

**Hammock Dunes Owners Association, Inc.**  
**Board of Administrators Meeting**  
**May 16, 2022**

**Call to Order:**

The duly noticed monthly Board Meeting was called to order by Margaret Colon at 10:00 a.m. VIA ZOOM and In-Person.

**Board Members Present:**

Margaret Colon, Linda Steggerda, Shannan Kolbe, Lori Comeau, Greg Davis, Peter Zeigler, Greg Davis (Via Zoom), Mike Heller (Via Zoom)

**Board Members Absent:**

**HD Club Administrator Present:** John Langhauser

**Community Management Present:** Travis Houk, Craig Nisbett, Lisa Reed, Valerie Steger, Southern States Management Group

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

**Approval of Minutes: March 21, 2022**

**On MOTION by Linda Steggerda, seconded by Peter Zeigler, with all in favor, the Board approved the minutes of the April 18, 2022 Board Meeting with following amendments:**

- The new Committee names, not the existing ones, should be used on the appointment motions. For example, Community Planning should be changed to Strategic Planning; Security should be changed to Safety.
- Under Oasis Key Terms and Conditions, add under the assessment bullet; "HDOA Assessments go to 100% if the lots are transferred to a third party" as the first sentence and in the motion.
- Under Oasis Key Terms and Conditions, add under the surety bullet; "there is a refundable cash security deposit of \$200K, plus the two completion surety bonds" as the first sentence and in the motion.
- Under Oasis Key Terms and Conditions add under the insurance bullet; "umbrella policy with \$25 Million/\$25 Million overage is required" as the first sentence and in the motion.

**Board Appointments**

- **Vice President**
  - **ON MOTION BY Margaret Colon, seconded by Linda Steggerda, with all in favor the Board voted on whether to appoint Greg Davis at the Vice President; replacing Peter Zeigler who resigned the position. Motion carries.**
- **La Grande Administrator**
  - **ON MOTION BY Linda Steggerda, seconded by Lori Comeau, with all in favor the Board voted on whether to appoint Steve Hastings to the La Grande Provence Administrator seat on the HDOA Board. The seat is currently vacant with the resignation of Ms. Beth Thomas. Motion carries.**

- **Safety/Maintenance**
  - **ON MOTION BY Linda Steggerda, seconded by Peter Zeigler, with all in favor the Board voted on whether to appoint Doug Guarino to the Maintenance Committee. Motion carries.**
  - **ON MOTION BY Greg Davis, seconded by Peter Zeigler, with all in favor the Board voted on whether to appoint Kevin Porter to the Safety Committee. Motion carries.**
- **Social & Activities**
  - **ON MOTION BY Margaret Colon, seconded by Linda Steggerda, with all in favor the Board voted on whether to appoint Susan Miller and Susan Porter as co-chairs of the Social & Activities Committee. Motion carries.**
  - **ON MOTION BY Shannan Kolbe, seconded by Linda Steggerda, with all in favor the Board voted on whether to appoint Veronica Dozier to the Social & Activities Committee. Motion carries.**
- **Communications**
- **Strategic Planning**
  - There were no votes on the Communications Committee or Strategic Planning Committee appointments. Member Ken Yarbrough is interested in joining the Communications Committee and will be invited to attend the next meeting
- **Community Management**
  - **ON MOTION BY Margaret Colon, seconded by Lori Comeau, with all in favor the Board voted on whether to appoint Barbara Brodie as the Chair for the Community Management Committee. Motion carries.**

#### **Hammock Dunes Club Administrator by John Langhauser**

- Mr. John Langhauser announced the new Club General Manager will start in 3 weeks. He stated that the driving range would be closed for repairs/refurbishing for 1 month, beginning June 1<sup>st</sup>.

#### **John Lindsley, Brown & Brown Insurance**

- **2022 HDOA Insurance Proposal**
  - John Lindsley with Brown & Brown Insurance of Daytona Beach provided Board Members with an insurance presentation per his 2022-2023 Insurance Proposal Renewal for the Association's 7 policies. He stated there is an 18% increase over last year's premium. Margaret Colon stated that the increase is still under budget. Ms. Kolbe asked that an endorsement for business income be added to the package policy and Mr. Lindsley will get a quote.
    - **ON MOTION BY Margaret Colon, seconded by Linda Steggerda, with all in favor the Board approved the 2022-2023 insurance proposal as presented with the addition of a Business Income endorsement and a not-to-exceed total premium of \$50,000. Motion carries.**

#### **Committee Reports**

- **Maintenance Committee by Linda Steggerda**
  - Ms. Steggerda gave a report of current maintenance projects. She stated that proposals were being accepted for both bridge engineering inspections and fencing upgrades along AIA. She stated that Committee Members inspected trees for possible removal at Lake San Gabriel and agreed to remove the palms that were leaning. She stated that the Committee is aware of the

Kudzu problem but acknowledged that most of the Kudzu is located on DCDD property and a meeting is planned with DCDD reps. No action items for the meeting.

