

Hammock Dunes Owners' Association, Inc.
Board of Administrators Meeting Minutes
April 21, 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.

Members Present:

Greg Davis, Eric Lutker, Jim Garrison, George Bagnall,
Andy Tynes, Mark Larmore, Jane Ann Gass, Ron Foudray

Board Members Absent:

Jinny Crum-Jones

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.

Design Review Committee

Grande Mer DRC Manual Adoption

- ☐ The Grande Mer Design Review Manual has been updated to reflect the changes in the FL Statute 720 that came out in 2024, and to coincide with the Ocean Estates Declaration of Protective Covenants, Conditions and Restrictions and the Hammock Dunes Declaration of CC & Rs. The same process has been followed for the Granada Estates and Island Estates Design Review Manuals. Mr. Houk confirmed notification was sent to all owners of the proposed amendment.

ON A MOTION MADE BY DR. ERIC LUTKER, seconded by Ms. Jane Ann Gass, the Board voted on whether to approve the Grande Mer Design Review Manual as presented and amended. On a roll call vote, with Mr. Tynes, Ms. Gass, Mr. Larmore, Dr. Lutker, Mr. Garrison and Mr. Davis all in favor, with Mr. Foudray opposed and Mr. Bagnall abstained, the motion carried 6,1, 1.

Maintenance Committee

Gate Damage Policy

- There have been many instances where contractors drive through the tailgate arm damaging the arms. When the gate and/or barrier arm is hit and/or knocked off, the Flagler County Sheriff is contacted for a police report. An invoice is sent to the offending party.
- Management has recommended a Gate Damage Policy which will assist with collection efforts.

ON A MOTION MADE BY MS. JANE ANN GASS, seconded by Mr. George Bagnall, the Board voted on whether to adopt a gate arm policy as presented.

ON AN AMENDMENT TO THE MOTION MADE BY MR. ANDY TYNES, seconded by Mr. George Bagnall, the Board voted whether to add a minimum of \$400 or the cost of repair whichever is greater. On a call to vote with all in favor the motion carried.

Self Help Shrubbery Trim, 11 Rue Grande Mer

- This matter was tabled.

Shoreline Committee

- Mr. Garrison gave an update on the Flagler County dune truck project. The Flagler County Board of County Commissioners (BOCC) passed their funding portion for the truck haul sand project.
- The Shoreline Committee has hired a FEMA consultant, Fred Vanderschmidt, who is a subject matter expert in FEMA grant assistance.

Finance Committee

- Mr. Larmore gave an update on the budgets for HDOA, Ocean Estates and Granada Estates Neighborhood Associations.
 - HDOA is \$4,000 over budget for February.
 - Granda Estates and Ocean Estates budget are within the budget.

Social Committee Chair Appointment/Board Liaison

- Dr. Eric Lutker volunteered to be the Board liaison for the Social Committee.

ON A MOTION MADE BY MR. MARK LARMORE, seconded by Mr. George Bagnall, the Board voted on whether to approve Dr. Lutker as Board liaison for the Social Committee and Nancy Geisler, Lisa Fisher and Brian Kargel as tri-chairs. On a call to vote, with all in favor, the motion carried unanimously.

HDOA Committee Members Selection

Maintenance Committee

George Bagnall as Chair
Gary Hoerle
Robert “Buster” Taylor
Craig Kodish
Bill Apsey
David Yoder

Design Review Committee

Jane Ann Gass as Chair
Mike Fisher
Phillip Dolamore
Craig Kodish
Jonathan Worrall
Bob Dickinson, Landscape Architect Consultant, (non-voting member)
David Grussgott, Architect Consultant (non-voting member)

Shoreline Committee

Jim Garrison as Chair
Greg Davis
John Gass
Paul Huesman

Finance Committee

Mark Larmore as Chair
Jinny Crum-Jones
Jim Feeney
Ron Meyer

Social Committee

Nancy Geisler, Lisa Fisher and Brian Kargel as Tri-Chairs
Mike Hayek
Joyce Casis
Rosemary del Rosario
Kelly Pirrello

ON A MOTION MADE BY MR. GEORGE BAGNALL, seconded by Mr. Mark Larmore, the Board voted on whether to approve the committee members as listed. On a call to vote, with all in favor the motion carried unanimously.

Approval Of Minutes

**March 17, 2025, Board Meeting
March 31, 2025, Board Meeting
March 24, 2025, Annual Meeting**

March 24, 2025, Organizational Meeting

The Annual meeting minutes will also be added to next year's Annual Members meeting agenda for approval.

ON A MOTION MADE BY MS. JANE ANN GASS, seconded by Mr. Mark Larmore, the Board voted on whether to approve the minutes as presented. On a call to vote, with all in favor, the motion carried unanimously.

Audience Comments:

Adjournment:

ON A MOTION MADE BY MR. LARMORE, 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 adjourned at 11:25am.

