

**Hammock Dunes Owners Association, Inc.  
Board of Administrators Meeting Minutes  
January 23, 2023**

**Call to Order:**

The duly noticed monthly Board Meeting was called to order by Greg Davis at 10:04 a.m., In person in the Board room at the Hammock Dunes Club.

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

**Board Members Absent:** Peter Zeigler

**HD Club Administrator Present:** John Langhauser

**Community Management Present:** Travis Houk, Craig Nisbett, and Brie Cunniff Southern States Management Group

A quorum was established. A Sign-In Sheet was filed for in person attendees. Other attendees were over Zoom.

**Approval of Minutes: December 5, 2022**

- **ON A MOTION BY Michael Heller, seconded by Phillip Dolamore, with all in favor, the Minutes of the 12/05/22 Board Meeting were approved as written. Motion carries.**

**Approval of Minutes: December 12, 2022**

- **The Board decided to table the approval of minutes for the final revision with added language on both perspectives to be read and approved at the next Board meeting, which is to take place on February 20, 2023,**

**Opening Comments, Greg Davis**

- Mr. Davis addressed the following items in his opening statements:
  - The Board will schedule a closed legal meeting in the near future with HDOA general counsel, Robyn Severs, to discuss legal issues.

**Shoreline Management Committee Update, Greg Davis:**

- **Chair Appointment**
- Michael Heller resigned as Shoreline Management Committee Chair, citing confidence with SMC's ability to effectively function in a variety of disciplines including technical, legal and political.

- **ON A MOTION BY Michael Heller, seconded by Philip Dolamore; Greg Davis will assume the Chair of the Shoreline Management Committee by a Board vote effective immediately;**
  - Discussion
    - Mr. Guarino expressed concern about Mr. Davis being the Chair of multiple Committees and the time commitment that is necessary for the Shoreline Committee since Mr. Davis is the Chair of other Committees. Further, Mr. Guarino expressed concerns the Safety Committee has not met since August and there are potential Safety Committee issues in the community that should be addressed.
    - Mr. Davis stated the beach management issues has always been the primary focus of the Board and supported by the Board. He cited the approval of the FCSO Vulnerability Assessment, and the extension of the Securitas contract were the successful efforts and priorities that were addressed.
  - **MOTION AMENDED, ON A MOTION BY DOUG GUARINO, seconded by David Betsill, the Board voted on whether Greg Davis should give a formal resignation as the Safety and Emergency Response Committee before the Board takes a vote on his appointment as Head Chair of the Shoreline Management Committee. With a call to vote 4-2 (Mr. Heller, Ms. Kolbe, Mr. Hastings, Mr. Dolamore opposed; Mr. Guarino and Mr. Betsill in favor of the resignation; with Mr. Davis abstaining) the motion fails.**
  - Discussion
    - Mr. Betsill had questions regarding a plan for a long-term solution for the dunes and funding the HDOA would receive.
    - Mr. Davis reported Flagler County is still progressing thru FEMA regulations/requirements and coordinating the steps on eventually taking administrative control. The key takeaway from the Florida State Legislature is resiliency. A more comprehensive update will follow.
- **On a call to vote back to the original motion: ON A MOTION BY Michael Heller, seconded by Philip Dolamore for Greg Davis to assume the Chair of the Shoreline Management Committee effective immediately. On a call to vote 4-2, (Mr. Heller, Ms. Kolbe, Mr. Hastings, Mr. Dolamore opposed; Mr. Guarino and Mr. Betsill in favor; with Mr. Davis abstaining) the motion carries.**
- **Committee Member Appointment, Colleen White**
  - **ON A MOTION MADE BY SHANNAN KOLBE, seconded by Mike Heller, the Board voted on whether to approve Colleen White to the Shoreline Committee. On a call to vote, motion carries unanimously.**
- Mr. Davis provide a report to the Board. Mr. Davis summarized the legislative updates that impact the HDOA and items the Shoreline Management Committee has been working on since the last meeting including discussion with Flagler County.

- FDEP for the first time has reported the HDOA portion of dunes as critically eroded in their January report (category III and IV). Dune loss is 16 to 18 cubic yards.
- County FEMA Cat B eligibility report is now in Flagler County's hands for final approval.
- Funding goes across multiple funding models.
- County is soliciting perpetual easements.
- Olsen is writing to FDEP to amend the HDOA JCP to include Iroquois Mine on Old Kings Road as an approved sand source.
- The HDOA has never been eligible to apply for FEMA funding. Flagler County is eligible and would apply for the funding which would cover the HDOA.

