

**Hammock Dunes Owners Association, Inc.  
Board of Administrators Meeting  
June 10, 2022**

**Call to Order:**

The duly noticed monthly Board Meeting was called to order by Margaret Colon at 2:00 p.m. VIA ZOOM and In-Person.

**Board Members Present:** Margaret Colon, Shannan Kolbe, Lori Comeau, Steve Hastings, Greg Davis (Via Zoom), Mike Heller (Via Zoom)

**Board Members Absent:** Peter Zeigler, Linda Steggerda

**HD Club Administrator Present:** John Langhauser

**Community Management Present:** Travis Houk, Valerie Steger, Southern States Management Group

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

**Ms. Margaret Colon opened the meeting by briefly describing the Grande Mer Dune Project and stating this dune project could be the first of many with the potential cost in the 5/10 million dollar range (assuming no hurricanes) and the Board has no comprehensive view of all Hammock Dunes owners regarding the appetite of dune projects of this scale. She indicated a town hall meeting should be scheduled to discuss this important decision and all HDOA Board administrators should be present to discuss the project.**

**Additionally, Ms. Colon indicated due to family commitments she can longer serve as the President and the Island Estates Administrator for the HDOA and she respectfully submits her resignation upon the appointment of her successor at the June 20, 2022. She indicated it has been a pleasure and honor to work on the Board. The Island Estates Neighborhood Board has endorsed Mr. David Betsill as her replacement. Mr. Houk will send out an email blast to the Island Estates Community soliciting candidate sheets no later than Wednesday, June 15<sup>th</sup>.**

**Dune Restoration Project**

- Mr. Mike Heller, as the Shoreline Management Committee Chair, opened the discussion about the dune restoration for the northern most dune (which is adjacent to the Grande Mer Neighborhood) by stating the dune conditions as they currently exist are worse today than ever before. The consulting marine engineer, Olsen Associates, that is one of the premier authorities on dune renourishment in the state of Florida has confirmed if protective measures are not done immediately, the outright loss of primary dune; which is possible from a mild storm season, could have far a reaching financial impact to the Hammock Dunes Community; that could be catastrophic. The Committee diligently reviewed other options & strategies for dune protection; however, those other solutions became obsolete when Olsen explained their concern for a dune breach and primary dune loss. Mr. Heller

continued to review the Shoreline Committee presentation by indicating the proposed solution is to install Florida Department of Environmental Protection (FDEP) approved dune sand which will provide reasonable protection for the upcoming storm season. He emphasized this is the recommendation from Olsen Associates. Mr. Heller reviewed the history about the dune project adjacent to Grande Mer and the Board has been aware of this project since 2020. The November 5<sup>th</sup> Nor'easter unfortunately removed 2 cubic yards per linear ft. leaving only 1 or 2 cubic yards for flood protection which effectively is no flood protection. The Shoreline Committee supported the project to restore the 1,500 ft. section of Grande Mer after the Nor'easter and bids were solicited in the Winter of 2022; however all contractors were covered up with other projects. The Committee agreed to solicit bids again during the Summer since most beach contractors are slow because of marine turtle permit requirements. Eastman Aggregate Enterprises, LLC. provided a bid for 10,000 cubic yards of sand. Pursuant to updated conversations with both Eastman and Olsen, the Committee believes bringing the dune to a minimal survivability condition, 8,000 cubic yards over the 1,500 ft. section of dune is viable. The approximate cost for this project is \$700,000 with soft costs of \$50,000. Mr. Heller concluded this repair is necessary at least until a beach management plan is in place until a material renourishment is accomplished for the entire 2.3 miles. The Board had a detailed discussion about the project including taking comments and suggestions from audience members.

- **ON MOTION BY Greg Davis, seconded by Lori Comeau, with all in favor the Board voted on whether to schedule two Town Hall Meetings in no more than 14 days with an initial email notice going out no later than Monday, June 13, 2022, followed by repetitive notices via email and USPS. One Town Hall Meeting will be an in-person option only and the second will be a Zoom option only. One Town Hall Meeting will be available after hours and community signage notifying owners of the meetings will be on display in the Community. The Board will schedule a follow-up Board Meeting no more than 2 days after the Town Hall Meeting to have a final vote on the dune restoration project. The Board requested the best and final offer from Eastman Aggregate including all detailed assumptions and a cap cost. Interim processes will continue in an effort to determine funding as well as complying with the FDEP permit requirements. Olsen Associates will be available at both Town Hall Meetings to answer questions. Preparatory material will be provided/made available to audience members before the Town Hall Meetings. Motion carries.**

#### Oasis Development Agreement Terms

- Ms. Colon stated the Board received a Development Agreement counteroffer from the Oasis Developer, Ryan Mezzell who represents Schickedanz Builders. The Board reviewed the counteroffer pursuant to the previous offer that was provided to Mr. Mezzell that was approved at the April 18, 2022 HDOA Board Meeting. The Board had a detailed discussion about the counteroffer and indicated that HDOA and Schickendanz are really far apart per the terms of the agreement.

- **ON MOTION BY Greg Davis, seconded by Lori Comeau, with all in favor the Board voted on whether to reject the Oasis counteroffer and inform Mr. Mezzell the development terms provided after the April 18, 2022 Board Meeting are the final terms and the level of risk protection the Board supports. If Mr. Mezzell can provide the same level of risk protection and cost, the Board may agree to allow Mr. Mezzell time to present at the June 20, 2022 Board Meeting. Motion carries.**
- **ON MOTION BY Margaret Colon, seconded by Greg Davis, the Board voted on whether to allow Mr. Mezzell 20 minutes to present at the June 20, 2022 Board Meeting pursuant to the earlier motion. With Ms. Colon, Mr. Heller, Mr. Davis, and Mr. Hastings in favor and Ms. Comeau and Ms. Kolbe opposed the Motion carries.**

#### **New Owner Social Event**

- **ON MOTION BY Margaret Colon, seconded by Ms. Comeau, with all in favor the Board voted on whether to approve up to \$2,400 for a new owner Social Event on June 23, 2022 at the Hammock Dunes Club. New owners from May 2021 to present will be invited to attend. Motion carries.**
- 

#### **Audience Comments**

- Audience comments were addressed throughout the meeting.

**ON MOTION BY Margaret Colon, seconded by Lori Comeau, the Board of Administrators meeting was adjourned at 12:21pm**