

Hammock Dunes Owners' Association, Inc.
Board of Administrators Meeting Minutes
July 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, Jinny
Crum-Jones

Board Members Absent:

Hammock Dunes Club Present:

N/A – Dalton Sirmans absent

Hammock Dunes Legal Counsel Present:

Robyn Severs, Esq.

Community Management Present:

Brie Cunniff & Travis Houk, Southern States
Management Group

Guest Speakers:

Isaac Toledano, BH Group, Ryan Mezzell,
Schickedanz

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. The DCDD Responsibilities under Maintenance were removed from the agenda.

Oasis at Hammock Dunes

- Horizontal work for the Oasis Property should be completed by the end of August.

FPL Easement from HDOA to Oasis

- The easement to FPL is needed for the installation of utility infrastructure for the Oasis property.
- The easement would be near where the dumpster is stored on the property.

ON A MOTION MADE BY MARK LARMORE seconded by Ms. Jinny Crum Jones, the Board voted on whether to approve the FPL Easement from HDOA to Florida Power & Light. On a call to vote, with all in favor, the motion carried unanimously.

Easement Tract A, Lot 26 from Oasis to HDOA

- The location is near the gatehouse, next to the pedestrian gate and sidewalk.
- Easement follows the existing fence line and sidewalk with a section of the hardscape on Oasis common property and another section on a residential lot.

- The easement will allow the HDOA to continue to maintain the area without removing any of the hardscape such as the sidewalk and pedestrian gate.
- Included in the easement is a small portion of sidewalk on Lot 26 which needs conveyance.

ON A MOTION MADE BY DR. ERIC LUTKER, seconded by Mr. George Bagnall, the Board voted on whether to approve Easement Tract A, from Oasis to HDOA subject to attorney review. On a call to vote, with all in favor, the motion carried unanimously.

ON A MOTION MADE BY MR. JIM GARRISON, seconded by Mr. George Bagnall, the Board voted on whether to approve the easement for Lot 26 from Oasis to HDOA as depicted subject to attorney review. On a call to vote, with all in favor, the motion carried unanimously.

Ritz Carlton Hammock Dunes Update

- Isaac Toledano, who represents the BH Group and the owners of the South Towers property, attended the Board Meeting and confirmed The Related Group has transitioned out as developer for the South Towers Ritz Carlton Residences. Unicorp, an Orlando based company, has been announced as co-developer.
- Mr. Toledano, shared that they hope to begin construction on the Two Camino del Mar Sales Center at the end of August, beginning of September, having it completed by the end of the year. Flagler County has already issued a permit for construction at Two Camino.

Design Review Committee

7 Place Concorde, Front Setback Variance

- A setback variance was requested for a new garage addition to the existing home. The variance would not be outside Flagler County setbacks.
- The DRC recommended approval of the setback variance.

ON A MOTION MADE BY MS. JINNY CRUM-JONES, seconded by Ms. Jane Ann Gass, the Board voted on whether to approve the front setback variance. On a call to vote, with all in favor, the motion carried unanimously.

- The submission will go back to the DRC for final approval.

Shoreline Committee

- Mr. Garrison provided an update on the Flagler County Dune Renourishment Project.
 - The sand truck project is almost halfway complete.
 - Mobilization at Jungle Hut Park should happen in the last week of July. Once mobilized, the sand placement will start at the split point and move North to Jungle Hut.
 - The original goal of completion was September 2nd but has been pushed to September 10th.

Perpetual Maintenance Agreement with Flagler County

- Flagler County is currently working on a Perpetual Maintenance Agreement which will give the County responsibility for maintenance of the beach/dunes.
- HDOA would pay \$570,000 a year. The County would then maintain the dunes. Once in place this will make the HDOA eligible for FEMA Cat G funding.

Local Funding

- The local sales tax did not move forward
- MSBU would be at \$190 a month.
- MSTU would be based on an ad valorem which could go from \$500 to a few thousand dollars.

FEMA Cat G Eligibility

- Once eligible for FEMA Cat G., they would reimburse 75% of a dune project to bring the dune back to the pre-storm engineered condition. The state would provide 12.5% match and Flagler County would provide a 12.5% match.

Finance Committee

- Mr. Larmore provided an update.
 - HDOA is running close to budget except for legal expenses due to the open legal cases.
 - Granada Estates is \$8,000 ahead of budget
 - Ocean Estates is within budget.

Approval of Minutes

April 21, 2025

ON A MOTION MADE BY MS. JINNY CRUM-JONES, seconded by Ms. Jane Ann Gass, the Board voted on whether to approve the April 21, 2025, minutes. On a call to vote, with all in favor, the motion carried unanimously.

Audience Comments:

Audience comments were taken for those owners that signed up to speak.

Adjournment:

ON A MOTION MADE BY MR. 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 adjourned at 11:03am.

