

**Hammock Dunes Owners Association, Inc.  
Board of Administrators Meeting Minutes  
March 20, 2023**

**Call to Order:**

The duly noticed monthly Board Meeting was called to order by Greg Davis at 10:01a.m., In the Hammock Dunes Club Board Room.

**Board Members Present:** Greg Davis, Shannan Kolbe, David Betsill, Doug Guarino, Steve Hastings, Phillip Dolamore, Michael Heller was via Zoom.

A quorum was established. No Sign-In Sheet was filed because the meeting was held via Zoom and in person.

**Community Management Present:** Travis Houk, Craig Nisbett, and Brie Cunniff Southern States Management Group

**HD Club Present:** John Langhauser

**Opening Comments, Greg Davis**

- Mr. Davis welcomed everyone, noting there was a hard stop at 11:50am. Anything not covered on the agenda would be moved to the next Board meeting in April. Voting items were moved up to the beginning of the agenda. Mr. Davis also encouraged Board members who had not yet taken their HOA certification course required by Florida Statutes to take it.

**Villas Community Board Administrator (John Balzarini, Eric Lutker), VOTE**

- Mr. Balzarini gave a brief summary about himself, residing in Hammock Dunes for 10 years and being active in the Community and the Villas Board.
  - The Board asked questions prior to their vote.
- Dr. Lutker was not available for the discussion. Mr. Davis read a brief description of his application.
- Mr. Houk confirmed the Villas Neighborhood Board did not make any recommendations on either candidate.

**ON MOTION BY MS. KOLBE, seconded by Doug Guarino, the Board voted on whether to appoint Mr. Balzarini to fill the Villas Community seat for the remaining 2-year term on the HDOA Board. With a 6-0-1 vote, Mr. Betsill abstaining, everyone else in favor, the motion carries.**

**Ocean Estates Amended Budget, FY 2023, Shannan Kolbe, VOTE**

**Ocean Estates Neighborhood, Special Assessment, Shannan Kolbe**

**Playa del Sur, \$2,500, VOTE**

**Grand Mer, \$18,000 per pro rata share, VOTE**

The amended budget was based on the walkover repairs in the neighborhood. There are a total of 43 walkovers in the Ocean Estates Neighborhood with a value of \$48,000 each which gives a total value of \$2.1 million dollars. They were all damaged from past hurricanes. The Board's policy is to only rebuild the walkovers that have homes and rebuild the other walkovers when homes on vacant lots have a certificate of occupancy.

Today 24 walkovers are being managed with 19 to be built with 3 scheduled to be built by 2025. The 2023 budgets were reviewed. Supplemental findings in a reserve indicated some additional reserves can be utilized funding the walkovers. Unrestricted reserves that were not hinged could be used by a vote with the Board.

**ON A MOTION BY SHANNAN KOLBE, seconded by Phillip Dolamore to take the following actions regarding Ocean Estates changes for walkover remediation. The Neighborhood of Playa del Sur is rearranging restricted funds in the March to December time frame of \$7,942 in paving, \$72,117 in walkovers and \$17,566 in the unrestricted reserves new category for walkover damage. Additionally, Playa del Sur will be utilizing the majority of unrestricted reserves on hand, the beginning balance of unrestricted reserves on hand was \$90,000. Playa del Sur will be utilizing \$73,000 of the \$90,000 again in this new GL code walkover damage allowance. In addition, Playa del Sur will be issuing a special assessment in the amount of \$107,500 which is \$2,500 per property owner in that community for walkover repair funding due to damage from Hurricane Ian and Hurricane Nicole.**

**Carino la Mer is making a change in restricted reserves changing the contribution for the remaining balance to \$39,913. Carino la Mer will be approving to use payments in this community to be deducted from natural disaster unrestricted reserves and/or restricted walkovers may be used to fund repairs.**

**Grand Mer, we will be issuing a special assessment of \$18,000 in total and issued per the twelve owners based on the pro rata use defined in the documents for repair funding due to damage from Hurricane Ian and Hurricane Nicole**

