

Hammock Dunes Owners' Association, Inc.
Board of Administrators Meeting Minutes
March 31, 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, Jim Garrison, George Bagnall,
Andy Tynes, Jinny Crum-Jones, Mark Larmore,
Jane Ann Gass, Ron Foudray

Board Members Absent:

Hammock Dunes Club Present:

N/A

Hammock Dunes Legal Counsel Present:

Robyn Severs, Esq

Community Management Present:

Brie Cunniff & Travis Houk, 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.

Approval of Hammock Dunes Nourishment Project Agreement

- Mr. Davis reviewed the Project Agreement with the Board. Further, he confirmed there continues to be vulnerable shoreline dune locations, specifically the Grande Mer area and around Clicker Beach.
- The project calls for approximately 8.30 c/y of sand on the dune with a taper towards Varn Park and Jungle Hut.
 - o Some dune sections may not require as much dune sand depending on the results from the Lidar survey.
- Mr. Davis confirmed the County is meeting on April 7, 2025, to review the Project Agreement
- The nourishment project, which is a truck haul project, will tie to the Reach 2 County project.
- The agreement confirms the HDOA's financial participation, up to \$2.2 million dollars.
- The HDOA's Joint Coastal Permit will be used for the project. Flagler County will award and manage the project.
- Flagler County will provide invoices.

ON A MOTION MADE BY DR. ERIC LUTKER, seconded by Mr. Jim Garrison, the Board voted on whether to approve the execution of the Nourishment Project Agreement, delegating authority for non-material changes to Mr. Greg Davis and Ms. Robyn Severs, Esq. On a roll call vote, with Ms. Gass, Mr. Foudray, Mr. Bagnall, Mr. Larmore, Dr. Lutker, Ms. Crum-Jones, Mr. Garrison and Mr. Davis all in favor, the motion carried unanimously.

Audience Comments:

N/A

Adjournment:

ON A MOTION MADE BY MR. MARK LARMORE, seconded by 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 10:55am.