

**Hammock Dunes Owners' Association, Inc.**  
**Board of Administrators Meeting Minutes**  
**August 18, 2025**

**Call to Order:**

The duly noticed monthly Board Meeting was called to order by Mr. Greg Davis at 10:00a.m. via Zoom teleconferencing only.

**Members Present:**

Greg Davis, Eric Lutker, George Bagnall, Andy Tynes, Mark Larmore, Jane Ann Gass, Ron Foudray, Jinny Crum-Jones

**Board Members Absent:**

Jim Garrison

**Hammock Dunes Club Present:**

Dalton Sirmans

**Hammock Dunes Legal Counsel Present:** Robyn Severs, Esq.

**Community Management Present:**

Brie Cunniff & Travis Houk, Southern States Management Group

**Guest Speakers:**

**Quorum:**

A quorum has been established.

**Opening Comments, Greg Davis**

Mr. Davis and Mr. Houk provided opening statements including welcoming the Board and audience members to the Board Meeting.

Mr. Houk mentioned many volunteers are working hard on the Audubon International recertification and he is working with the Social Committee on coordinating an event for the recertification ceremony. Tentative date is Saturday, November 1, 2025.

**Shoreline Committee**

**Flagler County Board of County Commissioners (BOCC) – Hammock Dunes Owners' Association, Inc. Dune Maintenance Agreement Adoption.**

- Mr. Davis presented the Maintenance Agreement.
- The Maintenance Agreement gives the County full responsibility to maintain the dunes. This is another step that will help Flagler County qualify for FEMA Cat G funding as it relates to the shoreline property located between Jungle Hut and Varn Park.
- The HDOA will pay \$570,000, per year to the County by November 1<sup>st</sup>.
- The Flagler County Board of County Commissioners has to approve the agreement. Their meeting is scheduled for 5pm, August 18, 2025.
- The other Hammock Communities are expected to follow the HDOA's lead and get their agreements approved.

- There is a clause in the agreement that allows the HDOA to take the County to court if they do not use the funds to maintain the HDOA dunes.
- The expectation is the \$570k will be paid using the Dune Maintenance Reserve.
- There was discussion about whether this expense was an operating expense and if the Board should take a membership vote to use reserve funds.
- There was discussion about whether the agreement sunsets with the MTSU is funded. Mr. Davis stated the termination of the agreement is effective by not making payment.

**ON A MOTION MADE BY DR. ERIC LUTKER, seconded by Mr. George Bagnall, the Board voted on whether to approve the Perpetual Maintenance Agreement between Flagler County and the HDOA as presented. On a roll call vote, with Mr. Tynes, Mr. Bagnall, Ms. Gass, Dr. Lutker, Ms. Crum-Jones, Mr. Larmore and Mr. Davis in favor and Mr. Foudray opposed, the motion carried seven to one.**

**Mr. Foudray proposed an amendment to the motion to confirm the HDOA is clearly exempted and indemnified; however Dr. Lutker did not agree to amend his motion. There was no second.**

#### **First Amendment Perpetual Easement Adoption**

- The following modification would be added to the agreement, “Flagler County would take full responsibility for maintenance of the dunes. In the current Perpetual Easement Agreement, the County does not take responsibility. The addition of the verbiage makes HDOA eligible for FEMA cat. G funding.
- Everything else in the Perpetual Easement Agreement remains the same which was approved by a previous Board.

**ON A MOTION MADE BY DR. ERIC LUTKER, seconded by Ms. Jinny Crum-Jones, the Board voted on whether to approve the First Amendment to the Perpetual Easement as presented. On a roll call vote, with Mr. Tynes, Mr. Bagnall, Ms. Gass, Dr. Lutker, Ms. Crum-Jones, Mr. Larmore and Mr. Davis in favor and Mr. Foudray opposed, the motion carried seven to one.**

#### **Flagler County Dune Project Update**

- Mr. Houk gave an update on the Flagler County Dune Project.
  - The project is about 68 percent completed with 47,000 tons of sand to be placed.
  - 83/125 stations are completed.
  - The projected completion date is September 10<sup>th</sup>.
  - The County is currently monitoring Hurricane Erin.
  - A few walkovers may be covered/buried with sand including the Pelican/Comfort Station walkover since it's in the dune template. To ensure Residents can access the beach, a mesh mat will be added to the Pelican walkover. Additional mats may be necessary if other walkovers are impacted.

