

**Hammock Dunes Owners Association, Inc.**  
**Board of Administrators Meeting**  
**October 7,2022**

**Call to Order:**

The duly noticed monthly Board Meeting was called to order by Greg Davis at 9:02 a.m. Via ZOOM

**Board Members Present:** Greg Davis, Shannan Kolbe, David Betsill, Mike Heller, Steve Hastings, Phillip Dolamore, Doug Guarino

**Board Members Absent:** Peter Zeigler

**Hammock Dunes Club:** John Langhauser

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

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

**Opening Comments, Greg Davis**

- Mr. Davis addressed several items in his opening statements which included Hurricane Ian's impact on HDOA.

**Committee Report**

- **HD Shoreline Management Committee Board Update & Post Hurricane Ian Q&A, Mike Heller**
- **SMC Request for Consensus from Board for SMC to Proceed with Conversations with County, FDEP, etc. Pursuant to Detailed Contents in Package**
  - Mr. Heller provided the Board with a post Hurricane Ian update. He stated that Hurricane Ian did extensive damage to the Hammock Dunes Beaches and 5-6 cubic yards of dunes were lost; leaving the dunes in a post Hurricane Matthew condition (circa 2016). The Grande Mer restoration project worked as expected and prevented the dune from being breached. He stated that the Shoreline Management Committee is actively collaborating with County officials and FDEP. The Committee's relationship with the county has never been better due to the leadership of John Gass and contributions from David Eckert. The Committee provided a detailed report to the Board about its intended process in the aftermath of Hurricane Ian whereby it will assess the damage, seek to fully understand present risk conditions to the Association, and research options to mitigate that risk, as might be available. The Board discussed the composition of the Committee. Mr. Heller indicated a post meeting email update would be sent to the Hammock Dunes owners including documents that were discussed at the meeting. The Board had a question-answer session.

- Mr. Heller asked the Board to support the SMC's proposed approach.
  - **ON A MOTION BY MIKE HELLER, seconded by Phillip Dolamore with a 5-0-1 vote, (David Betsill abstaining), the Board agreed to provide an expression/census of support for the direction that the Shoreline Management Committee is taking, specifically noting that no actionable items are taking place at this time. The Committee will go back to the Board for any further discussion or approvals that are necessary. Motion carries.**

### **Southern States Management Group Contract Renewal, Shannan Kolbe**

- **Hammock Dunes Owners' Association**
- **Granada Estates Neighborhood Association**
- **Ocean Estates Neighborhood Association**
  - Ms. Kolbe provided a historical overview of the long and successful relationship between Southern States Management Group and HDOA, stating that SSMG had been the Management Company for over 20 years. In addition, she also pointed out that Travis Houk had been the CAM for 17 years. She cited specific terms of the proposed management contract which is for 3 years plus a 2-year option and added that legal has reviewed it. Mr. Houk answered a question about the DRC and the Board will consider an addendum to address additional management funding for the DRC.
  - She stated that SSMG leases the office space at 2 Camino del Mar from HDOA and the renewal option is slated for July 1, 2023; with renewal expected at current market rate.
  - **ON MOTION BY SHANNAN KOLBE, seconded by Doug Guarino, with all in favor, the Board voted to renew the 3-year Management Contract between Hammock Dunes Owners Association and Southern States Management Group with a 2-year option, as presented, beginning Jan. 1, 2023. Motion Carries.**
  - **ON A MOTION BY SHANNAN KOLBE, seconded by Doug Guarino, with all in favor, the board voted to renew the 3-year Management Contract Between Granada Estates Neighborhood Association and Southern States Management Group with a 2-year option, as presented, beginning Jan. 1, 2023. Motion Carries.**
  - **ON A MOTION BY SHANNAN KOLBE, seconded by Steve Hastings, with all in favor, the board voted to renew the 3-year Management Contract between Ocean Estates Neighborhood Association and Southern States Management Group with a 2-year option, as presented, beginning Jan. 1, 2023. Motion Carries.**

### **Declarant Seat Proposed Board Resolution**

- Mr. Davis stated the documentation packet was provided to the Board for this meeting. Mr. Heller gave an overview of the packet and recapped the history of the Declarant issue. The Board reviewed several draft resolutions that were proposed that indicate the Board

will not designate persons to fill the Declarant Administrator seats. Mr. Davis indicated legal has provided comments that confirms the Board can adopt a resolution. If the resolution is adopted it will close the Declarant Seat dispute thereby terminating the Settlement Agreement of November 17, 2021, extended May 10, 2022.

- **ON A MOTION BY MIKE HELLER, seconded by Shannan Kolbe, with a 5-0-1 vote (David Betsill abstained), the Board voted to approve Resolution #5 which affirms the Board will not designate persons to fill the administrator seats, as was presented to the Board. Motion carries.**

#### **David Betsill Requested Board review BOCC Workshop**

- Mr. Betsill stated that many questions he had regarding the BOCC workshop were answered with the SMC presentation at the beginning of the meeting. He stated that if he has further questions, he will at state them at a future Board Meeting.

#### **Adjournment**

- **ON MOTION BY Shannan Kolbe, seconded by David Betsill, with all in favor the Board of Administrators meeting was adjourned at 1:06 pm**