

**Hammock Dunes Owners Association, Inc.  
Board of Administrators Meeting Minutes  
June 26, 2023**

**Call to Order:**

The duly noticed monthly Board Meeting was called to order by Greg Davis at 10:00am, In the Hammock Dunes Club Board Room.

**Board Members Present:**

In Person: Greg Davis, David Betsill, Doug Guarino,  
Via Zoom: Andy Tynes, Michael Heller and Shannan Kolbe

**Hammock Dunes Club Present:** John Langhauser

**Community Management Present:** Brie Cunniff of Southern States Management Group (SSMG)

**Other Guests Present:**

Robyn Severs, the HDOA legal representation

A quorum was established. A sign-in sheet was filled out for in-person attendees. Other attendees were over Zoom.

**Opening Comments, Greg Davis**

- Mr. Davis welcomed everyone and introduced Robyn Severs, the Board's legal representative, who he asked to attend the meeting because of confusion from the June 19, 2023 Board meeting. He wanted to make sure everything was done how it should be and for her to guide the Board to stay on point.

**Securitas Vehicular Access Control, VOTE**

Ms. Shannan Kolbe reviewed the yearly estimated monthly costs to the Securitas contract which would be as follows:

- The remainder of 2023 would be \$42,808.97 a month.
- The second year, 2024, would be \$46,091.24 a month.
- The third year, 2025, would be \$49,635.03 a month.

**Discussion:**

- Greg Davis commented that the contract would be for a 3-year term, but the HDOA could cancel the contract without cause with a 30-day notice. In turn, Securitas could cancel the contract without cause with a 60-day notice.
- Audience Comments were taken.

**ON A MOTION MADE BY MS. SHANNAN KOLBE, seconded by Mr. Doug Guarino, to approve the Securitas 3-year contract as the Board has reviewed this several times already at previous Board Meetings. On a call to vote, the motion carried unanimously.**

**Finance Committee:**

**2022 Year End Audit, HDOA, Granada Estates, Ocean Estates, VOTE**

- Ms. Shannan Kolbe summarized that there was an extensive review of the 2022 Audit report between the Finance Committee and Mr. Travis Houk and Mr. Jeffrey Annon of

Southern States Management Group (SSMG). Four out of the five Finance committee members approved of the audit report. The fifth member had not been able to review the reports. There were a couple of questions about the audit that were nonmaterial along with a typo being discovered.

**ON A MOTION MADE BY MS. SHANNAN KOLBE, seconded by Mr. Michael Heller, to approve the 2022-year end audit reports for the HDOA, Granada Estates and Ocean Estates Neighborhoods.**

**Discussion:**

- Mr. Betsill had multiple concerns with the Audit reports and wanted them to be addressed by Doug Martin, CPA of Martin and Associates, PL.
- Ms. Kolbe contended that the audits were reviewed by professionals and an attorney.
- Mr. Davis inquired if there was a comment and response period for the audits. When Ms. Kolbe responded no, he contended that there should be a week period of written comments submitted by Board members and Owners. Ms. Brie Cunniff of SSMG would upload the draft audits on the portal and send out the draft audits to owners that were signed up on iContact. He suggested the Motion should be tabled so this could happen.

**ON A MOTION MADE BY Mr. DAVID BETSILL, seconded by Mr. Andy Tynes, to table the Motion. On a call to vote, the motion carried unanimously.**

**ON A MOTION MADE BY MR. DAVID BETSILL, seconded by Mr. Michael Heller to make the draft audits available on the Portal to all Board Members and Owners and for Owners and Board Members to submit any written comments by Monday, July 3, 2023. On a call to vote, the motion carried unanimously.**

**Investment Transactions, VOTE**

**ON A MOTION MADE BY MS. SHANNAN KOLBE, seconded by Mr. David Betsill to remove the Investment Transactions from the agenda. On a call to vote, the motion carried unanimously.**

**Two Camino Office Lease Discussion, VOTE**

- Craig Straky, proposed master lessor, gave a presentation identifying the numerous positives he intended to bring to both the space and the community. He addressed the concerns Mr. Betsill, Mr. Guarino and Ms. Kolbe had.

**ON A MOTION MADE BY MR. MICHAEL HELLER, seconded by Mr. Andy Tynes to adopt a new lease between the HDOA as landlord and National Real Estate Affinity Ventures as master tenant pursuant to the document in the Board's package supplement, dated June 25, 2023.**

**Discussion:**

There was an abrupt resignation by three Board Members. The meeting immediately ended due to lack of quorum.