

Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting Minutes
January 22, 2024

Call to Order:

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

Board Members Present: Greg Davis, Geroqe Bagnall, Jinny Crum-Jones, Eric Lutker,
Michael Heller, Mark Larmore, Ron Foudray, Phillip Dolamore

Board Members Absent: Andy Tynes

Hammock Dunes Club Present: Dalton Sirmans

Hammock Dunes Legal Counsel: Robyn Severs Esq., Becker Law

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

Guests: Greg Peugh from DCDD

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. Davis welcomed Ms. Robyn Severs Esq., who is part of the Hammock Dunes legal team. She would be participating in the monthly meetings to assist in managing the process of the meeting as needed.
- Mr. Davis acknowledged the accomplishments of 2023 such as securing the Perpetual Easement with Flagler County.
- Mr. Davis reiterated that the HDOA Board needs to move towards more policy and oversight opposed to day-to-day operations.
- Mr. Houk and Mr. Bagnall would like to work on a redesign for the front area before the Main gate entrance. It would consist of updating the plants, removing the overgrow ones. The plant reserve is \$100,000. Included in the review, the Maintenance Committee will have discussions with DCDD to understand their plans for the 4-way-stop intersection.

Hammock Dunes Club Non-Voting Administrator, Dalton Sirmans

- Mr. John Langhauser resigned from his position as the Hammock Dunes Club non-voting representative. The Board thanked Mr. Langhauser for his contributions.
- The HD Club Board nominated Mr. Dalton Sirmans to be the non-voting HDOA Club Board Administrator.

ON A MOTION MADE BY DR. ERIC LUTKER seconded by Mr. George Bagnall, the Board voted on whether to welcome Mr. Dalton Sirmans to the Board as the Hammock Dunes Club non-

voting representative. On a call to vote, with all in favor, the motion carried unanimously, welcoming Mr. Dalton Sirmans.

HDOA Appointments

Design Review Committee, Craig Kodish

ON A MOTION MADE BY MR. PHILLIP DOLAMORE, seconded by Phil Dolamore, the Board voted on whether to appoint Mr. Craig Kodish to the Design Review Committee (DRC). On a call to vote, with all in favor, the motion carried unanimously.

Social Committee, Teri Petro

ON A MOTION MADE BY MR. PHILLIP DOLAMORE, seconded by Ms. Jinny Crum-Jones, the Board voted on whether to appoint Ms. Teri Petro to the Social Committee. On a call to vote, with all in favor the motion carried unanimously.

Dunes Community District Development (DCDD) Easement, Utility Pipe

- Greg Peugh provided some narrative about the need for the easement.
- The DCDD easement would be for the installation of a reclaimed irrigation water pipe that has been above ground behind the Hammock Dunes Club.
- The water line would be moved inland, largely running through the golf course and some of the HDOA's common areas, such as under Granada Drive and near the main rotary circle off Camino del Mar.

ON A MOTION MADE BY MR. GEORGE BAGNALL, seconded by Mr. Mark Larmore, the Board voted on whether to approve DCDD's Easement as presented. On a call to vote, with all in favor, the motion carried unanimously.

Two Camino Office Maintenance Update

- The Maintenance Committee has been receiving bids to replace the two HVAC units in the 2 Camino building. They received three bids.
- There was an assessment completed in the fall that confirmed two HVAC units needed to be replaced. The units were about 13-15 years old.
- In late December one of the units went down, making the office extremely cold for several of the tenants.
- Mr. Houk contacted the Board requesting emergency approval to replace two units in the Two Camino Office. There was no objection by the Board. Mr. Houk stated the decision would be ratified at the January Board Meeting.

Total Comfort Proposal

- The proposal was \$27,600 to replace the two HVAC units and has been completed.

ON A MOTION MADE BY MR. GEORGE BAGNALL seconded by Dr. Eric Lutker, the Board voted on whether to ratify the contract to replace the two HVAC units. On a call to vote, with all in favor, the motion carried unanimously.

Shoreline Management Committee (SMC) Report

- John Gass of the SMC, drafted a shoreline update for the HDOA Board which consisted of the following:
 - The Flagler Beach Dredge Project is expected to mobilize in July of this year.
 - Flagler County is working with Olsen Associates to secure permits to extend the Dredge Project from R-65 to the North.
 - HDOA is coordinating with Olsen and the County as they work with Bureau of Ocean Energy Management (BOEM) to secure access to dredge sand for future use on northern sections of the Flagler County shoreline including Hammock Dunes.

Finance Committee

- Mr. Larmore stated the Finance Committee will be reviewing the end-year financial statements.
- The HDOA has collected approximately \$24,000 in delinquent monthly dues since last month.
- Lennar has continued to pay monthly assessments.

DCDD Maintenance Responsibilities

- The HDOA had concerns that DCDD was not maintaining their property, with ownership identified by deed, in Hammock Dunes.
- Several concerns include erosion and maintenance around the lake beds, trees and branches in the water etc.
- The scope of DCDD's responsibilities would need to be defined.
- Mr. Bagnall, Mr. Davis, and Mr. Houk will continue the discussion with the DCDD.

Inside the Gates Proposal

- Mr. Houk inquired about bringing back "Inside the Gates" which was a successful publication in the past. Mr. Houk confirmed several owners have asked about a printed newsletter.
- The proposal is \$3,500 per issue with publications printed two or three times a year.
- The newsletter would also be emailed and posted on the website.
- Mr. Foudray and Dr. Lutker inquired about the cost savings if the newsletter was produced digitally, and owners could print the newsletter out themselves.
- The Board decided to table the discussion until more information could be provided.

2024 Priorities

- The Board discussed the top priorities for 2024. The following priorities would be as follows:
 - Shoreline
 - Development
 - 2025 Budget
 - Legal/Litigation
 - DCDD Easement
 - Paving in Granada Estates
 - Granada Estates streets in the North Gate section were paved in 2016

- Hammock Dunes Owners' Association 20th Anniversary Celebration Planning
- Mr. Davis commented that HDOA Board meetings may move to every other month or as needed.

Approval of Minutes, December 11, 2023

ON A MOTION MADE BY DR. ERIC LUTKER, seconded by Mr. George Bagnall, the Board voted on whether to approve the December 11, 2023 minutes. On a call to vote, with all in favor, motion carried unanimously.

Audience Comments

Adjournment

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