

**Hammock Dunes Owners Association, Inc.**  
**Board of Administrators Meeting**  
**March 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 and In-Person.

**Board Members Present:**

Mike Gill, Margaret Colon, Linda Steggerda, Beth Thomas, Hunt Hawkins, Warren Crooks, Marge Rooyakkers, Lori Comeau (Via Zoom), Mike Heller (Via Zoom)

**Board Members Absent:**

**HD Club Administrator Present:** John Langhauser

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

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

**Approval of Minutes: February 21, 2022**

**On MOTION by Warren Crooks, seconded by Margaret Colon, with all in favor, the Board approved the minutes of the February 21, 2022, Board Meeting with the following amendments:**

- **Under Hammock Dunes Club Administrator Report, after the word “land”, replace 4 acres with 4/100 of an acre**
- **Under Treasurer’s Report, after the word “miss” remove duplicate word “miss.”**

**Hammock Dunes Club Administrator by John Langhauser**

- Mr. Langhauser confirmed that a General Manager for the Club has been hired. His name is Tim Timlin, and he is coming to Hammock Dunes from the Whispering Pines Country Club in Texas. He is expected to start at Hammock Dunes in June 2022.

**Committee Reports**

- **Maintenance Committee by Linda Steggerda**
  - Ms. Steggerda announced that there would be no action items at this meeting, and she would be brief. She stated that the landscapers had been very active in the neighborhood the last month and many of the approved projects are in process. She said the light pole project remains on hold pending the arrival of necessary parts.
- **Financial Committee by Margaret Colon**
  - **Treasurer’s report**
  - Ms. Colon reported the 2021 end-year audits were complete with no concerning opinions and have been executed. Mr. Houk confirmed he would post them on the Hammock Dunes website.

She stated that Intracoastal Bank cash swaps are now accompanied by confirmations that the transactions have taken place. She stated that a portion of the Truist Bank deposits had been successfully transferred to other banks in-order to maintain insured amounts, and this was arranged by Southern States Management Group. She stated that the Committee had facilitated the land swap documents to Truist Bank for the approval of the Oasis Project and the Committee is waiting for a reply. She announced that there may be an opportunity in the 3<sup>rd</sup> or 4<sup>th</sup> quarter for Hammock Dunes to combine efforts with Ocean Hammock to obtain better rates on an upcoming paving project. Mr. Heller requested that the Board be provided with a summary of the San Gabriel gate findings that came from the independent survey. He asked what percentage of erosion is on which property?

- **Community Planning Committee by Margaret Colon**

- Ms. Colon gave an update on electronic voting and stated that the number of participants was up to 48%. She stated that the development of the website app was going well. She stated that it was time to develop a new 3–5-year strategic plan for Hammock Dunes. She introduced Nancy Geisler as a potential candidate for the Community Planning Committee and said that other new candidates were being sought.
  - **ON MOTION BY Linda Steggerda, seconded by Warren Crooks with all in favor the Board voted on whether to appoint Nancy Geisler to the Community Planning Committee. Motion carries.**

- **Communications & Community Relations by Tom Culligan**

- Mr. Culligan reported the upcoming week would be a busy one for the Communications Committee regarding facilitation of paper and electronic voting for the Annual Meeting. There was discussion about sending targeted emails to those owners who have not already voted. Further, there was discussion about signage and making personalized phone calls. Mr. Heller indicated it's important to learn a few things from the process and perhaps in the future start the process of contacting owners that have not voted three or four weeks out and develop a strategy for contacting those owners. Ms. Colon indicated several methods have been tried including post cards. Mr. Culligan indicated multiple email reminders would be sent out this week encouraging owners to vote.

- **Social Committee by Warren Crooks**

- Mr. Crooks updated the Board on the success of the Spring Social and stated that there were approximately 130-140 people in attendance. He said that the Social Committee may start working in tandem with the “care Bears” program at the Club

- **Security & Emergency Response Committee by Travis Houk**

- Travis Houk offered several updates to the Board. He stated the Securitas, 1-year Agreement had been executed and provided to Securitas. He confirmed the new chop/barrier gates were currently being installed at the North, South and Mariners gates to prevent vehicles from entering through the exit. He stated that the Committee was investigating the possibility of installing a remote kiosk at the south gate to facilitate communications with the Island Estates gate for after-hours entrances of visitors and vendors. The remote kiosk would communicate directly with the Island Estates gate officer.

