

Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting
February 21, 2022

Call to Order:

The duly noticed monthly Board Meeting was called to order by Mike Gill at 10:00 a.m. VIA ZOOM.

Board Members Present: Mike Gill, Margaret Colon, Linda Steggerda, Mike Heller, Beth Thomas, Hunt Hawkins, Warren Crooks

Board Members Absent: Lori Comeau, Marge Rooyakkers

HD Club Administrator Present: John Langhauser

Community Management Present: Travis Houk, Craig Nisbett, Lisa Reed, Southern States Management Group

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

Approval of Minutes: January 17, 2022

On MOTION by Linda Steggerda, seconded by Hunt Hawkins, with all in favor, the Board approved the minutes of the January 17, 2022, Board Meeting as written.

Hammock Dunes Club Administrator by John Langhauser

- Mr. Langhauser updated the Board about the following: A temporary drainage easement in the Oasis construction area had been executed. He stated that a small sliver of land (approx. 4 acres) had been transferred to Oasis to make 2 lots legal, in exchange for extensive landscaping on the 3rd hole. Further, he confirmed there was an agreement in principal that every new Oasis owner would be granted a 1-year social membership to the club. Lastly, he indicated the General Manager search was on schedule and that the field would be narrowed to 2 candidates soon. The new GM is expected to be announced in late April or early May.

Committee Reports

- **Maintenance Committee by Linda Steggerda**
 - Ms. Steggerda stated the monthly report is available and can be reviewed by each Board member as they have time. Ms. Steggerda reviewed the two items on the agenda for a vote and confirmed the Maintenance Committee has unanimously approved both projects and the proposals associated with them.
- **A1A Landscape Proposal, VOTE**
 - **On a Motion by Linda Steggerda, seconded by Beth Thomas, with all in favor, the Board voted on whether to approve Corey Landscaping's bid to address the landscape in the A1A median at a not-to-exceed amount of \$10,000. Motion carries.**

- **San Marco Curb Proposal, VOTE**
 - **On a Motion by Linda Steggerda, seconded by Warren Crooks, with all in favor, the Board voted to approve CJ Excavation’s Proposal for repairing the curb at 22 San Marco Ct. for \$9,760. Motion carries.**
- **Financial Committee by Margaret Colon**
 - **Treasurer’s report**
 - Ms. Ms. Colon stated that audits had been completed for Granada Estates, Ocean Estates and Hammock Dunes, with all receiving clean opinions. Additionally, Ms. Colon stated that cash deposits are up, with \$1.2 million in DRC deposits, and \$1.6 million in Reserves. As a result, it was noted during the audit process that some of the Association accounts were over the \$250,000 FDIC insured limit, even with nightly sweeps. She stated that Intracoastal Bank may have miscommunicated the execution of documents last Fall that resulted in the account overages. She stated that a new schedule has been developed to monitor all accounts and that new accounts would be opened this week to keep all accounts below the \$250k limit.
- **Community Planning Committee by Margaret Colon**
 - Ms. Colon stated that 441 owners or 41% of the membership have enrolled in EZ Voting. The winner of the enrollment contest was Tuscany with over 70% participation. Referring to the assessment of the scorecard, there’s been strong progress toward achieving goals despite Covid challenges
- **Communications & Community Relations by Tom Culligan**
 - **Notice of Important Vote**
 - Mr. Culligan updated the Board about the Hammock Dunes website and indicated Live Tour network is making great progress. The Committee will continue to meet with him each week and receive updates.
 - Mr. Culligan indicated the Communications Strategy about the Annual Meeting and the Declarant Vote remains on schedule with more communication scheduled to be sent. Mr. Heller indicated many owners may not be aware of the two-step consent process to electronic vote and there should be clear communication and clarification about this issue. Mr. Houk suggested that if there is any issue with the ballot or not receiving the ballot, he is happy to email their electronic ballot directly to them. Mr. Heller also asked how many owners consented but have not voted. Mr. Houk did not have the exact number but confirmed those owners/units would be targeted directly with streamline email communication. There was discussion about the Club and Lennar votes. Mr. Gill indicated counsel would communicate with Lennar.
- **Social Committee by Warren Crooks**
 - Mr. Crooks confirmed the next social event will be Sunday, March 20, 2022 at the Hammock Dunes Club. The event will be held outside on the event patios and all owners are welcome to attend.