**ON A MOTION TO AMEND THE MOTION MADE BY MS. KOLBE, seconded by Mr. Dolamore the Board agreed to add net 30 in terms of payment arrangements from the date of this meeting to April 20, 2023 for the Special Assessment in Playa del Sur and Grande Mer. On a call to vote, motion carries unanimously.**

#### **Dune Walkover Repair Contract, Playa del Sur. Travis Houk, VOTE**

There are 10 Ocean Estate Walkovers in Playa del Sur that still have to be repaired. The previous contractor said those 10 walkovers were rebuilds but our current contractor said they could be repaired. The price to repair the 10 walkovers is \$186,000. All the information about the walkover repairs was communicated to the owners via town hall meetings. The goal was to have the walkovers completed by May 1, 2023, the beginning of turtle season. If not, the contractor would have the beach work that needed to be done completed by May 1, 2023. They could then work above the beach to complete the walkovers.

**ON A MOTION BY MS. KOLBE, seconded by Mr. Guarino, the Board voted on whether to approve the walkover repair contract. On a call to vote, motion carries unanimously.**

**Maintenance Committee, Doug Guarino/Travis Houk**  
**Pressure Cleaning Curbs, VOTE**

The sidewalk has already been cleaned. The Maintenance Committee agreed the curbs/scuppers should be cleaned on the four HDOA main roads. It was within the pressure cleaning budget. The quote for pressure washing the curbing was \$6850.

**ON A MOTION MADE BY MR. GUARINO, seconded by Ms. Kolbe, the Board voted on whether to pay the \$6850.00 to have the curbs cleaned. On a call to vote the motion passes unanimously.**

**Shoreline Management Committee, Greg Davis**  
**Perpetual Easement Update**

Mr. Davis said the Shoreline Management Committee (SMC) received a response on March 10, 2023, from Flagler County on their Perpetual Easement Agreement that was submitted on March 1, 2023. There was significant progress with the County on the Perpetual Agreement with some minor material changes the County made. The SMC rejected the material changes and reworded some nonmaterial changes and resubmitted the agreement on March 13, 2023

The Board of County Commissioner (BOCC) meeting to approve emergency sand from Varn Park to halfway up to the middle of Playa del Sur was the evening of March 20, 2023. Funding would be coming from the State potentially. Regarding the HDOA's Perpetual Easement, there will be a workshop on April 3, 2023. The County has begun a study in exploring other funding options.

**2023 HDOA Priorities, Greg Davis**

There is a list of priorities for the Board to narrow down at the April 17, 2023 meeting.

**Communication Protocols, Doug Guarino**  
**Website Status**

Mr. Guarino presented guiding principles of the previous Board for the proposed new Hammock Dunes website. His request is to revive the discussion on improving the website and communication protocols. Mr. Guarino indicated since there are many new Board members, this effort is done to not waste the Board's time in future discussions.

Mr. Davis stated it is a great discussion, but the Board decided to table it and bring it back up in early 2023. Once the Communications Chair is appointed at the Organizational meeting on Monday, March 27, 2023, the Chair can review the current communication protocol policies.

**2023 Annual Meeting, March 27, 2023, Travis Houk**

Mr. Houk reminded everyone that the Annual Board Meeting will be held on Monday, March 27, 2023 at 10am at the Hammock Dunes Club ballroom. A zoom option is available.

**Approval of Minutes: February 20, 2023, March 2, 2023**

**ON A MOTION MADE BY MR. DOLAMORE** seconded by Ms. Kolbe, to approve the February 20, 2023 meeting minutes. On a call to vote with a majority in favor with one abstaining, (Mr. Balzarini) the motion carries.

**ON A MOTION MADE BY MS. KOLBE**, seconded by Mr. Dolamore, to approve the March 2, 2023 meeting minutes. On a call to vote a majority in favor with one abstaining, (Mr. Balzarini)

Audience Comments were taken.

**Adjournment**

**ON MOTION BY MR. DOLAMORE**, seconded by Ms. Kolbe, with all in favor the Board of Administrators meeting was adjourned at 11:30am.

**These are draft minutes which will be adopted at the next regularly scheduled board meeting.**