Draft Hammock Dunes Owners' Association, Inc.
Board of Administrators Meeting Minutes
June 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, Jinny Crum-Jones, Mark Larmore, Jane Ann Gass, Ron Foudray, Mr. Tynes

Board Members Absent:

Hammock Dunes Club Present: HD Club President, Jim Craycroft

Hammock Dunes Legal Counsel Present: Robyn Severs, Esq

Community Management Present: Brie Cunniff & Travis Houk, Southern States Management Group

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 gave an update on the Ritz Carlton sales gallery completion. A soft opening should be held in July.

The audience was given the option to sign up to make comments on agenda items.

Hammock Dunes Owners' Association Committee Member Appointment

Design Review Committee

- Mr. Houk mentioned that Mr. Jim Furey was not included in the package but should be included as a member of the Design Review Committee. It was brought up that Mr. Furey's house was on the market. Mr. Furey still lives in the Community and agreed to be part of the Committee until his home sells.
- The Design Review Committee would consist of the following members: Ms. Jane Ann Gass as Chair, Mr. Jonathan Worrall, Mr. Craig Kodish, Mr. Jim Furey, Bob Dickinson as

landscape architect consultant (non-voting member) and Mr. David Grussgott architect consultant (non-voting member).

- Because the Design Review Committee is a voting Committee, a motion would be made separately for the Committee. All the other Committee members would be able to be voted on under one motion.

ON A MOTION MADE BY DR. ERIC LUTKER, seconded by Mr. Mark Larmore, the Board voted on whether to approve the DRC members and consultants as presented with the addition of Mr. Jim Furey. On a call to vote, with all in favor, the motion carried

Finance Committee
The Finance Committee would consist of the following members: Mr. Mark Larmore as Chair, Ms. Jinny Crum-Jones as Assistant Chair, Mr. Ron Meyer and Mr. Jim Feeney.

Maintenance Committee
The Maintenance Committee would consist of the following members: Mr. George Bagnall as Chair, Mr. Craig Kodish, Mr. Bill Apsey, Mr. Gary Hoerle, Mr. David Yoder, Ron Meyer, Tom Rocco (Maintenance) and Bob DiFormato (Landscape).

Shoreline Management Committee
The Shoreline Management Committee would consist of the following members: Mr. Jim Garrison as Chair, Mr. Greg Davis, and Paul Huesman.

Social Committee
The Social Committee would consist of the following members: Dr. Eric Lutker, as the Board Liaison, Ms. Lisa Fisher, Ms. Beth Mohan, and Mr. Mike Hayek as tri-chairs, Mr. Brian Kargel, Ms. Nancy Geisler, Ms. Rosemary del Rosario, Ms. Kelly Pirrello, Ms. Joanne Blood, Ms. Dana Davis, and Ms. Tina Ford.

ON A MOTION MADE BY MR. MARK LARMORE, seconded by Dr. Eric Lutker, the Board voted on whether to approve all Committee members for the Finance, Maintenance, Shoreline Management and Social Committees, on a call to vote, with all in favor, the motion carried unanimously.

<u>Oasis at Hammock Dunes</u>

Contractor Signage

- Oasis would like to put a sign up with contractor working hours at the construction entrance in the back of the 2 Camino del Mar parking lot.

ON A MOTION MADE BY DR. ERIC LUTKER, seconded by Mr. Jim Garrison, the Board voted on whether to approve the sign. On a call to vote, with all in favor the motion carried unanimously.

<u>Shoreline Management Committee (SMC)</u>

- Mr. Garrison provided updates on Flagler County Beach Renourishment projects, Reach 2, Reach 3, and Reach 3-A.

Reach 2 Update

- Flagler County has until August 1, 2026, to award the project bid for Reach 2, otherwise, the bidding process must restart. Once underway, the project would be expected to take 4 to 6 months to complete.

