

**Hammock Dunes Owners' Association
Board of Administrators Organizational Meeting
March 23, 2026**

Call to Order:

The meeting was called to order at 11:30 am.

Board Members Present: Greg Davis, Eric Lutker, Mark Larmore, Jane Ann Gass, Jinny Crum-Jones, Ron Foudray, Jim Garrison, George Bagnall

HD Club Administrator: n/a

Absent: Andy Tynes and Robert Burton

Legal Counsel: Robyn Severs, Esq.

Community Management: Travis Houk and Brie Cunniff with Southern States Management Group

Proof of Notice of Meeting:

Appointment of Waterfront Administrator:

The South Towers is the Waterfront Community. They wanted to nominate Ms. Jinny Crum-Jones to remain their Administrator.

ON A MOTION BY Mr. Mark Larmore, seconded by Dr. Eric Lutker, the Board voted on whether to approve Ms. Jinny Crum-Jones as the Waterfront Administrator. On a call to vote with Mr. Davis, Mr. Larmore, Ms. Gass, Mr. Bagnall, Mr. Foudray, Mr. Garrison and Dr. Lutker in favor, and Ms. Jinny Crum-Jones abstaining, the motion carried 7 to 1.

Election of Officers:

ON A MOTION BY Ms. Jane Ann Gass, seconded by Mr. George Bagnall, the Board voted on whether to approve the same slate of officers for 2026/2027 as currently in place which would be Mr. Greg Davis as President, Dr. Eric Lutker as Vice President, Ms. Jane Ann Gass as Secretary, Mr. Mark Larmore as Treasurer, and Ms. Jinny Crum-Jones as Assistant Treasurer. On a roll call vote with Mr. Bagnall, Ms. Gass, Mr. Garrison, Ms. Crum-Jones, Dr. Lutker, Mr. Larmore and Mr. Davis in favor and Mr. Foudray opposed, the motion carried 7 to 1.

2026 Board of Administrators

President, Greg Davis

Vice President, Eric Lutker

Secretary, Jane Ann Gass

Treasurer, Mark Larmore

**Assistant Treasurer, Jinny Crum-Jones
Administrator, George Bagnall
Administrator, Ron Foudray
Administrator, Jim Garrison
Administrator, Andy Tynes
Non-Voting Member, Robert Burton**

Appointment of Committee Chairs/Selection of Committees

ON A MOTION MADE BY Dr. Eric Lutker, seconded by Mr. Mark Larmore, the Board voted on whether to approve the same slate of Committee Chairs for 2026/2027 with Mr. Bagnall as Chair of the Maintenance Committee, Mr. Garrison as the Chair for the Shoreline Committee, Dr. Lutker as the Board Liaison for the Social Committee, Mr. Larmore as Chair for the Finance Committee, and Ms. Gass for the Design Review Committee along with being the Liaison for Communications. On a roll call vote with Mr. Bagnall, Ms. Gass, Mr. Garrison, Ms. Crum-Jones, Dr. Lutker, Mr. Larmore and Mr. Davis in favor and Mr. Foudray opposed, the motion carried 7 to 1.

Account Signers

Mr. Houk reminded the Administrators that two signatures were required on checks pursuant to the Declaration

Adjournment

ON A MOTION 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. The meeting was adjourned at 11:45am.

Election of Committee Chairs:

ON A MOTION MADE BY Mr. Larmore, seconded by Ms. Gass, the Board voted on whether to appoint Mr. Garrison as Chair of the Shoreline Management Committee. On a call vote, with all in favor, the motion carried with Mr. Garrison abstaining.

ON A MOTION MADE BY Mr. Larmore, seconded by Ms. Gass, the Board voted on whether to appoint Mr. Bagnall as Chair of the Maintenance Committee. On a call vote, with all in favor, the motion carried with Mr. Bagnall abstaining.

By The Hammock Dunes Owners' Association By-Laws, the treasurer is automatically the Chair of the Finance Committee, which would be Mark Larmore.

ON A MOTION MADE BY Ms. Gass, seconded by Mr. Bagnall, the Board voted on whether to table the Security & Emergency Response Committee. On a call to vote, with all in favor, the motion carried unanimously.

ON A MOTION MADE BY Mr. Larmore, seconded by Mr. Bagnall, the Board voted on whether to table the Community Planning Committee. On a call to vote, with all in favor, the motion carried unanimously.

The Board tabled a decision on a Social Committee Chair or Board Liaison until the April 21, 2025, Board Meeting.

ON A MOTION MADE BY Dr. Lutker, seconded by Ms. Crum-Jones, the Board voted that Ms. Gass as Secretary of the HDOA, is the liaison for HDOA Communications. On a call to vote, with all in favor, the motion carried with Ms. Gass abstaining.

ON A MOTION MADE BY Mr. Bagnall, seconded by Mr. Larmore, the Board voted on whether to appoint Mr. Gass as Chair of the Design Review Committee. On a call to vote, with all in favor, the motion carried with Ms. Gass abstaining.

ON A MOTION MADE BY MR. Bagnall, seconded by Mr. Larmore, the Board voted on whether the four Officers are to be signers on the bank accounts. On a call to vote, with all in favor, the motion carried unanimously.

Committee Chairs:

Finance Committee, Mark Larmore

Design Review Committee, Jane Ann Gass

Shoreline Management Committee, Jim Garrison

Maintenance Committee, George Bagnall

Communications Liaison, Jane Ann Gass

Safety and Emergency Response was tabled.

**Social and Activities Committee was tabled
Community Planning Committee was tabled**

Adjournment:

**ON A MOTION MADE BY MR. Larmore, seconded by Mr. Bagnall, with all in favor,
the meeting was adjourned at 11:50am**