- **Security & Emergency Response Committee by Beth Thomas**
 - **Securitas One Year Contract Extension, VOTE**
 - Ms. Thomas reported the Securitas contract is ready to be signed. As previously reported, the contract is for a one-year term and only includes the wage increases for the officers.
 - **ON MOTION BY Beth Thomas, seconded by Margaret Colon with all in favor the Board voted on whether to approve the one-year Securitas contract as presented. Motion carries.**

- **Design Review Committee by Jonathan Worrall**
 - **147 Island Estates Parkway Building Envelope Variance, VOTE**
 - Mr. Worrall presented a front setback variance request outside the building envelope for 147 Island Estates Parkway. The DRC supports approval.
 - **ON MOTION BY Linda Steggerda, seconded by Margaret Colon with all in favor the Board voted on whether to approve the variance as requested. Motion carries.**

 - **132 Island Estates Parkway Building Envelope Variance, VOTE**
 - Mr. Worrall presented a building envelope variance request outside the current building envelope length for 132 Island Estates Parkway. The DRC supports approval.
 - **ON MOTION BY Linda Steggerda, seconded by Margaret Colon with all in favor the Board voted on whether to approve the variance as requested. Motion carries.**

- **HD Shoreline Management Committee by John Gass**
 - **Paul Huesman Appointment**
 - **Lorrinda Khan Appointment**
 - **Status of Grande Mer Dune**
 -
 - The Committee discussed appointing two new members since the Committee has lost some Committee members last year. The Board reviewed the resume of Mr. Paul Huesman and Ms. Lorrinda Khan; both are great candidates.
 - - **ON MOTION BY Hunt Hawkins, seconded by Warren Crooks with all in favor the Board voted on whether to appoint Paul Huesman to the Shoreline Management Committee. Motion carries.**
 - **ON MOTION BY Linda Steggerda, seconded by Margaret Colon with all in favor the Board voted on whether to appoint Lorrinda Khan to the Shoreline Management Committee. Motion carries.**

 - Mr. Gass reported on the Grande Mer Dune Project and indicated the Committee has an RFP out for bid. The project would restore the entire length of the Grande Mer dune and is approximately 10,000 cubic yards of dune restoration. Bids are due back by February 28, 2022. The Committee also has received bids for 800 cubic yards of sand to address 4 sections on the Grande Mer dune; however, this project would be replaced by the larger project if that moves forward. The Board was supportive of the RFP and addressing the Grande Mer dune.
 - Mr. Gass also reported on a new project called “Project Vesta.” The project is a long shot; however, has the potential to provide 30,000 cubic yards of free dune sand.

The project is an environmentally friendly project that could use the shoreline off the east coast of Flagler County as a test site.

- **ON MOTION BY Hunt Hawkins, seconded by Margaret Colon, with all in favor the Board voted on whether to authorize the Shoreline Management Committee to investigate this option. Motion carries.**

Association Updates/Discussion

- **Board Resolution Authorizing Remote Participation in Meetings, VOTE**
 - Mr. Houk stated this resolution is necessary to continue to have the Annual Meeting via Zoom or a remote platform.
 - **ON MOTION BY Linda Steggerda, seconded by Warren Crooks with all in favor the Board voted on whether to approve the Board Resolution Authorizing Remote Participation. Motion carries.**

Community Manager Report

- Mr. Houk stated he included a report from Ms. Krista Libby about real estate updates. He also indicated that his team has sent out several compliance letters asking owners to address several maintenance violations.

Audience Comments

- No additional comments.

Adjournment

ON MOTION BY Hunt Hawkins, seconded by Warren Crooks the Board Meeting was adjourned at 11:30am. Motion carries.