

**Hammock Dunes Owners Association, Inc.**  
**Board of Administrators Meeting**  
**October 18, 2021**

**Call to Order:**

The duly noticed monthly Board Meeting was called to order by Linda Steggerda at 10:00 a.m.

**Board Members Present:** Linda Steggerda, Margaret Colon, Warren Crooks, Marge Rooyakkers, Hunt Hawkins, Beth Thomas, Lori Comeau

**Board Members Absent:** Mike Gill, Mike Heller

**HD Club Administrator Present:** Robert Neely

**Community Management Present:** Travis Houk, Craig Nisbett, Rosie Maisonet Southern States Management Group

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

**Approval of Minutes: September 20, 2021**

**On MOTION by Margaret Colon, seconded by Warren Crooks, with all in favor, the Board approved the minutes of the September 20, 2021, Board Meeting with the following amendment:**

- Typo name correction on the approval of June 21, 2021, minutes from Margaret Heller to Margaret Colon.

**Hammock Dunes Club Administrator by Bob Neely**

Mr. Neely did not have anything new to report. Mr. Neely will report back regarding mask wearing updates for the month of November.

**Committee Reports**

- **Maintenance Committee by Linda Steggerda**
  - **Playa del Sur (113 Calle del Sur & 87 Calle del Sur)**
    - Ms. Steggerda updated the members on the maintenance report attached in the board packet and discussed the two proposals received for the Playa del Sur Walkovers. Proposals received were from Kevin Patel and Jiffy Services. Both proposals came within \$1000.00 of each other, however after review of the proposals completed by Mike Heller and Travis Houk it was recommended that the Board accept the proposal from Kevin Patel due to his prior work history, attention to detail and execution. The walkover will be the same design as the previous approved and constructed walkover in Playa del Sur earlier in the year.
    - **ON MOTION BY Hunt Hawkins seconded by Margaret Colon with all in favor the Board voted on whether to approve the proposal, for the rebuild of two walkovers, from Kevin Partel at a cost of \$87,000. Motion carries.**

- **Financial Committee by Margaret Colon**

- **Treasurer's report**

- Ms. Colon informed the members of the financial report as the budget is still under review for a possible inflation of 10% due to budget items. Ms. Colon also informed the members that the proposed budget will be made available to the members via the Hammock Dunes website. Any questions from the members can be directed to SSMG management. HDOA Annual Budget Meeting will be held on October 25, 2021, at the Hammock Dunes Club.

- **Community Planning Committee by Margaret Colon**

- Ms. Colon updated the members of the finalization of the electronic voting and informed the members that an email blast will be sent this week to members to sign up for the EZ vote option. The Committee is looking for a 70% sign up goal and the community with the most signups will receive a special recognition from the Board and a prize.

- **Approve Christmas Decorations – Social Event, VOTE**

- **ON MOTION BY Margaret Colon, seconded by Marge Rooyakkers, with all in favor the Board voted to use the \$9,500.00 previously approved and allocated in the operating budget to decorate the community with holiday lights as in the previous years and allocate an additional \$2,000 to the Social Committee to hold a tree lighting / hot cocoa special event on November 29<sup>th</sup> or November 30<sup>th</sup>, 2021. Motion carries.**

- **Communications & Community Relations by Margaret Colon**

- Ms. Colon updated the Board per Mr. Culligan's request that the Covid-19 weekly reports will cease due to the decrease of Covid-19 cases. The report will commence should the numbers rise up again. It was also reported to the members that an outline will be sent to the members with the new website design.

- **Social Committee by Warren Crooks**

- Mr. Crooks informed the members of the upcoming Beach Event to take place on October 23, 2021, at 4:30pm. Light food will be provided however music will not be provided due to location and unable to hear music during last event. The next Social Committee meeting is scheduled on October 27, 2021.

- **Security & Emergency Response Committee by Beth Thomas**

- Ms. Thomas reported that the Emergency plan will be forward to the Board members for review. Ms. Thomas also reported the next Security Committee meeting is scheduled for October 21, 2021, in which an interview will be held with Securitas Security and American Security for the upcoming Security Contract. More information will be provided to the Board after the interviews for a final decision on the contract.

- **Design Review Committee by Margaret Colon**

- Ms. Colon updated the members on the DRC request reported by Lori Comeau to include a total 170 DRC applications to date for the year of 2021. The DRC remains busy with 25 applications approved, 8 new homes, 25 new homes under contract and 16 new applications under review as well as the potential of 33 new builds in Oasis. The DRC Committee is reviewing the fees and process to ensure consistency and compliance of the HDOA Documents.

- **HD Shoreline Management Committee by Travis Houk**

- Mr. Tavis Houk informed the members of the next upcoming Shoreline Committee meeting to be held on November 2, 2021. Mr. Houk also informed the members of the positive results of the sand fencing and plantings and informed the members that a discussion will be held to alter the design of the fencing and the addition of more planting.

#### **HDOA President selection / election, VOTE**

- **The Board discussed the possibility of electing a new President.**
- **THIS MOTION HAS BEEN TABLED.**

#### **Association Updates/Discussion**

- Nothing to report currently.

#### **Manager's Report – by Travis Houk**

- Mr. Houk indicated his real estate report will be included in the next meeting package.

#### **New Business**

No new business to report.

#### **Audience Comments**

- The Board answered questions from the audience.

#### **Adjournment**

**ON MOTION BY Marge Rooyackers and seconded Margaret Colon the October 18, 2021, Board of Administrators meeting was adjourned at 11:00am**

**The next meeting will be held on Monday, November 15, 2021, at 10:00am**