

Hammock Dunes Owners' Association, Inc.
Board of Administrators Meeting Minutes
March 17, 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, Ron Foudray

Hammock Dunes Club Present:

N/A

Hammock Dunes Legal Counsel Present: N/A

Community Management Present:

Brie Cunniff & Travis Houk, Southern States Management Group

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. Davis relayed that he would like to slowly transition out of the Presidential role.
- Mr. Houk reminded everyone that the Annual meeting followed by the Organizational Meeting is Monday, March 24, 2025, at the Hammock Dunes Club and via Zoom.

Oasis Model Homes/Monument

Revisions to the Oasis Design Review Manual

- The model homes need to be added to the Oasis DRC manual, but ICI has not finalized which models are going to be used.
- The developer notified the HDOA that multifamily mailbox units were needed opposed to single mailboxes. The manual will be updated to reflect this change.
- There was a Board consensus the models and mailbox be revisited at a future Board meeting.

Oasis Monument Sign Design

- The Board reviewed the updated Oasis Monument Sign and location. Two material options were reviewed.

ON A MOTION MADE BY MR. PHILLIP DOLAMORE seconded by Dr. Eric Lutker, the Board voted on whether to approve the sign and the location. The material itself would be a DRC responsibility to make sure it confirms on the material side. On a call to vote, with all in favor, the motion carried unanimously.

Shoreline Committee

- Mr. John Gass and Jim Garrison gave a presentation on the condition of the dunes and the beaches along with future beach nourishment projects.

FDEP Hammock Dunes Nourishment Project

- The State approved an \$8.8 million grant with \$4.4 million coming from the State, and a 50% local match; \$2.2 million coming from the Flagler County and up to \$2.2 million from the HDOA.
- The project would add up to 8 to 9 cubic yards per linear foot to the HDOA shoreline.
- This grant is only available to the HDOA since the HDOA has a Joint Coastal Permit.
- This project will be a truck haul project and can get executed at the beginning of Hurricane season.
- The project will be managed by Flagler County.

Potential HDOA Local Funding Match Not to Exceed \$2,200,000

- In order to qualify for the grant funding, there has to be a local funding source in place.
- FDEP will pay \$4.4 million, Flagler County will put in \$2.2 million and the HDOA is responsible for up to \$2.2 million. The Board identified this money is in HDOA reserves.
- If HDOA approves the project, the agreement will go to the Flagler Board of County Commissioners for review/approval.
- This project is another step in the process for the HDOA section of dunes to become FEMA Cat. G eligible.

ON A MOTION MADE BY MR. PHILLIP DOLAMORE, seconded by Dr. Eric Lutker, the Board voted on whether to approve the FDEP Hammock Dunes Nourishment Project with Flagler County and a commitment up to \$2.2 million dollars for the project. On a role call vote, with Mr. Dolamore, Mr. Tynes, Ms. Crum-Jones, Ms. Gass, Mr. Bagnall, Mr. Larmore, Dr. Lutker and Mr. Davis all in favor and Mr. Foudray opposed. The motion carried.

Amendment to the Perpetual Easement

- The Flagler County Attorney has a brief Perpetual Easement that is short but subordinate to the HDOA's overall Perpetual Easement.
- The HDOA's Perpetual Easement has to be updated to make sure necessary language is added to qualify for FEMA Cat. G funding.
 - o Flagler County will take full responsibility on the maintenance of the dunes,

- o Flagler County will pass an ordinance designating and maintaining the dune for flood protection, preservation and conservation.

Social Committee

Event Sign Placement Policy

- The policy will be for placement of signs notifying the Hammock Dunes community of upcoming events planned by the Hammock Dunes Social Committee to increase participation.

ON A MOTION MADE BY DR. ERIC LUTKER, seconded by Jinny Crum-Jones, the Board voted on the Event Sign Placement policy confirming signage will be up no earlier than ten (10) days prior to the event and taken down the next business day after the event. On a call to vote with all in favor the motion carried unanimously.

Finance Committee

- The HDOA audit is in process and when complete will be posted on the HDOA

website. **HDOA Committee Member Selection**

- The committee members' terms expire at the Annual meeting but there are a few upcoming meetings before and right after the Annual meeting.

ON A MOTION MADE BY DR. ERIC LUTKER, seconded by Mr. Mark Larmore, the Board voted on whether to have committee members to remain until the April Board meeting. On a call to vote, with all in favor, the motion carried unanimously.

Approval of Minutes

March 3, 2025

ON A MOTION MADE BY MS. JANE ANN GASS, seconded by Dr. Eric Lutker, the Board voted on whether to approve the March 3, 2025, minutes. On a call to vote with all in favor, the motion carried unanimously.

Beachfront Administrator Appointment

- Mr. Phillip Dolamore resigned from his Beachfront Administrator seat.
- The seat represents Portofino, Savona and Le Jardin condominiums.
- Mr. Mark Larmore was the only candidate for the Administrator seat.

ON A MOTION MADE BY MS. JINNY CRUM-JONES, seconded by Mr. George Bagnall, the Board voted on whether to appoint Mr. Mark Larmore as Beachfront Administrator. On a call to vote, with all in favor, the motion carried unanimously.

Audience Comments:

None

Adjournment:

ON A MOTION MADE BY MR. MARK LARMORE, seconded by Dr. Eric Lutker, 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 11:27am.