- **Financial by Shannan Kolbe**

- Ms. Kolbe provided the financial report. She gave a brief description of how the \$2.6 million dollar budget is allocated. Landscaping, Maintenance, Security, Reserves, and administrative costs are major parts of the budget. She also noted that the Association has used \$24,000 of the budgeted amount of \$28,000 for legal fees. Ms. Kolbe indicated there is a legal firm that she knows well that can handle the Association's collection work on a contingency basis and which will eliminate any unnecessary legal expenses.

- **ON MOTION BY Shannan Kolbe, seconded by Linda Steggerda with all in favor the Board voted on whether to award the Association's collection contract to the law firm of Smith, Brigman, and Brock, attorney Frank Ganz, on a contingency basis pursuant to a final contract being provided/approved by the Board. Motion carries.**

- **Strategic Planning by Nancy Geisler**

- Ms. Nancy Geisler gave a report on Competitive Advantage and recommended that the complete workbook be distributed to the Board and members of the community.

- **Communications & Community Relations by Tom Culligan**

- Mr. Tom Culligan confirmed the website rollout is going well with multiple meetings over the next few weeks. Mr. Culligan was asked by the Board to remind residents of speed limits within the community and to notify everyone of upcoming Board Meetings.

- **Social & Activities by Margaret Colon**

- The new Social & Activities Committee co-chairs plan to present a social plan at the June Board of Administrators meeting.

- **Safety & Emergency Response Committee by Greg Davis**

- **Ave. de la Mer Stop Bar and Speed Humps**
- **Access Control Contract Bid Timing**

- Greg Davis stated that speeding, as well as stop sign violations, are a safety concern on Avenue de la Mer. Multiple audience members offered personal testimony on the speeding and stop sign issues on Ave. de la Mer. Mr. Davis indicated white stop bars should be painted at the three-way-stop. Further, speed humps should be reconsidered in strategic locations. The Board discussed the need for speed humps and the previous decision by the HDOA Board to eliminate them.

- **ON MOTION BY Greg Davis, seconded by Lori Comeau, with all in favor, the Board voted on whether to install white stop signs strips at the Ave. de la Mer three-way-stop and install 2 speed humps on Ave. de la Mer. Motion carries.**

- Greg Davis stated that he wanted to set the expectation that due to time constraints, the Securitas contract may likely be extended. He also stated that the Vulnerability Study will begin on Monday May 23rd, with assistance from the Flagler County Sheriff's Office.

- **Design Review by Lori Comeau**

- Ms. Comeau confirmed the DRC remains extremely busy as the minutes reflect. The Committee continues to be on track to have close to 200 applications.

- **Shoreline Management by Mike Heller**

- The short-term focus is on the Grande Mer dune restoration project and bids are due back on May 20<sup>th</sup>. Once the bids are received and reviewed, the discussion will be brought to the Board for their review. He indicated that Hammock Dunes is not included with any of the post Dorian Flagler County work; however the Committee plans to reach out to the County to understand how Hammock Dunes can be plugged in with future plans.

### **Association Updates/Discussion**

- Ms. Colon reported the negotiation team met with Mr. Mezzell from the Oasis Development and Mr. Mezzell has developed an action plan. The team will meet with him in a few days to review what he has developed.
- Ms. Colon indicated the Bylaw Amendment along with Committee Structure will reviewed at the June Board Meeting.
- The Settlement Agreement pursuant to the Declarant seats has been signed and is extended until the 2023 HDOA Annual Meeting.
- Ms. Colon reminded everyone about the Security Cost Allocation Meeting that is schedule for Tuesday, May 17, 2022.

### **Community Manager Report**

- Mr. Houk reported the two Hammock Dunes artists associated with the Flagler County Turtle Trail Project have identified three locations to install the proposed public art turtle. The locations are all situated around the Main Gate community entrance. Mr. Houk provided renderings of each location. The Board asked Mr. Houk to ask the artists to review alternate locations near the exit lane by the Clock Tower or perhaps A1A and report back.

### **New Business**

- Ms. Colon suggested that the July HDOA meeting be cancelled to accommodate Administrators who may be vacationing. A final decision will be made at the June meeting.

### **Audience Comments**

No additional comments from the audience.

### **Adjournment**

**ON MOTION BY Peter Zeigler, seconded by Linda Steggerda, the Board of Administrators meeting was adjourned at 11:57am**