

**Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting Minutes
October 24,2022**

Call to Order:

The duly noticed monthly Board Meeting was called to order by Greg Davis at 10:04 a.m., via Zoom

Board Members Present: Greg Davis, Shannan Kolbe, David Betsill, Mike Heller, Steve Hastings, Phillip Dolamore and Doug Guarino

Board Members Absent: Peter Zeigler

A quorum was established. No Sign-In Sheet was filed because the meeting was held via Zoom

Community Management Present: Travis Houk, Craig Nisbet, Lisa Reed, and Valerie Steger
Southern States Management Group

Approval of Minutes: August 31, 2022, September 19, 2022, October 7, 2022

- **ON A MOTION BY SHANNAN KOLBE, seconded by Phillip Dolamore, with all in favor, the Minutes of the 8/31/22 Board Meeting were approved. Motion carries.**
- **ON A MOTION BY SHANNAN KOLBE, seconded by Phillip Dolamore, with all in favor, the Minutes of the 9/19/22 Board Meeting were approved. Motion carries.**
- **ON A MOTION BY MIKE HELLER, seconded by Shannan Kolbe, with all in favor, the Minutes of the 9/19/22 Board Meeting were approved. Motion carries.**

Opening Comments, Greg Davis

- Mr. Davis addressed several items in his opening statements:
 1. He stated that discussion of the Association website was removed from the October Board Meeting Agenda per Mr. Tom Culligan's request.
 2. He encouraged all Board Members to attend an HOA Certification Class for new Board Members.
 3. He stated that the Board's key priorities at this time are the Annual Budget, Shoreline Management, Hurricane Ian recovery & lessons learned, and the 2023 Board of Administrators schedule

Board Appointments

- **Shoreline Management Committee**
 - **ON A MOTION BY MIKE HELLER, seconded by Shannan Kolbe, with all in favor, the Board voted on whether to appoint Phillip Dolamore to the Shoreline Management Committee. Motion Carries.**

- **Finance Committee**
 - **ON A MOTION BY SHANNAN KOLBE, seconded by Phillip Dolamore, with all in favor, the Board voted on whether to appoint Mark Trudeau to the Finance Committee to fill the vacancy left by Greg Davis' resignation. Motion Carries.**

- **Communications Committee**
 - **ON A MOTION BY MIKE HELLER, seconded by Phillip Dolamore, with a vote of 5-0-2 (David Betsill and Doug Guarino abstaining), the Board voted to table the appointment of Doug Guarino as Communications Committee Board Liaison and review the structure of the Committees to consider reorganizing/combining several of the current Committees and their responsibilities. Mr. Davis will continue to be the de facto liaison to the Communications Committee. Motion carries.**

- **Negotiating Team**
 - **ON A MOTION BY PHILLIP DOLAMORE, seconded by Mike Heller, with a vote of 5-2-0 (David Betsill and Doug Guarino voting no) the Board voted on whether to appoint David Eckert to the Negotiating Team, pending his acceptance. Motion Carries.**

Committee Reports

- **Shoreline Management by Mike Heller**
 - Mr. Heller provided a presentation to the Board. The Committee addressed/updated the Board on one of its two primary long term objectives: to establish eligibility for government funding sources for our privately owned dune. Work has commenced toward the achievement of FDEP designation as Critically Eroded. If successful, future repairs might qualify for 50% cost sharing. As part of the process SMC is working toward getting the DRI (the 5 miles comprising Hammock Dunes and Ocean Hammock) confirmed as a Preservation Area for Important Habitat. SMC is also working it's short term objectives following Hurricane Ian whereby various options to safeguard remaining dune are under review. As in the past, the SMC will rely heavily on the expert guidance of our marine engineer, Olsen and Associates.

- **Finance Committee by Shannan Kolbe**

- Ms. Kolbe reviewed draft budgets for the Hammock Dunes Owners' Association, Granada Estates Neighborhood, and Ocean Estates Neighborhood. The budgets will be reviewed again at the Budget Workshop on Monday, October 31, 2022 at 10am in the Hammock Dunes Club. The Budget Adoption meeting is scheduled for Monday, November 21, 2022.
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Walkover Repair Quote(s) Hurricane Ian

- Mr. Houk gave an overview of HDOA beach walkover damage. There was discussion about a specific contractor, Jiffy Services, and their ability to expeditiously provide walkover repairs and coordinate all approvals needed with Flagler County. Jiffy Services has provided a quote to repair the Pelican Dunes (Comfort Station) Walkover and Heron Dunes (North Grande Mer Walkover). Two additional beach contractors have reviewed the damage but have not provided pricing. There was general discussion about the dune erosion/dune profile surrounding the walkovers and future walkover alternatives such as composite material, removable stairs, or other alternatives that may be less costly to the Association. The Board agreed the walkover repairs are a short term fix in an effort to get the walkovers open and the HD owners access to the beach.
 - **ON A MOTION BY Phillip Dolamore, seconded by Doug Guarino, with all in favor, the Board voted to approve Jiffy Service's bid to repair the Pelican Dunes (Comfort Station) walkover at a cost not to exceed \$25,000. Motion Carries.**
 - **ON A MOTION BY DAVID BETSILL, seconded by Phillip Dolamore, with all in favor, the Board motioned to approve Jiffy Services' bid for repair of the North Gate walkover, not to exceed \$16,000 for Option A, or \$25,000 for Option B. Motion Carries.**

Adjournment

ON MOTION BY DAVID BETSILL, seconded by Shannan Kolbe, with all in favor the Board of Administrators meeting was adjourned at 1:05 pm