

**Hammock Dunes Owners Association, Inc.**  
**Board of Administrators Meeting**  
**August 31, 2022**

**Call to Order:**

The duly noticed monthly Board Meeting was called to order by Greg Davis at 2:00 p.m. Via ZOOM and In-Person.

**Board Members Present:**

Greg Davis, Shannan Kolbe, David Betsill, Mike Heller (Via Zoom), Steve Hastings (Via Zoom), Phillip Dolamore (Via Zoom)

**Board Members Absent:**

Peter Zeigler

**HD Club Administrator Present:**

John Langhauser (Via Zoom)

**Community Management Present:**

Travis Houk, Valerie Steger, and Craig Nisbett, Southern States Management Group

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

Greg Davis called the meeting to order at 2pm. Mr. Davis stated the report that will be discussed today is a considered a confidential document by the Flagler County Sheriff's Office. Owners requesting a copy of the document will be asked to sign a form acknowledging they understand the document is confidential and only for Hammock Dunes owners.

**Flagler County Sheriff's Office Vulnerability Study**  
**Commander Mike Lutz, Flagler County Sheriff's Office**

- Commander Mike Lutz with the Flagler County conducted a Hammock Dunes site visit in May 2022 and surveyed the Community with several members of the Hammock Dunes Safety Committee and members of the HDOA Board. Commander Lutz began his presentation by confirming Hammock Dunes is a safe community with low/minimal crime. Further, he stated all solutions documented in the report are recommendations. The Board can choose to execute the action items as they determine is in the best interest of the Community.
  - Commander Lutz reviewed his report with the Board and community members present. The Board and Community Members asked questions pursuant to the information documented in the report. The report is available to owners upon request pursuant to signing the confidential agreement.
  - The Board reviewed statistical information from the last 4 months provided by Securitas that confirms the time/day when passes are issued at each gate. The statistical data does not include vendors that have already received a pass.

**Adjournment**

**ON MOTION BY Shannan Kolbe, seconded by Mike Heller, with all in favor the Board of Administrators meeting was adjourned at 4:04 pm**