

**Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting
June 28, 2022**

Call to Order:

The noticed monthly Board Meeting was called to order by Greg Davis at 2:00 p.m. VIA ZOOM and In-Person.

Board Members Present:

Greg Davis, Shannan Kolbe, Steve Hastings, Mike Heller, David Betsill, Peter Zeigler, Lori Comeau (Via Zoom)

Board Members Absent:

HD Club Administrator Present:

John Langhauser

Community Management Present:

Craig Nisbett, Lisa Reed, Valerie Steger, Southern States Management Group

A quorum was established. Members' Sign-In Sheet located in Association meeting file.

HDOA Dune Restoration Project at Grande Mer

- **ON MOTION BY Michael Heller, seconded by Peter Zeigler, with a roll call vote of 6-1, (David Betsill voted no) the Board voted on whether to accept the recommendation of Olsen Engineering and the Shoreline Management Committee for an approximate 1500-foot maintenance project at Grande Mer at a cost of \$750,000. Motion Carries.**
- **ON MOTION BY Lori Comeau, seconded by Michael Heller, with a roll call vote of 6-1 (David Betsill voted no), the Board voted NOT to levy a Special Assessment for the Grande Mer restoration project. Motion Carries.**
 - The Board agreed with Administrator Lori Comeau's recommendation to commission a fresh study by Olsen Engineering with respect to the beach crossover erosion situation. SMC will request a current opinion from Olsen regarding the context of that concern and whether it was relative to remaining storms for the 2021 season or whether it is a current concern for the sand project as well.

Dune Funding Options

- **ON MOTION by Peter Ziegler, seconded by Shannan Kolbe, with a roll call vote of 6-0-1 (David Betsill abstained), the Board approved Option B* of the financing package to include a \$750,000 loan at 4.5% and 28 months with a total estimated cost of \$791,468. *(Valley Commercial Loan 2 / Refi per Loan Commitment.) Include OPTION B slide: Valley Commercial Loan 2. Motion carries.**
 - Option B results in paying loan down with existing available funds of \$280,000 with the balance via normal budget assessment.

Eastman Aggregate Contract and Final Costs

- **ON MOTION by Michael Heller, seconded by Peter Zeigler, with a roll call vote of 6-1 (David Betsill voted no), the Board voted on whether to approve the bid of \$651,121.10 by Eastman Aggregate Enterprises LLC. Motion Carries.**
 - The project is expected to commence as early in August as possible, subject to regulatory requirements, and is expected to last approximately 10 days.

Flagler County Easement Agreement, Jungle Hut Access

- **ON MOTION by Michael Heller, seconded by Peter Zeigler, with a roll call vote of 6-1 (David Betsill voted no), the Board voted on whether to approve the contract between the Flagler County Board of County Commissioners and Hammock Dunes Owners' Association for temporary beach access and staging at Jungle Hut Access point. Motion Carries.**

Audience Comments

- Audience comments were addressed throughout the meeting.

ON MOTION BY Peter Zeigler, seconded by Lori Comeau, the Board of Administrators meeting was adjourned at 12:21pm