### **Walkover Updates, Mike Heller**

- **Grande Mer Addition**

- The Board executed a contract to repair 13 dune walkovers, including Sandpiper Dunes (Clicker Beach). Once the permitting is approved from the FDEP, the contractor will begin. Anticipated start date is early/middle February 2023, if not sooner.
- As Ocean Estates Administrator, Michael Heller will hold meetings with the sub-neighborhoods (specifically Playa del Sur since most of the walkovers reside in Playa) separately to discuss their priorities in funding the walkovers.
- Originally the Board approved up to \$18,000 per walkover that needed to be repaired. The contractor increased the cost on several walkovers last minute. The HDOA is working with a new contractor that has provided a quote of \$12,000 per walkover repair. A walkover in Grand Mer that was classified originally as a rebuild is now a repair. The contractor will be reevaluating the rest of the walkovers in the future to see if there are more repairable ones opposed to rebuilds.
- Mr. Heller confirmed an ad hoc sub committee will focus on evaluating designs; specific to the pre Matthew dune profile.
- **ON A MOTION MADE BY MICHAEL HELLER, seconded by Steve Hastings the Board voted on whether to increase the number of walkovers to be repaired from 11 to 12 for Ocean Estates. On a call to vote, motion carries unanimously.**

### **Finance Committee, Shannan Kolbe:**

- **Ocean Estates Neighborhood Budget Ratification**
  - Ms. Kolbe indicated the Board should ratify the Ocean Estates Neighborhood Budget including Playa del Sur, Grande Mer, and Carino la Mer. With the walkover discussion and the review of several walkover repairs quotes, it's prudent to ratify the budget that was approved at the December 12, 2023 Board Meeting. She further provided detail the new Ocean Estates reserve study will provide alternate funding options pursuant to reserves that should be reallocated.
  - **ON A MOTION MADE BY SHANNAN KOLBE, seconded by Doug Guarino, the Board voted to ratify approval of the Ocean Estates Neighborhood budgets which include Playa del Sur, Grand Mer and Carino la Mer. On a call to vote, motion carries unanimously.**

### **Design Review Committee, Philip Dolamore:**

- Mr. Dolamore stated the DRC application review fees need to be addressed again and scaled back pursuant to further evaluation; which is more reflective of the time actually spent on the review. The Committee has proposed a new DRC fee scheduled effective January 2023.
- **ON A MOTION MADE BY PHILIP DOLAMORE, seconded by Michael Heller, for the board to approve a revised/updated DRC fee schedule for 2023. On a call to vote, motion carries unanimously.**
- Mr. Dolamore also stated the DRC believes there needs to be language/policy in the DRC manuals indicating electric vehicles should be charged in an enclosed structure opposed to an exterior charging station. Mr. Dolamore proposed a new policy confirming same and the DRC has approved the policy.
- **ON A MOTION MADE BY PHILIP DOLAMORE, seconded by Doug Guarino the Board voted on whether to add a policy to all DRC manuals that any charging station for electric vehicles have a permit from the county and stored in a private enclosed structure. On a call to vote, motion carries unanimously.**

### **Committee Structure Review, Greg Davis/Steve Hastings:**

- As discussed at previous Board meetings, the Bylaws including Committees and their structures will be reviewed with a recommendation to the Board prior to the 2023 Annual Meeting.

### **2023 HDOA Priorities, Greg Davis:**

- Mr. Davis asked the Board to list/identify 2023 priorities for the HDOA.
  - 1) Dunes repair and restoration
  - 2) Oasis
  - 3) Annual Meeting Elections – Island Estates, Beachfront and Waterfront
  - 4) Officers Elections – 1<sup>st</sup> Quarter
  - 5) Committee Structure – 1<sup>st</sup> Quarter
  - 6) Records Management Policy
  - 7) 2024 Budget (August, September, October, November)
  - 8) Safety Access and Control
  - 9) Communications and Website
  - 10) Landscape Contract- expires at the end of 2023.
  - 11) Emergency Response Contractors/Emergency Management Plan
  - 12) Assessment of our Legal Representation

### **2023 Annual Meeting, March 27, 2023, Travis Houk**

- Mr. Houk confirmed the Annual Meeting is Monday, March 27, 2023. The location will be at the Hammock Dunes Club in the Ocean Front Ballroom. It will be a hybrid format with Zoom also. Mr. Houk confirmed the ballot will be a paper ballot.
- Three seats up for election.
  - Island Estates
  - Beachfront – which consists of Savona, Le Jardin and Portofino.
  - Waterfront – which is Lennar’s property.

### **Audience Comments**

- Audience comments were taken at the meeting.

### **Adjournment**

**ON MOTION BY MICHAEL HELLER, seconded by Philip Dolamore. With all in favor, the Board of Administrators meeting was adjourned at 12:00PM.**

**These are draft minutes which will be adopted at the next regularly scheduled board meeting.**