Reach 3 Moffatt & Nichol – Data Collection

- FDEP has given Reach 3 Critically Eroded Beach status. This would allow the County to apply for critically eroded grants that are within 1/2 mile of public access points.
- Moffatt & Nichol will be collecting data on hardbottom for Reach 3.
  - The diving window for samples would be between June 15th through July 15th.
  - Alternatives analysis would evaluate performance, protections, and impacts between July 15, 2026, through September 15, 2026.
  - Depending on the agency's availability, feedback on the anticipated project would be provided between September 15, 2026, through October 1, 2026.
  - A notice to the public would go out to discuss alternatives and agency feedback in October.
  - A permit application and development stages of the project would potentially begin November 1, 2026.

Reach 3-A

- JCP Permit Modification
  - The HDOA is exploring to expand their JCP permit to include 1 or 2 more sand projects including having the capability to store dredge sand to be able to truck sand down the beach.
- Upland Sand Options
  - The SMC is looking into rail options and storage options for bringing in sand to reduce the cost of sand per cubic yard.

<u>Design Review Committee</u>

9 La Costa Compliance

- Bird deterrents were put up without DRC approval. A submission was made after the bird deterrents were put up. The DRC denied the submission.
- The bird deterrents are flashing across the lake, impacting other owners. The deterrents have not been taken down.

ON A MOTION MADE BY MS. JANE ANN GASS, seconded by Dr. Eric Lutker, the Board voted on whether to move 9 La Costa compliance issue to legal. On a call to vote, with Ms. Gass, Ms. Crum-Jones, Mr. Tynes, Mr. Foudray, Mr. Larmore, Dr. Lutker, Mr. Garrison and Mr. Davis in favor and Mr. Bagnall abstaining, the motion carried 8 to 1.

Finance Committee

Mr. Larmore gave an update on HDOA, GENA and OENA financials through April. The HDOA is currently over budget by $45,000 with the bulk driven by legal fees. GENA and OENA's three sub associations are on budget.

Site Access & Indemnification Agreement, AT & T Fiber

AT & T would like to install fiber optic cable in certain portions of the Community within existing utility easements. The agreement is necessary to protect the Association and confirm AT&T's responsibilities.

ON A MOTION MADE BY MR. GEORGE BAGNALL, seconded by Dr. Eric Lutker, the Board voted on whether to approve the AT & T fiber installation. On a call to vote with Ms. Gass, Ms. Crum-Jones, Mr. Tynes, Mr. Bagnall, Mr. Larmore, Dr. Lutker, Mr. Garrison and Mr. Davis in favor and Mr. Foudray abstaining, the motion carried 8 to 1.

Hammock Dunes Club Croquet Court & Pickleball Court Requests

An update was provided regarding a dune washout adjacent to the Hammock Dunes Club croquet courts. HDOA sent a letter to the Club requesting that the drainage problem be addressed. The Club would remain responsible for implementing a permanent solution that would satisfy all applicable regulatory requirements, including those of FDEP and Flagler County.

The Hammock Dunes Club requested building an additional pickleball court partly on HDOA property. Part of an existing court is partially built on HDOA property without an easement. The Club would need to move forward with permitting and engineering studies to provide a scope of the work and how much actual land they would need. They also would need an easement for the existing court that's on HDOA's property. HDOA's concern is the DCDD freshwater well and drainage. The HDOA also would need land available for parking for the future Ritz Carlton Development pursuant to the Development Agreement if the Developer decides to utilize the parcel.

The Hammock Dunes Club President, Mr. Jim Craycroft participated in the conversation and was willing to work together with the HDOA.

Hammock Candidate Forum

There was an update on an upcoming Candidate Forum for the Flagler County Board of County Commissioner Candidates for residents throughout the Hammock at the Hammock Beach Resort on July 17, 2026, 10am to 12pm. Additional details would be shared when available.

Approval of Minutes

March 16, 2026

ON A MOTION MADE BY DR. ERIC LUTKER, seconded by Mr. George Bagnall, the Board voted on whether to approve the March 16, 2026, minutes as written. On a call to vote, with all in favor, the motion carried unanimously.

Audience Comments

No owners signed up to speak.

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 11:25A.M.