

**Hammock Dunes Owners Association, Inc.**  
**Board of Administrators Meeting**  
**March 15, 2021**

**Call to Order:**

The duly noticed monthly Board Meeting was called to order at 10:02 a.m.

**Board Members Present:** Ralph Dumke, Margaret Colon, Mike Gill, Jef Amsbaugh, Beth Thomas, Linda Steggerda, Hunt Hawkins, Mike Heller, Warren Crooks

**Board Members Absent:** Marge Rooyakkers.

**HD Club Administrator Present:** Bob Neely

**Community Management Present:** Travis Houk, Craig Nisbett, Rosie Maisonet Southern States Management Group

A quorum was established. Members' Sign-In Sheet located in Association meeting file.

**Approval of Minutes: February 15, 2021 Board Meeting**

**ON MOTION BY Linda Steggerda, seconded by Warren Crooks with all in favor the Board voted on whether to approve the February 15, 2021 meeting minutes as corrected with one omission on page five. The fourth last paragraph, the appointment of Mike Gill as HDOA Declarant Board of Administrator for a two-year term. - add Warren Crooks to approval list. Motion carries.**

- **Page 5 omission, appt of Mike Gill appointment – add Warren Crooks to approval list.**

**Hammock Dunes Club Administrator**

Mr. Neely updated the Board on the COVID update, golf course repairs, tree removals and soliciting new gym trainer employees for the Club members.

**Committee Reports:**

**Maintenance Committee**

**Phase Three Light Pole Project, VOTE**

**Walkover Proposal, VOTE**

Ms. Beth Thomas provided the Board with a Maintenance Committee and updated the Board per the monthly maintenance report.

Ms. Thomas discussed the light pole project and asked for a motion to be made on phase three of the light pole replacements and proposal received from Palmetto Electric, Inc. #8295 for a total of \$230,288.00 to be paid with reserve funds. Travis Houk will contact Palmetto and negotiation a potential 5% to 10% discount for all work proposed. The scope outlines as follows: three single poles, nine double poles, two triple head column lights and sixteen quad head bridge lights. The light poles on the bridge will be paid by a separate reserve fund of which \$130,000.00 is available for the repairs / replacements. The motion is NOT to exceed \$240,000.00. Ms. Thomas indicated there were two poles in Granada Estates and one pole in Ocean Estates/Grande Mer for replacement. Discussion held by members.

**ON MOTION BY Linda Steggerda seconded by Jeff Amsbaugh with all in favor, the Board voted on whether to approve Granada Estates light pole replacement at a cost not to exceed \$10,000. Motion carries.**

**ON MOTION BY Beth Thomas seconded by Mike Heller with all in favor, the Board voted on whether to approve Ocean Estates light pole replacement at a cost not to exceed \$5,000. Motion carries.**

**ON MOTION BY Beth Thomas seconded by Hunt Hawkins with all in favor, the Board voted on whether to approve HDOA light pole replacement at a cost not to exceed \$240,000. Motion carries.**

Mr. Houk updated the Board about the walkover repairs; specifically three or four walkovers have sustained damage from previous storms and need repair. The Board discussed getting these repairs done before Turtle Season begins May 1, 2021. Mr. Houk is obtaining bids.

### **Financial Committee**

#### **Treasurer's Report**

Ms. Colon provided the Board with a Finance report through January 31, 2020. All financial audits have been completed for Hammock Dunes, Granada Estates and Ocean Estates. Once the rep letter is signed by Southern States Management it will be made available to the members via the owners' portal website. Ms. Colon updated the Board that Strongroom (digital payment and invoice process program) has replaced the process of paper process approval. The Committee has reached out to have the 2 Camino office appraised which should be done next month.

January financials has no real trends to report at this time. The financial stand point is currently on budget. HDOA prepaid assessment is the highest balance of \$230,000.00 for about two months of expenditures. Nothing further to report.

### **Community Planning/Strategic Planning Committee**

Ms. Colon provided the Board with a Community Planning Committee update. The Committee is developing scorecards as well as gathering slides for the annual meeting. No further action for Board approval as of this meeting.

### **Communications & Community Relations**

Mr. Tom Culligan provided the Board with a Communications & Community Relations and the weekly Covid-19 report update is at a 5% to 6%. Members of the Board discussed the process for sending email communication to the owners and how that is approved.

