & Jay Roberts, Esq. of Becker Law

**Community Management Present:**

Brie Cunniff & Travis Houk of Southern States Management Group

**Guest Speakers:**

Amro Zakarni of Related Group, Jayne Hynes (Tuscany Board President)

**Quorum:**

A quorum has been established.

**Opening Comments, Greg Davis**

- Mr. Davis and Mr. Houk provided opening statements including welcoming the Board and audience members to the Board Meeting,
- Ms. Cunniff announced owners who had given 24-hour notice to record the meeting.

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

**Development Agreement**

- There were four changes made to the document to address some concerns. The changes were the following:
  1. On page 4, item 7 the first sentence was deleted because there were no references to entitlements on the number of units in the Master Declaration. If Flagler County denied Related Group's request for the additional floor, verbiage was added to ensure that the HDOA would receive monthly assessments for no less than 116 units.
  2. In Exhibit C, draft condo documents were not included in the schedule of anticipated deliverables, so it was added to the exhibit.
  3. In Exhibit D, a paragraph was added to clarify gate access hours and cost responsibilities for additional hours. Access needed outside the standard Monday through Friday, 7am to 3pm South Gate hours would need approval from the HDOA representative, and the Developer would absorb the cost for additional gate officer staffing.
  4. In Exhibit E, the route map from the South Gate to the BH property was added.

- Mr. Davis reached out to Mr. Amro Zakarni of the Related Group to see if they were okay with the changes to the Agreement. Mr. Zakarni confirmed during the meeting that the Related Group was okay with the changes.
- During the discussion, it was verified that the Tuscan Board reviewed the agreement. The only comment from the Tuscan Board members was the height but it was explained the height would be the maximum and the height determination would be contingent upon FEMA requirements and approval from the Flagler County Board of County Commissioners.

**ON A MOTION MADE BY MR. MARK LARMORE, seconded by Mr. George Bagnall, the Board voted on whether to approve the document as presented with the changes as noted. Any further changes to the document must be made by an amendment and approved by the Board. On a roll call vote, with Ms. Jinny Crum-Jones, Ms. Jane Ann Gass, Mr. Mark Larmore, Mr. Phillip Dolamore, Mr. George Bagnall, Dr. Eric Lutker, and Mr. Greg Davis in favor and Mr. Ron Foudray opposed, the motion carried 7 to 1.**

- Mr. Zakarni voiced his appreciation and as a gesture of good faith the Related Group would cover the HDOA legal cost incurred, which was \$22,000.
- Mr. Davis mentioned the South Tower Ad Hoc Committee would remain in place to assist on future items that would arise. The Resolution process would still be followed.

**Audience Comments:**

**Adjournment:**

**ON A MOTION MADE BY MR. PHILLIP DOLAMORE, seconded by Mr. Mark Larmore, 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 10:30am.**