

**Hammock Dunes Owners Association, Inc.  
Board of Administrators Meeting  
September 20, 2021**

**Call to Order:**

The duly noticed monthly Board Meeting was called to order by Mike Gill at 10:00 a.m.

**Board Members Present:**

Mike Gill, Margaret Colon, Lori Comeau, Beth Thomas, Mike Heller, Warren Crooks, Marge Rooyakkers, Linda Steggerda

**Board Members Absent:**

Hunt Hawkins

**HD Club Administrator Present:**

Robert Neely

**Community Management Present:**

Travis Houk, Craig Nisbett, Rosie Maisonet Southern States Management Group

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

**Approval of Minutes: June 21, 2021**

**On MOTION by Warren Crooks, seconded by Margaret Heller, with all in favor, the Board approved the minutes of the June 21, 2021 Board Meeting with the following amendment:**

- The first paragraph under New Business is replaced with the following paragraph: Mr. Heller addressed Mr. Gill's and Mr. DeGovanni's remarks by stating there are aspects of what each said that he believes are incorrect, exemplifying the need for a dedicated special meeting. In such a forum Administrators could be fully informed in a rational manner. Mr. Heller disagreed with the premise that Declarant Board seats were required to attract talent referencing the Shoreline Committee and the former DDC Committee as examples of volunteer talent. Finally, Mr. Heller commented that it was not the acquisition of Declarant Rights in 2013 that is the source of the dispute. Rather, he questioned whether those rights included 2 voting Declarant seats to the Board. In Administrator Heller's opinion, that is the basis of the dispute as well as the statutory violation, with the latter being intolerable for the Community going forward.

**Approval of Minutes: August 16, 2021**

**On MOTION by Warren Crooks, seconded by Margaret Colon, with all in favor the Board approved the minutes of the August 16, 2021 Board Meeting with the following amendment:**

- Warren Crooks was not in attendance and should be notated.

**Hammock Dunes Club Administrator by Bob Neely**

Mr. Neely reported that a meeting was not held in the month of August, however he reported the following: Mask wearing continues in September but may be changed soon, Financials continue to look good, a survey was completed with the members, and the Club Board will consider live meetings soon.

## Committee Reports

- **Maintenance Committee by Linda Steggerda**
  - Ms. Steggerda reported on the following: The Clock Tower is now working and the repairs complete and the maintenance audit for all Hammock Dunes gates is now complete. The Committee is reviewing updated proposals to address tailgating at the unmanned exit gates including the South Gate. Phase three of the light pole project is still in process with an October start date. The Board discussed the addition of two new walkovers in Playa del Sur and Mr. Houk indicated he was working with Mr. Heller on updated quotes.
- **Financial Committee by Margaret Colon**
  - **Treasurer's report**
    - Ms. Colon Loan confirmed the Intracoastal bank loans have been successfully reduced/modified to a lower rate. Legal fees were less than quoted from \$2000.00 to \$700.00.
    - The HDOA brought closure to the Flagler County Dunes Replenishment Contract. The results are that the HDOA will receive a refund of taxes paid in the amount of \$106,582.77 by November 1, 2021. These funds will be deposited into the Special Assessment Fund. In addition, the HDOA was relieved of having to pay the final 2 installments of \$407K each, bringing the total resolution to over \$900K in our favor.

### **Close-out of Flagler County Sand Replenishment Contract, VOTE**

- **ON MOTION BY Margaret Colon, seconded by Linda Steggerda, with all in favor the Board voted on whether to accept the close-out of the Flagler County Sand Replenishment Contract as described. Motion carries.**
- **Community Planning Committee by Margaret Colon**
  - Ms. Colon updated the Board about the actions completed during the past month regarding electronic voting, roll out of the new logo, and the third quarter real estate report.
  - **Approve CPC Funds to Support the EZ Vote Rollout and Into of New HD Logo, VOTE**
    - **ON MOTION BY Margaret Colon, seconded by Lori Comeau, with all in favor the Board voted on whether to approve the use of the CPC budget funds not to exceed (\$3,000.00) to order visors with the new HD Logo to support the EZ-Vote rollout and introduction of the new Hammock Dunes logo. Motion carries.**
  - **HD Logo, VOTE**
    - **ON MOTION BY Margaret Colon, seconded by Warren Crooks, with all in favor the Board voted on whether to send an email blast about the new logo as outlined in the Board package to the HD Community. Motion carries.**
- **Communications & Community Relations by Tom Culligan**
  - Mr. Culligan updated the Board on all upcoming communications and reported that the Covid-19 weekly updates will continue for now. Mr. Culligan also informed the Board that an outline will be sent with the new website design.

- **Social Committee by Warren Crooks**

- Mr. Crooks informed the Board about the Social Committee meeting held on August 23, 2021. It was determined by Committee to have a Beach Event/Party on October 23, 2021. Finger food will be provided. Mr. Crooks will work with Mr. Culligan Mr. Houk about communicating for the party.

- **Security & Emergency Response Committee by Beth Thomas**

- Ms. Thomas reported the issue with tail gating at the Island Estates gates continues to be an issue with contractors and the recommended action is to contact the Flagler County Sheriff for violators that trespass. The Board had discussion about contacting the Sheriff's office and what policies should be in place to combat tailgating. Ms. Thomas indicated that she and Mr. Houk would attempt a meeting with the Flagler County Sheriff to understand some options and see what they recommend.

- **Design Review Committee by Margaret Colon**

- **Appointment of Jonathan Worrall, VOTE**

- Ms. Colon introduced Mr. Worrall and gave a brief background of his qualifications.
- **ON MOTION BY Linda Steggerda, seconded by Margaret Colon, with all in favor the Board voted on whether to appoint Jonathan Worrall to the Design Review Committee made a motion to approve the appointment of Jonathan Worrall to the Design Review Committee. Motion carries.**
- Mr. Houk answered a question from an audience member about the DRC and indicated he would forward any comments or questions about any submittal to the DRC. Mr. Houk confirmed the September meeting was cancelled due to travel from several of the members.

- **HD Shoreline Management Committee by Mike Gill**

- Mr. Gill confirmed the Emergency Management Plan in place, and has contracts for execution of the plan if needed. Permits are applied for, and are in the approval process. Funding is in good shape with \$281k in the Special Assessment Fund for sand, and with \$275k in the Disaster Reserve Fund. Fence and plantings will continue. The Board is exploring partnerships with government to match funding source with the County and DCDD.

- **Association Updates/Discussion**

- Mr. Gill asked the Board to consider the appointment of a President at their October meeting.

- **Manager's Report – by Travis Houk**

- Mr. Houk provided a manager report to the BOD packet and recommended anyone to reach out to management for any assistance needed.

- **New Business**  
No new business to report.
- **Audience Comments**
  - The Board answered questions from the audience.
- **Adjournment**

**ON MOTION BY Marge Rooyakkers and seconded Linda Steggerda by the September 20, 2021 Board of Administrators meeting was adjourned at 11:53am**

**The next meeting will be held on Monday, October 18, 2021 at 10:00am**