### **Social Committee**

Mr. Warren Crooks provided the Board with a Social Committee update. The Committee met on March 12, 2021 and informed the members of tentative dates for outdoor events. Nature-walk on Audubon trail. Saturday, April 24, 2021. Beach Party Wednesday, May 26, 2021. The Social Committee discussed the 2021 Fall theater event and is now looking for new members to volunteer on the Social Committee. The Committee would like to update the abandoned sign located behind the clock tower and add a map along with adding historical information which was organized/coordinated by Marge Rooyackers in 2018. A motion is not needed at this time for the replacement of the sign. Members suggested that the Club pay for the repairs or split the cost with the HDOA.

### **Security & Emergency Response Committee**

Mr. Houk reported that the Committee meet in late February and will meet again in early April. Travis also informed the members of a possible burglary; but Securitas reported it as a false alarm.

### **Design Review Committee**

Mr. Amsbaugh provided the Board with a Design Review update; 21 agenda items. Mr. Dumke updated the Board on water runoff issues during new construction at Island Estates due to drainage designed with new roads. Mr. Dumke confirmed that Ms. Susan Graham with Flagler County has been made aware of the issues thru recent communication. Ms. Graham is coordinating.

### **FPL Committee**

Amey Upchurch met with FPL and provided the following updates. Ms. Upchurch will request for more communication from owners to report blackouts and brownouts which will help to capture since FPL does not track them. Ms. Upchurch also discussed the options to bury electrical lines from entry to Harbor Village on A1A as power lines are overhead at these locations.

## **HD Shoreline Management Planting Test Program, VOTE**

Mr. Dumke provided an update and informed the members that the Committee will meet on the 1<sup>st</sup> Wednesday of each month. Mr. Taylor updated the members of formulating an emergency plan to cover the following: 1- acquisition of signature for proposals, 2- securing the easement of the jungle hut, 3- Emergency plan development by Kevin Porter, 4- Establish an emergency command center, 5- Post hurricane debris clean-up and removal of debris as the County will not address clean up after a storm.

Mr. Dumke asked Olsen Engineering for a proposal for a 15-year permit in order to do work on the beach. Once proposal is received it will be provided to the members for review. Federal permit will be included in the scope. The Board may have to hold a special meeting to accept the proposal in order to obtain the permits by November 1, 2021.

500 feet of sand fencing has been added between the week of Christmas and New year's, 2020. The Board would like to try samples of plantings for the beach and the dunes. The Board reviewed a proposal from Dune Science Group. The proposal submitted was not to exceed \$3,400.00. The cost was reduced from \$4,200.00 to \$1,700.00 for the vegetation as members have volunteered to do the planting. There are six sections for the plantings. The Board discussed the cost of the proposal.

**ON MOTION BY Mike Gill seconded by Hunt Hawkins with all in favor, the Board voted to plant vegetation along the dunes at a cost NOT to exceed a total of \$6,000.00 which will include both the vegetation and the set up.**

Mr. Dumke also informed members of the County liaisons as the John Gass with the Long-Range Committee and Kevin Potter with the Emergency Committee. They will be sure to keep the HDOA informed of all updates required by the County.

## **Association Updates/Discussion No Updates**

### **Manager's Report**

Mr. Houk reported that the Hammock Dunes Owners Association Annual Meeting will be held on Monday March 22, 2021 at 10:00am. Mr. Houk informed the members of the three elections for Granada Estates, Ocean Estates and La Grande. Mr. Houk also discussed the process for the meeting to include election count and results, member sign-in's, how to raise hand during zoom meeting for questions audience questions. Member question by Mr. Heller to send communication to members of how to use the website to raise their hand for all questions. It was also suggested by Mr. Dumke to send an email blast to members informing them of how to log in, raise hand and submit their questions in advance of the meeting.

### **New Business**

No New Business

### **Audience Comments**

Audience comments were addressed during the meeting.

**ON MOTION BY Linda Steggerda seconded Mike Gill with all in favor, the meeting was adjourned at 11:22 a.m.**

**Attendees – Meredith Malin, Stephan Parks, Warren Feld, Dan Ignatuk, Buster Taylor, David Betsill, Amey Upchurch, Lori Comeau, Rick Bodge, Nancy Geisler, Jane Ann Gass, Alex Hirschler, Tom Culligan, John Heise**