

**Hammock Dunes Owners Association, Inc.**  
**Board of Administrators Meeting Minutes**  
**July 17, 2023**

**Call to Order:**

The duly noticed monthly Board Meeting was called to order by Greg Davis at 10:00 a.m., In the Hammock Dunes Club Board Room.

**Board Members Present:**

In Person: Greg Davis, Andy Tynes, George DeGovanni  
Via Zoom: Michael Heller, Phillip Dolamore

**Hammock Dunes Club Present:** John Langhauser

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

A quorum was established. A sign-in sheet was filled out for in-person attendees. Other attendees were over Zoom.

**Opening Comments, Greg Davis**

- Mr. Davis asked the Community Management Team to provide a significant events report, as needed, for each Board Meeting in an effort to track operations and significant events each month. Weekly/Daily task management will not be included.
- There was notification received from Flagler County that a group of people were going to have a bonfire on the beach at Jungle Hut Park which would be an issue due to turtle season and dry conditions. Mr. Davis wanted to thank David Eckert for notifying him about the bonfire, Mr. Houk on his efforts for securing the area with Securitas, the HDOA's security contractor, and by notifying neighborhood associations and the condos. Mr. Davis also thanked the County for putting in place an emergency ordinance prohibiting bonfires on the beach during turtle season.
- Mr. Davis also stated that the 2 Camino Building lease was executed and building inspections have been completed. As a broad comment, he stated that the HDOA had been a poor landlord and the building had not been treated as an asset.
- Mr. Houk confirmed SSMG staff/management is operational at the Two Camino Office.

**Finance Committee, Mr. George DeGovanni**

**2022 Year End Audit, HDOA, Granada Estates, Ocean Estates, VOTE**

- The Finance Committee had a meeting with the auditor, Doug Martin, of Martin Associates on July 14, 2023 to review the draft audits for HDOA, Granada Estates and Ocean Estates. Mr. DeGovanni thanked owners that submitted comments pertaining to the audits. The comments were used in many cases to refine the audits. The updated draft was submitted to the Board with the Finance Committee's support.

**ON MOTION BY George DeGovanni, seconded by Phil Dolamore, the Board voted on whether to approve the 2022-year end final audits of HDOA, Granada Estates and Ocean Hammock Dunes Owners' Association ~ 785 W. Granada Blvd. Ste. 5 ~ Ormond Beach, FL 32174**

**Estates as presented, that had been supported by the Finance Committee. On a role call vote, Mr. Dolamore, Mr. Heller, Mr. DeGovanni, Mr. Tynes and Mr. Davis were all in favor. The motion carried unanimously.**

### **Assembling FY 2024 Operating Budget**

- The Finance Committee will be looking to solidify recommendations for the budget.
- Mr. DeGovanni would like the Maintenance Committee to put together a ten-year plan to assist in planning the budget and reserves for each year regarding heavy duty maintenance opposed to general maintenance.

### **Island Estates Neighborhood Association Informal Discussion**

#### **Appointment of 2 HDOA Representatives, VOTE**

- Mr. Heller stated the agenda item of the appointment of 2 HDOA Representatives was from the May 15, 2023 Board meeting. There would be informal discussions with representatives from Island Estates to discuss issues that hopefully would be able to reach a greater level of consensus on as many concerns as possible. Mr. Heller volunteered to be one of those representatives.

**ON A MOTION BY Phil Dolamore, seconded by Andy Tynes, the Board voted on whether to appoint Michael Heller to lead the Board representation with Island Estates.**

#### **Discussion:**

- Mr. Davis inquired who the second person would be. Would it be from the Board or community? Mr. Heller suggested the second person be Jinny Crum-Jones based on her knowledge of the Master Covenants.