### **Oasis at Hammock Dunes Landscape Plan, Camino del Mar**

- Per the Oasis Development Agreement, the Design Review Committee must review and approve the landscape plan for shrubbery/trees along Camino del Mar. Once approved by the DRC, the plan must be reviewed and approved by the HDOA Board. The DRC has approved the landscape plan on Camino del Mar. The Board discussed the plan and choice of shrubbery.

**ON A MOTION MADE BY MS. JANE ANN GASS, seconded by Dr. Eric Lutker, the Board voted on whether to approve the landscape plan for Oasis property along Camino del Mar as presented and approved by the Design Review Committee. On a call to vote, with all in favor, the motion carried unanimously.**

### **Transponder Policy**

- The current policy has a maximum of 4 transponders per lot with Board approval for additional transponders.
- The language that would be added to the policy is additional transponders, more than 4, may be purchased by Hammock Dunes owners and approved by the management company as long as the request is in writing and the number of transponders requested does not exceed the number of drivers in a home. For example, an owner that has 5 residing family members that drive, may purchase up to 5 transponders.

**ON A MOTION MADE BY MR. MARK LARMORE, seconded by Mr. George Bagnall, the Board voted on whether to approve the amended policy allowing for more than 4 transponders per owner as long as the request is in writing and the numbers of transponders requested does not exceed the number of residing drivers in a residence. On a call to vote, with all in favor, the motion carried unanimously.**

### **Finance Committee**

- Mr. Larmore gave an update on HDOA, OENA and GENA's financials.
  - HDOA is running at or under budget in most expense categories with legal significantly over budget due to current litigation. Currently the HDOA is \$120,000 over in legal.
  - GENA is on budget
  - The Ocean Estates Neighborhood Association's 3 sub associations are close to budget as well.
- The Finance Committee will be meeting to review the FY 2026 budget drafts

### **Island Estates Access Concerns**

- Mr. Foudray stated there are few safety and access control issues specifically at Mariners Drive entrance and the Main Island Estates gate. He requested No Trespassing signage and additional perimeter fencing; similar to what is at the South Gate and stated there was a trespassing issue earlier in the year. Mr. Foudray provided photographs for review.

- Mr. Davis indicated that since the property in question is part of the current litigation with the Island Estates Neighborhood Association, the HDOA Board should consult with their legal team before discussing the issues brought up by Mr. Foudray.

**ON A MOTION MADE BY DR. ERIC LUTKER, seconded by Ms. Jinny Crum-Jones, the Board voted on whether to table the agenda item until the next Board meeting. On a call to vote, with Mr. Tynes, Mr. Bagnall, Ms. Gass, Dr. Lutker, Ms. Crum-Jones, Mr. Larmore and Mr. Davis in favor and Mr. Foudray abstaining, the motion carried 7 to 0 to 1 abstention.**

#### **Approval of Minutes**

**July 21, 2025**

**ON A MOTION MADE BY MR. MARK LARMORE, seconded by Ms. Jane Ann Gass, the Board voted on whether to approve the July 21, 2025, minutes. On a call to vote, with all in favor, the motion carried unanimously.**

#### **Audience Comments:**

Audience comments were taken for those owners that signed up to speak.

#### **Adjournment:**

**ON A MOTION MADE BY MR. LARMORE, seconded by Mr. George Bagnall, the Board voted on whether to adjourn the meeting. On a call to vote, with all in favor the motion carried unanimously. The meeting adjourned at 11:28 am**