

Hammock Dunes Owners' Association, Inc.
Board of Administrators Meeting Minutes
March 16, 2026

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.

Board Members Present:

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

Board Members Absent:

Hammock Dunes Club Present:

Robert Burton

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. The audience was given five additional minutes to sign up to speak on agenda item or under Audience Comments.

Oasis at Hammock Dunes

Temporary Construction Easement Agreement

- ICI closed on the Oasis property on March 7, 2026. The current Temporary Construction Easement Agreement terminates on April 7, 2026.
- The Easement provides construction vehicle access through the Two Camino Office parking lot/back road.
- The Board will work on clarifying the terms and executing a longer extension at a future Board meeting.

ON A MOTION MADE BY DR. ERIC LUTKER, seconded by Ms. Jane Ann Gass, the Board voted on whether to extend the Temporary Construction Easement Agreement another 60 days and will terminate effectively on June 7, 2026. On a call to vote, the motion carried unanimously.

Certificate of the Fifth Amendment to the By-Laws of the Hammock Dunes Owners' Association Inc.

- The Fifth Amendment to the By-Laws removed the Community Relations & Communications Committee, the Security & Emergency Response Committee, the Community Planning Committee, and the Declarant & Development Committee. The Shoreline Committee was added.

ON A MOTION MADE BY DR. ERIC LUTKER, seconded by Mr. Mark Larmore the Board voted on whether to approve the Certificate of the Fifth Amendment to the By-Laws of the Hammock Dunes Owners' Association Inc. On a roll call vote, with Mr. Tines, Mr. Foudray, Mr. Garrison, Ms. Crum-Jones, Ms. Gass, Mr. Bagnall, Mr. Larmore, Dr. Lutker and Mr. Davis all in favor, the motion carried unanimously.

- With the passing of the Amendment, the HDOA has the following committees:
 - The Shoreline Committee
 - The Design Review Committee
 - The Maintenance Committee
 - The Finance Committee
 - The Social Committee

Hammock Dunes Owners' Association Committee Member Extension

- The HDOA Committee members expire in March and will require an extension until the next scheduled Board meeting.

ON A MOTION MADE BY MR. GEORGE BAGNALL, seconded by Dr. Lutker, the Board voted on whether to approve to extend the HDOA Committee members until the next scheduled Board meeting. On a call to vote, with all in favor, the motion carried unanimously.

11 Rue Grande Mer Compliance

- Overgrowth of vines and landscaping are encroaching onto the neighboring property.
- The compliance process has been followed. The lot has been notified multiple times in writing to cut back the overgrowth.
- The next step in the process is to escalate the compliance matter to legal counsel.

ON A MOTION MADE BY DR. ERIC LUTKER, seconded by Ms. Jane Ann Gass, the Board voted on whether to approve to move 11 Rue Grande Mer landscape compliance to the Association's legal team, Wright & Casey. On a call to vote, with all in favor, the motion carried unanimously.

Design Review Committee

Villas Design Review Manual

- The Villas Design Review Manual was the final manual to be updated to reflect updates with Florida Statutes 720 along with the Villas Neighborhood Declaration.
- One specific change was to Accessory Structures. Additional structures beside the home were removed to reflect the Villas Neighborhood Association Declaration, which does not allow additional accessory structures.
- Due to discontinued roof color tiles and pavers, that was also updated to reflect recently approved roof tiles and pavers.

ON A MOTION MADE BY MS. JANE ANN GASS, seconded by Dr. Eric Lutker, the Board voted on whether to approve the Villas Design Review Manual as presented. On a roll call vote, with Mr. Tines, Mr. Foudray, Mr. Garrison, Ms. Crum-Jones, Ms. Gass, Mr. Bagnall, Mr. Larmore, Dr. Lutker and Mr. Davis all in favor, the motion carried unanimously.

Finance Committee

- Mr. Larmore gave an update on the Association's finances. The 2025 audits for HDOA, GENA and OENA were finalized and posted on the HDOA website.

Annual Meeting

March 23, 2026, 10AM

- Mr. Travis Houk reminded everyone that the Annual Meeting will be held on Monday, March 23, 2026 at 10:00A.M. in the Hammock Dunes Club Ballroom along with the option to attend via Zoom
- The three seats that are up for election are Beachfront, Island Estates, and Waterfront.

Approval of Minutes

January 26, 2026

ON A MOTION MADE BY DR. ERIC LUTKER, seconded by Mr. Mark Larmore, the Board voted on whether to approve the January 26, 2026, minutes as written. On a call to vote, with all in favor, the motion carried.

Audience Comments

Audience comments were taken for those that signed up.

Adjournment

ON A MOTION MADE BY MR. MARK LARMORE, seconded by Dr. Eric Lutker, the Board voted on whether to adjourn the meeting. On a call to vote, with all in favor, the motion carried unanimously with the meeting adjourning at 10:28A.M.