

Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting Minutes
October 16, 2023

Call to Order:

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

Board Members Present: Greg Davis, Andy Tynes, George DeGovanni, Michael Heller, Mark Larmore, Ron Foudray, Eric Lutker

Board Members Absent: Jinny Crum-Jones, Phil 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.

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.

Appointments

- Granada Estates Community Administrator
 - During the September Board meeting, Mr. George DeGovanni stated his intent to resign from the Board upon the appointment of his successor. Mr. George Bagnell, former HDOA President, submitted a candidate sheet. There were no other candidate sheets received for the Granada Estates Administrator seat.
- **ON A MOTION MADE BY MR. MICHAEL HELLER, seconded by Dr. Eric Lutker, the Board voted on whether to appoint Mr. George Bagnall as Granada Estates Administrator for the remaining term. On a role call vote with all in favor, the motion passed unanimously.**
- **Finance Committee Structure**
 - Three former Finance Committee members resigned due to personal commitments.
 - Mr. Mark Larmore proposed HD owners, Jim Feeney and Ron Meyer; both have extensive experience in finance.
- **ON A MOTION MADE BY MR. MARK LARMORE seconded by Mr. Foudray, the Board voted on whether to appoint Jim Feeney and Ron Meyer to the Finance**

Committee which would make the Committee as follows: Mr. Mark Larmore as Chair, Ms. Jinny Crum-Jones, Mr. Jim Feeney and Mr. Ron Meyer. On a call to vote, with all in favor, the motion carried unanimously.

- **Social Committee Liaison and Committee Structure**
 - The Committee had not been ratified as of yet. Mr. Phillip Dolamore volunteered to be the Board Liaison along with Ms. Susan Miller, Ms. Nancy Geisler and Lisa Fisher as chairs, Ms. Joyce Casis, Mr. Brian Kargle, Ms. Debbie Kodish, Ms. Laurie Johnston and Ms. Kelly Pirello as members.
- **ON A MOTION MADE BY DR. ERIC LUTKER, seconded by Mr. Mark Larmore the Board voted on whether to approve Mr. Phillip Dolamore as Board Liaison for the Social Committee. On a call to vote, with all in favor the motion passed unanimously.**
- **ON A MOTION MADE BY DR. ERIC LUTKER, seconded by Mr. Andy Tynes, the Board voted on whether to appoint Ms. Susan Miller, Ms. Nancy Geisler, Ms. Lisa Fisher, as the Social Committee Chairs, Ms. Joyce Casis, Mr. Brian Kargle, Ms. Debbie Kodish, Ms. Laurie Johnston and Ms. Kelly Pirello as Committee members, on a call to vote, the motion passed unanimously.**
- **Maintenance Committee Chair**
 - Mr. DeGiovanni was the Maintenance Committee Chair and because of his resignation a new Chair would need to be appointed.
 - Mr. Bagnall volunteered to become the Maintenance Committee Chair.
 - Mr. Foudray volunteered to be a Maintenance Committee member if the Committee was looking for new members.
- **ON A MOTION MADE BY DR. ERIC LUTKER, seconded by Mr. Michael Heller, the Board voted on whether to appoint Mr. George Bagnell to become the Maintenance Committee Chair. On a call to vote, with all in favor the motion passed unanimously.**

Finance Committee

- **FY 2024 Budget Status Update**
 - The Finance Committee met and created a draft budget for the HDOA, Granada Estates and Ocean Estates Neighborhood Association.
 - Mr. Foudray reviewed the reserve study from 2022 and was concerned with the amount of money that was allocated to the reserves for the bridges. Only four bridges had been allocated for. He had questions about the recommendation from the Reserve study regarding the bridges and reserves allocated to the bridges. Mr. Larmore stated there was a group working on confirming what Association owns what bridges which would help determine the future amounts of funds allocated to the Bridge reserves.
 - The Board discussed other expense items such as the dune restoration reserve; however, Mr. Davis reminded the Board the budget would be specifically

reviewed at the Budget Workshop on Monday, October 23, 2023 at 10am via Zoom.

