

**Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting
September 19, 2022**

Call to Order:

The duly noticed monthly Board Meeting was called to order by Greg Davis at 10:04 a.m. Via ZOOM and In-Person.

Board Members Present: Greg Davis, Shannan Kolbe, David Betsill, Steve Hastings, Peter Zeigler, and Phillip Dolamore (Via Zoom)

Board Members Absent: Mike Heller

HD Club Administrator Present: John Langhauser (via Zoom)

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

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

Approval of Minutes: August 15,2022

- **ON MOTION BY Shannan Kolbe, seconded by Steve Hastings, with all in favor, the Board approved the Minutes of the August 15, 2022 Board Meeting with the following amendment:**
 - **Chris Creed not John Gass made comments relative”, and 2nd bullet point “voted to authorize” strike through whether,. Motion carries.**

Member Comments on Agenda Items

- **Multiple Presentations/Speakers Policy, VOTE**
 - The Board discussed establishing a policy/rule that addresses a coordinated effort by multiple owners (more than 2) requesting to speak about the same agenda item.
 - **ON MOTION BY Greg Davis, seconded by Shannan Kolbe, with a 5-1 vote (David Betsill abstained), the board voted on whether to require members in coordinated groups who wish to address the Board, to appoint a spokesperson for the group who may then address the board for 5 minutes. Motion carries**
 - The Board addressed a group of owners that requested to speak about the website design and contract. Since the website is not on an agenda item for the meeting, the Board agreed to put the discussion as an agenda item for the next monthly Board Meeting.

Board Appointments

- **Granada Estates Administrator**
 - Two owners submitted their names for candidates.
 - **ON A MOTION BY David Betsill, seconded by Peter Zeigler, with a 5-1 vote (Shannan Kolbe abstained), Doug Guarino was appointed as Granada Estates Administrator. Motion carries.**

- **Design Review Committee**
 - **ON A MOTION BY Shannan Kolbe, seconded by Peter Zeigler, with all in favor, Phillip Dolamore was appointed as Chairperson of the Design Review Committee. Motion carries.**
 - **ON A MOTION BY Peter Zeigler, seconded by David Betsill, with all in favor, Tina Bjarekull was appointed to the Design Review Committee. Motion carries.**

- **Negotiating Team**
 - **ON A MOTION BY Phillip Dolamore, seconded by Shannan Kolbe, with all in favor, the Board appointed Diane Bowman to the Negotiating Team. Motion carries.**

Finance Committee by Shannan Kolbe

- Treasurer Shannan Kolbe stated that 2023 Budget planning is on schedule and that an increase in assessments should be expected. The Board will review a draft budget at their October monthly Board Meeting followed by the Community Budget Workshop on Monday, October 24, 2022.

- Reserve funds are being repositioned to take advantage of better interest rates.

- The Lennar monthly assessments will change from 50% to 100% in 2023.

- **Holiday Lighting**
 - **ON A MOTION BY Shannan Kolbe, seconded by Peter Zeigler with all in favor, the Board voted to approve \$9,600 for holiday lighting. Motion carries.**

- **Safety & Emergency Response Committee by Greg Davis**
 - **FCSO Vulnerability Study Board Acceptance**
 - **Board Vote on Acceptance of the Study and Direction to SSMG to Request Vendor Proposals for Implementation of Study and Direction to**

SSMG to Request Vendor Proposals for Implementation of Study Recommendations

- Mr. Davis stated the Board would use information obtained from the Vulnerability Study to prepare new specifications for the security contract. He asked the Board to accept the Vulnerability Study as presented by Commander Lutz at the meeting last month. Mr. Davis indicated the Committee has sent out an RFP for access control services; Securitas has been included in the recompetete.
- **ON A MOTION BY Phillip Dolamore, seconded by Doug Guarino, with all in favor, the board voted to accept and use the Vulnerability Study prepared by the Flagler County Sheriff's Office to develop specifications for the security RFP to be sent to vendors. Motion carries.**
- Mr. Davis stated that the Board will ask Kevin Porter to reenergize efforts to devise an Emergency Management Plan for the community.

- **Shoreline Management Committee by Greg Davis**
 - Greg Davis announced that the North Dunes project was completed on time and on budget. He stated that the County would like to take administrative control of the entire Flagler County shoreline (including the Hammock Dunes portion) in order to make the entire shoreline eligible to apply for or receive grant money for restoration or renourishment.

- **Social Committee, David Betsill**
 - A Beach Meet and Greet Event is scheduled for October 9, 2022 at the Pelican Dunes Walkover (also known as the Comfort Station/San Gabriel Walkover). All owners are welcome to attend.
 - The Committee will host a new owner event at the Hammock Dunes Club in the Fall. Date to be determined and announced later.

- **Southern States Management Group Contract Renewal**
 - The Board discussed the proposed contract for the Hammock Dunes Owners' Association, Granada Estates Neighborhood and Ocean Estates Neighborhood.
 - **ON A MOTION BY Peter Zeigler, seconded by Shannan Kolbe, with all in favor, the Board voted to have legal counsel review the contract with Southern States Management Group prior to a vote being taken on the renewal. Motion carries**

Notice of Special Board Meeting

- Greg Davis announced that there will be a Special Board Meeting on Tuesday Sept. 27th at 11:00 AM. At this meeting there will be discussion on the following:
 1. David Betsill's concerns on the August 15 Flagler BOCC HDOA workshop statements
 2. Davis Betsill's concerns regarding the Olsen Associates beach walkovers report and follow up memo to file
 3. The Southern States Management Group Contract renewal
 4. The Shoreline Committee

Audience Comments

No additional comments from the audience.

Adjournment

ON MOTION BY David Betsill, seconded by Steve Hastings, with all in favor the Board of Administrators meeting was adjourned at 12:17 pm