

**Hammock Dunes Owners' Association, Inc.**  
**Board of Administrators Meeting Minutes**  
**January 27, 2025**

**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, Andy Tynes, Jinny Crum-Jones, Mark Larmore, Jane Ann Gass,

**Board Members Absent:**

Ron Foudray

**Hammock Dunes Club Present:**

Dalton Sirmans

**Hammock Dunes Legal Counsel Present:**

Robyn Severs, of Becker Law

**Community Management Present:**

Brie Cunniff & Travis Houk of Southern States Management Group

**Guest Speakers:**

**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. Mr. Houk announced the Annual Members' Meeting will be held on March 24, 2025, at 10am in the Hammock Dunes Club and via Zoom. He also mentioned that a postcard would be given to contractors by the gate officer when accessing Hammock Dunes thru the Main Gate & South Gate. The postcard thanks contractors for working within Hammock Dunes and reminds them of certain expectations such as driving slow and community hours.
- Ms. Cunniff announced there were no owners that had given 24-hour notice to record the meeting.

**Development Update:**

**South Towers**

- The architect sent Mr. Amro Zakarni updated plans of the South Towers, but Mr. Zakarni sent them back to be improved.
- Ritz Carlton has requested the use of the Hammock Dunes trademark for their advertising of the South Towers.

**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 trademarks to Ritz Carlton as presented. On a call to vote, with all in favor, the motion carried unanimously.**

### **Oasis**

- Oasis horizontal work has begun. It should take about 25 weeks to complete the site work, mobilization, clearing, grading, utilities, sanitary connection and reclaim water connection to the sales center parking lot.
- HDOA management has been in communication with the Oasis contractors to make sure the correct flow of traffic, site clean-up, etc.
- The model homes were submitted for conceptual review to the Design Review Committee. The Committee requested changes and are waiting to receive the changes to review.

### **Shoreline Committee**

- Hurricane Milton FEMA Funding Update
  - Per Flagler County, the HDOA section of beach did not qualify for Category (Cat) G funding thru FEMA.
  - FEMA suggested the County should apply for Category (Cat) B funding.
  - The HDOA needs to update the Perpetual Easement Agreement to reflect the Stafford Act detail which should qualify Flagler County for Cat G. The language FEMA would be recommending to add to the Perpetual Easement is language that was in the original Perpetual Easement Agreement but during negotiations the County removed the detail.
- REACH 2 Update from Hurricane Ian and Nicole:
  - USACE and FDEP permits are needed. BOEM is still evaluating reports and their assessment of the shoreline. Permitting from BOEM and FEMA are needed to move forward.
  - FEMA offered 5 million in funding from Ian and Nicole.
- Flagler County Municipality Workshop to be held on February 5<sup>th</sup> at 5:30pm.
- REACH 3 Update
  - Moffit Nichols is the company that was awarded the contract to evaluate, obtain permits and initiate a beach management and project for Reach 3.
  - Part of the funding from REACH 2 maybe be allocated to REACH 3 if the County can get Cat. G funding for REACH 2.
- The Shoreline Committee is interviewing consultants who are knowledgeable about grant funding and government. Funding will come out of the HDOA Shoreline budget.

### **Finance Committee**

- The Finance Committee will be meeting Wednesday, January 29, 2025, to review year-end financials.

### **Social Committee**

#### **Hammock Dunes 5K; Live Like Cameron**

- The Hammock Dunes 5K event will be held on March 23, 2025. The Committee will be providing more information in the coming weeks. The event will support the Live Like Cameron, childhood cancer foundation. This foundation is the only cancer foundation in Flagler County.

- Any donations that are made will go directly to Live Like Cameron 501C and not thru the HDOA.

### **2025 Priorities**

The Board discussed their top priorities for 2025, which were as follows:

- Shoreline & strengthening the relationship with Flagler County
- Legal
- Ritz-Carlton & Oasis Development Implementation
- Renewal of HDOA contracts
- Annual Meeting & administrator election
- Re-establishing the HDOA relationship with Florida Power & Light & improving the electric grid
- Completion of the Flagler County Sheriff's Office Vulnerability Assessment recommendations

**ON A MOTION MADE BY MR. MARK LARMORE, seconded by Ms. Jane Ann Gass, the Board voted on whether to approve the priority list for 2025 as presented which would include the following: Shoreline and strengthening the relationship with Flagler County, Legal, Ritz- Carlton and Oasis Development Implementation, Renewal of HDOA contracts, the Annual Meeting and Administrators' election, Re-establishing the HDOA relationship with Florida Power & Light and improving the electric grid and Completion of the Flagler County Sheriff's Office Vulnerability Assessment recommendation. On a call to vote, with all in favor, the motion carried unanimously.**

### **Approval of Minutes**

**November 18, 2024**

**December 5, 2024**

**ON A MOTION MADE BY MR. MARK LARMORE, seconded by Mr. George Bagnall, the Board voted on whether to approve November 18, 2024, minutes and December 5, 2024, minutes with the typo change. On a call to vote, with all in favor the motion carried unanimously.**

### **Audience Comments:**

None

### **Adjournment:**

**ON A MOTION MADE BY MS. JANE ANN GASS, seconded by Mr. George Bagnall, 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 10:50am.**