

Hammock Dunes Owners' Association, Inc.
Board of Administrators Meeting Minutes
December 11, 2023

Call to Order:

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

Board Members Present: Greg Davis, Geroge Bagnall, Jinny Crum-Jones, Andy Tynes,
Michael Heller, Mark Larmore, Ron Foudray, Phillip Dolamore

Board Members Absent: Eric Lutker

Hammock Dunes Club Present: John Langhauser

Community Management Present: Travis Houk and Brie Cunniff of Southern States Management
Group (SSMG)

A Quorum was established.

Opening Comments, Greg Davis/Travis Houk:

- Mr. Davis and Mr. Houk provided opening statements including welcoming the Board and audience members to the Board Meeting and taking requests for audience participation.
- Mr. Houk and Mr. Bagnall would like to work on a landscape redesign for the Main Entry area including the approach to the Main Gate from the 4-way-stop at the base of the Hammock Dunes Toll Bridge. The preliminary plan would consist of removing old plants, redesigning landscape beds, and introducing new shrubbery. By consensus the Board agreed that it's a good idea to look at options but indicated there may need to be discussions with DCDD to see if they are planning on widening the road at the 4-way-stop therefore impacting a landscape redesign.

Design Review Committee

Island Estates DRC Manual Change, Docks

- The Design Review Committee (DRC) approved the amendment below in the Island Estates Design Review manual pertaining to Docks and Seawalls.
 - o The new verbiage as proposed: "A builder shall submit drawings and specifications for construction of a boat dock including Site, Layout, and Construction Plans illustrating dimensions, materials and finishes as well as railings and all components. The location shall generally be centered on the rear lot line to provide adequate space for boat maneuvering. If a roof component is included, the roof tile shall be the same as on the residence. The DRC submittal also should include approvals from the appropriate regulatory agencies."
- Mr. Foudray inquired about what is driving the change to the verbiage and said it was notable that there were docks in Island Estates that were not in setback range and thought a setback would be needed in the amendment.
- Mr. Dolamore noted that all docks have to get permitting and approval from the Florida of Environmental Protection, St. Johns Water, Army Corp of Engineers (if applicable) and a permit from Flagler County before being able to build a dock.

- Mr. Davis confirmed the HDOA Board has the final determination on amending DRC manuals.

ON A MOTION MADE BY PHILLIP DOLAMORE seconded by Ms. Jinny Crum-Jones the Board voted on whether to approve the Island Estates DRC manual language revision, which was approved by the HDOA's attorney, as presented during the meeting and approved by the DRC. On a roll call vote, with Mr. Dolamore, Ms. Crum-Jones, Mr. Tynes, Mr. Heller, Mr. Larmore, Mr. Bagnall and Mr. Davis voting yes and Mr. Foudray voting no, the motion carried with a 7 to 1 vote.

Oasis Design Review Manual

- The Oasis Design Review Manual will be sent back to Oasis' attorney to address requests from the HDOA's legal counsel including finalizing the Oasis Declaration.

Maintenance Committee

Carino la Mer and Grande Mer Walkover Proposals

- Two new homes were completed within the Ocean Estates Neighborhood Association: one in Carino La Mer and one in Grande Mer.
- This is an Ocean Estates expense because the walkovers are considered a shared common expense.
- It is a 60–90 ramp up process including permitting with FDEP and Flagler County.
- Coastal Marine is the contractor that provided the bid.
- The cost for each walkover \$48,900 for each walkover.

ON A MOTION MADE BY MR. MICHAEL HELLER, seconded by Mr. George Bagnall, the Board voted on whether to approve the two proposed walkovers, one in Grande Mer and one Carino la Mer. On a call to vote, with all in favor, the motion carried unanimously.

Two Camino Office Maintenance Update

- Maintenance updates are progressing as scheduled.
- The exterior of the Two Camino Office Building is currently being painted.
- The Maintenance Committee was actively reviewing pricing for the air conditioning units and will follow-up at the next Board Meeting.