- **Wright & Casey Collections Agreement**
 - Wright & Casey was the HDOA's long term collection attorney. Mr. Houk proposed to the Board the HDOA go back to Wright & Casey for the HDOA's collection accounts. The current collections firm has not performed. The attorney from Wright & Casey that would be working on the HDOA accounts was involved with the HDOA in the early 2010's and had significant success.
 - Mr. Davis stated the current collections policy does not change and asked for a more granular process of collections. Mr. Houk stated once the new attorney is updated and working on the delinquent accounts, he will work on this process/report.

- **ON A MOTION MADE BY MR. MICHAEL HELLER, seconded by Mr. Mark Larmore, the Board voted on whether to approve engaging the law firm, Wright and Casey, as the HDOA's collections attorney. On a call to vote, with all in favor the motion carries unanimously.**

Shoreline Management Committee

- The Florida State's Delegates, Speaker Paul Renner and Senator Travis Hutson had conducted a legislative meeting for the municipalities to make their funding requests for the next legislative session. Flagler County requested an additional 27 million dollars to complete the future dredge project. The dredge project would be north from Flagler Beach to the St. John's County line.
- Mr. Greg Davis was asked to speak on the County's behalf and HDOA's behalf for additional funding. Mr. Davis felt that he had Speaker Renner's and Senator Hutson's support for the additional funding to Flagler County.
- Flagler County and the HDOA are working together to draft a letter to the legislature requesting the funding to be approved.
- Mr. Greg Davis reiterated that the sand placement was the first time that funding did not come from the HDOA.
- Mr. Greg Davis also went over different funding sources pertaining to the Perpetual Easement.

Communications-Townsquare:

- Mr. Houk gave a brief summary of Townsquare, which is a communication platform that SSMG uses for a majority of their clients. The platform is still in development. Board Administrators, Mr. Andy Tynes, Mr. Ron Foudray and Dr. Eric Lutker are part of this venture.

HDOA/IENA Working Group Update:

- The informal working group consisting of Board Administrators, Mr. Michael Heller, Ms. Jinny Crum-Jones and Mr. Ron Foudray, and IENA Representatives, Ms. Mary Betsill and Mr. Jonathan Worrall have met twice. Mr. Ron Foudray was invited to join when he became the Island Estates Owners' Association Administrator.

- The Board subsequently approved a Small Working Group led by HDOA legal counsel to establish title, land use and cost responsibility for certain parcels.
- Five subjects of concern were as followed:
 - Ownership of Island Entrance Property, Guardhouse, Gates and Bridges.
 - Discrimination with regards to Community access and cost vs. nonresident club members.
 - Mr. Houk confirmed that nonresident club members' transponders now only work on the gates that give access to the Hammock Dunes Club amenities.
 - Allocation of expense, and involvement in special projects.
 - Disparity of assessments in amount paid vs. benefit returned.
 - Design Review Committee (DRC) (representation, processes and funds management)
- Further discussions over the topics above await the outcome of the Small Work Group's efforts.
- During the discussion Mr. Ron Foudray brought up there was a comment that the working group was informal with no authority or accountability. Mr. Foudray wanted the small working group to become formal and made a motion to make the informal working group to a formal working group. The motion was not seconded and therefore was null and void. Mr. Heller advised that the HDOA Board was the sole formal governing authority.

Approval of Minutes, August 21, 2023 and September 18, 2023

- **ON A MOTION MADE BY MR. HELLER seconded by Dr. Eric Lutker, the Board voted on whether to approve the August 21, 2023 and September 18, 2023 minutes. On a call to vote with Mr. Heller, Mr. Foudray, Mr. Larmore, Mr. Tynes, Mr. Davis, and Dr. Lutker in favor and Mr. George Bagnall abstaining the motion passed.**

ON A MOTION MADE BY MR. MARK LARMORE, seconded by Mr. Ron Foudray, the Board voted on whether to adjourn the meeting. On a call to vote, with all in favor the meeting adjourned at 12:20pm.