- **Design Review Committee by Lori Comeau**

- Ms. Comeau reported the Committee remains busy per the minutes and the agenda which is included in the package. Ms. Comeau indicated a proposal for an independent third-party civil engineer has been solicited to assist in the resolution of a drainage issue in Island Estates.
- Mr. Gill stated all the Oasis documents are being updated and they are really close to a final review.

- **HD Shoreline Management Committee by Mike Gill**

- Mr. Gill reported the Committee had a meeting with Flagler County Commissioner, Greg Hansen. Next steps for Flagler County is for the Commission to authorize \$150k which would be an up front payment to the Corp of Engineers for a beach study; which is the start to a potential 3 million dollar project. If the County goes with the Corp of Engineers, the timing is about three years out. Mr. Gill indicated for Hammock Dunes to qualify for the approx. 1 billion dollars in Florida FEMA money on deposit, there needs to be a public entity that is the responsible party for the dunes. Mr. Gill sent a letter to Flagler County attorney, Al Hadeed, addressing the County as the responsible entity for the dunes pursuant to an Easement Agreement from Hammock Dunes to work on the beach. This would be required for any future project including the Corp project. Ocean Hammock has made the same ask of Flagler County and the approach would be to work in tandem with Ocean Hammock/Flagler County and make the request to the State.
- Mr. Gill indicated the Grande Mer dune project is on pace for an April RFP. The Committee's believes it will receive approval to work in the Summer from the DEP and contractors may be more accessible once Turtle Season is over. Mr. Houk indicated that Mr. John Gass and he visited a local sand pit for dune sand; if approved by the DEP a local sand source will be a game changer for accessible local dune sand.

### Association Updates/Discussion

- Mr. Houk reminded the Board about the Annual Meeting at 10am, Monday, March 28<sup>th</sup> at 10am. He asked for the Chairs of each Committee to provide their report to him by Wednesday, March 23<sup>rd</sup>. The meeting will be conducted in-person and via Zoom.

### Community Manager Report

- Nothing further.

### New Business

- **Annual Meeting Ballot Counters, VOTE**
  - Mr. Houk proposed the following owners as official counters: Gary Hoerle, Rory Burke, Bill Apsey, Robert "Buster" Taylor, and David Yoder.
    - **ON MOTION BY Linda Steggerda, seconded by Hunt Hawkins with all in favor the Board voted to name Gary Hoerle, Rory Burke, Bill Apsey, Robert "Buster" Taylor, and David Yoder as the official Ballot Counters/Openers for the 2022 Annual Meeting. Motion carries.**
- Mike Heller made the following request: I wish to officially introduce into the record has to do with the Island Estate gatehouse. In our November 15<sup>th</sup> meeting, the transfer of what heretofore has been a Neighborhood expense, was transferred to the Master budget \$95k in 2022 and \$190k expected in 2023. It is my view that what was done and how it was done is deeply troubling. As such, I will simply state now, that the next Board will have the opportunity to understand what took place in detail and why the vote of November 15<sup>th</sup> should be reversed. To enable the type of transparent discussion that should have taken place in November, I will be adding the Island

Estates Gatehouse issue as an agenda item at the next meeting in April. Along those lines, I will also be proposing that the Board schedule an additional 45 minutes for this subject alone, allowing the Board the time necessary to understand all the facts for their consideration.

- The Board had a lengthy discussion about the Island Estate Gate House topic. Ms. Comeau indicated a legal review should be conducted with in-house counsel about the facts and this should be addressed from a legal perspective.

### **Audience Comments**

- An audience member asked a question about the Hammock Dunes Club and another made a comment about the Island Estates Gate House topic.

### **Adjournment**

**ON MOTION BY Warren Crooks, seconded by Hunt Hawkins the Board Meeting was adjourned at 11:35am. Motion carries.**