**MR. DOLAMORE AMENDED THE MOTION, seconded by Michael Heller the Board voted on whether to have Mr. Heller lead the discussion from the Board's perspective and with the addition of Ms. Crum-Jones as the second representative. On a call to vote all were in favor. Motion carries unanimously.**

### **Establishment of Two Camino Approval Committee, Vote**

#### **2 Camino Lease Update:**

- Mr. Davis indicated there would need to be a Two Camino Approval Building Committee, preferably a representative of the Maintenance Committee and the DRC to respond to items that need to be addressed in the lease from the Master Lessor. There would be specific time frames in the lease that would need to be responded to in a timely fashion and need a point person.
  - Mr. Heller volunteered as a point person because of his familiarity with the lease and understanding of the numerous types of approvals that are entailed in the lease.
  - Mr. DeGovanni would reach out to the Maintenance Committee to see if there would be any volunteers to join the ad hoc committee.

**ON A MOTION MADE by George DeGovanni, seconded by Andy Tynes, the Board voted on whether to appoint Michael Heller to lead the Two Camino Building ad hoc committee with additional committee members to be appointed at a later Board meeting. On a call to vote with all in favor, the motion carried unanimously.**

### **Maintenance Committee,**

#### **Appointment of George DeGovanni to Committee, VOTE**

**ON MOTION MADE BY Andy Tynes, seconded by Phil Dolamore, the Board voted on whether to appoint George DeGovanni to be Chair of the Maintenance Committee. On a call to vote, with all in favor, the motion passed unanimously.**

#### **Transponder Control Panels Install Proposal, VOTE**

There has been a problem with the transponder software communicating with the main motherboard panel for all the gates in the Hammock Dunes Community due to a virus in the software. Several gates have been impacted by this reoccurring issue with the panels. The transponder unit for Clicker Beach is still not working. The software needs to be updated at all gates, the motherboard panels changed and the software changed to a new system for the transponders to work properly. The cost would be \$11,232.72 to replace the control panels at all the gates and add new software.

**ON MOTION MADE BY George DeGovanni, seconded by Phil Dolamore, the Board voted on whether to accept the proposal of \$11,232.72. On a call to vote, with all in favor, the motion carried unanimously.**

#### **Non-Owner Club Transponders Reprogram, VOTE**

There was a request by the Island Estates Neighborhood Association supported by the Hammock Dunes Club, to restrict non-owner club members transponder access to the HDOA community only through the North Gate, Main Gate and South Gate where the club amenities are located.

**ON MOTION MADE BY George DeGovanni seconded by Andy Tynes, the Board voted on whether vehicular access transponders for non-owner Club members, specifically all future transponders that are sold and all previous transponders sold, will operate at the Main Gate, South Gate, and North Gate only. On a call to vote, with all in favor, the motion carried unanimously.**

### **Shoreline Management Committee**

Mr. Davis gave an update that there have been meetings with Flagler County Engineer, Ansley Wren-Key, who has been leading the sand placement project for the County. The sand placement has been well underway. The sand had been placed from Varn park up to the Pelican Walkover (Comfort Station). Emergency sand will be placed in front of the croquet court to support the exposed waterline along the dune. The County would then start North and work their way down to complete the remaining part of the HDOA shoreline. By the end of August/early September all sand placement should be completed. An average of 6 cubic yards of sand per linear foot are being placed. Some beginning discussions from a funding perspective are going to take place regarding the Grande Mer dune, which is severely eroded. Future discussion regarding stockpiling emergency sand may take place.

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JCP permits for the 2025 dredge project have been delayed because there needs to be a beach management plan in place prior to permits being granted.

Part of the establishment of the Perpetual Easement Agreement would be to clean up certain deeds along the shoreline. SSMG would be leading the process with Mr. Eckert's assistance.

Mr. DeGovanni commended the hard work the Shoreline Management Committee has been doing and their accomplishment with the Perpetual Easement.

**ON A MOTION MADE BY MR. HELLER, seconded by Mr. Dolamore, to approve the June 19, 2023 minutes as presented in the Board package. On a call to vote, the motion carried unanimously.**

**ON A MOTION MADE BY MR. HELLER, seconded by Mr. Dolamore, to approve the June 29, 2023 minutes as presented in the Board package. On a call to vote, the motion carried unanimously.**

**Audience Comments:**

**Adjournment:**

**ON MOTION MADE BY George DeGovanni seconded by Andy Tynes, the Board voted to adjourn the meeting at 11:30am. On a call to vote, with all in favor, the motion carried unanimously.**