Shoreline Management Committee

Flagler BOCC JCP Contract Modification

- At the December 4, 2023 Flagler County Board of County Commissioners' (BOCC) meeting, the BOCC approved on a consent agenda for a \$645,000 modification on their joint coastal permit with Olsen Associates to begin the regulatory process up as far north as R41.
- The Beach County management plan would then have dredge continue up to Jungle Hut.
- The last HDOA Board meeting, the Board voted to amend the HDOA JCP so the HDOA could receive offshore dredge as a sand source.

Whitney Labs Update

- Flagler County has a desire to better understand University of Florida's shoreline and intercoastal capabilities assessing their potential as a local resource.
- Whitney Labs would be a good local resource.

Compliance Legal Action, 2 Avenue Monet

- There have been multiple Granada Estates Neighborhood compliance concerns over the past year and a half at 2 Avenue Monet which included many neighbor concerns. Multiple letters have been mailed with no remediation by the owner.

ON A MOTION MADE BY MR. RON FOUFRAY, seconded by Mr. Phillip Dolamore, the Board voted on whether to move the compliance issue forward to legal counsel.

ON AN AMDENDMENT MADE BY MR. GEORGE BAGNALL, seconded by Mr. Phillip Dolamore the Board voted on whether to send the compliance concern to Wrights and Casey. On a call to vote, with all in favor, the motion carried unanimously.

Communications -Townsquare

- The Board agreed moving forward with implementing Townsquare as a communication platform for the Hammock Dunes Community beginning the first quarter 2024.
- The ad hoc Committee working on the project will develop a roll out plan.

DCDD Easement, Utility Pipe

- DCDD requested approval for an easement between the DCDD and HDOA for a new water pipe to be installed under common property. This pipe has a major impact on the Hammock Dunes Club.
- There has yet to be a final easement proposed for review.
- The Board voted on a small ad hoc committee to oversee and work with the DCDD about this issue with a final easement provided to the Board for review.

ON A MOTION MADE BY MR. GEORGE BAGNALL, seconded by Mr. Ron Foufray, the Board voted on whether to set up a small committee to work with DCDD on the easement for the HDOA Property and the Hammock Dunes Club property; including the HD Club liaison. On a call to vote, with all in favor, motion carried.

Mr. Davis asked Mr. Bagnall to take the lead on the Committee and Mr. Bagnall

agreed. **Multiple Transponder Request**

8 Riviera Place

- The home was completed and are at the max of four transponders but they have 5 people living in the home. They are requesting an additional transponder for the fifth person who lives there.

114 Island Estates Parkway

- The homeowner has multiple cars and would like an additional 3 transponders for his cars.

ON A MOTION MADE BY MR. RON FOUFRAY, seconded by Mr. Phillip Dolamore, the Board voted on whether to approve additional transponders to the owners of 8 Riviera Plance and 114 Island Estates Parkway. On a call to vote, with all in favor, the motion carried unanimously.

2024 Priorities

- Mr. Davis recommended the Board of Administrators send an email to Mr. Houk or Ms. Cunniff for their recommendations for priorities for the January 2024 meeting.

2024 HDOA Board Meeting Schedule

- On the 2024 HDOA Board Meeting schedule, there are four months that are different than every third Monday. Those months would be as followed:
 - January would be the 4th Monday of the month because of Martin Luther King Day.
 - February would be the 4th Monday of the month because of Presidents' Day.
 - November would be the 2nd Monday because of the Thanksgiving holiday.
 - December would be the 2nd Monday of the month because of the December holidays.

Approval of Minutes, November 13, 2023

ON A MOTION MADE BY MR. GEORGE BAGNALL, seconded by Mr. Ron Foudray, the Board voted on whether to approve the November 13, 2023 minutes. On a call to vote, with all in favor, motion carried unanimously.

Audience Comments

- The Board took comments from the audience per the owners that signed up to speak on an agenda item.

Adjournment

ON A MOTION MADE BY MR. GEORGE BAGNALL, seconded by Mr. Ron Foudray, the Board voted on whether to adjourn. On a call to vote, with all in favor, the motion carried unanimously at 12pm.