

**Hammock Dunes Owners Association, Inc.  
Board of Administrators Meeting Minutes  
February 20, 2023**

**Call to Order:**

The duly noticed monthly Board Meeting was called to order by Greg Davis at 10:00 a.m., In person in the Board room at the Hammock Dunes Club and via Zoom Webinar video conference.

**Board Members Present:**

Via Zoom: Greg Davis, Phillip Dolamore, Steve Hastings  
In person: Shannan Kolbe, David Betsill, Mike Heller, Doug Guarino

**Board Members Absent:**

**Hammock Dunes Club Present:** John Langhauser

**Community Management Present:** Travis Houk and Brie Cunniff Southern States Management Group

A quorum was established. A Sign-In Sheet was filed for in person attendees. Other attendees were over Zoom.

**Approval of Minutes: December 12, 2022**

- **ON A MOTION BY Mr. Michael Heller, seconded by Mr. Phillip Dolamore, the Board voted on whether to approve the December 12, 2022, minutes:**
  - Mr. Guarino wanted to add to the minutes, "After a lengthy discussion regarding the ephemeral nature of our sand replenishment, which all agreed was "sacrificial sand", Mr. Guarino requested to be put on record favoring the budgeted Dune Maintenance Reserve of \$667,920.00 to be itemized as an Operating Expense and not an Unrestricted Reserve item.
- **MOTION AMENDED, ON A MOTION BY Mr. Doug Guarino made a motion to amend the minutes seconded by Mr. David Betsill to add that Mr. Guarino requested to be put on the record favoring the budgeted Dune Maintenance Reserve of \$667,920 be itemized as an Operating Expense and not an Unrestricted Reserve item.**
  - Mr. Davis stated this motion does not change the material outcome of the meeting.
  - Mr. Guarino wanted to ensure that his comment was on the record. Instead of voting on amending the minutes Mr. Guarino decided to withdraw his motion to amend the minutes and his comment will be noted as a memo to file.

**Mr. Guarino withdrew his motion to amend the minutes and Mr. Betsill withdrew his seconded motion.**

- **On a call to vote back to the original motion: ON A MOTION BY Mr. Michael Heller, seconded by Mr. Phillip Dolamore, the Board voted on whether to approve the**

December 12, 2022, minutes as written. On a call to vote the motion passes 6 -1. (Mr. Heller, Mr. Guarino, Mr. Hastings, Mr. Davis, Mr. Betsill, and Mr. Dolamore all in favor and Ms. Kolbe opposed).

#### Approval of Minutes: January 23, 2023

- **ON A MOTION BY Mr. Michael Heller, seconded by Ms. Shannan Kolbe, the Board voted on whether to approve the January 23, 2023, minutes as written. With all in favor the motion carries.**

#### Approval of Minutes: February 9, 2023

- **ON A MOTION BY Michael Heller, seconded by Ms. Shannan Kolbe, the Board voted on whether to approve the February 9, 2023, minutes as written:**
  - The Board had discussion about amending the motion specifically the last bullet point under Shoreline Management Committee that begins with, "There was a heated exchange..."
- **MOTION AMENDED, ON A MOTION BY Doug Guarino, seconded by David Betsill the Board voted that the sentence "There was a heated exchange between Mr. Eckert, Mr. Guarino and Mr. Betsill about whether the vote should be delayed to allow more discussion." be removed from the minutes to be replaced with, " Mr. Eckert was asked to leave the meeting room due to his actions stemming from his opposition to a prior motion to postpone this vote and call for a community wide meeting to discuss the Perpetual Easement Agreement. His personal aspersions directed at two Board Administrators, Mr. Betsill and Mr. Guarino, and his disruptive behavior during a discussion period with a motion on the floor were deemed unacceptable. On a roll call to vote the motion does not carry 4-2-1. (Mr. Davis, Mr. Heller, Mr. Dolamore, Ms. Kolbe were not in favor, Mr. Guarino and Mr. Betsill in favor, Mr. Hastings abstained.)**
- **On a call to vote back to the original motion: ON A MOTION BY Michael Heller, seconded by Shannan Kolbe, the Board voted on whether to approve the February 9, 2023, minutes as written. On a call to vote the motion carries 5-2. (Mr. Dolamore, Mr. Heller, Mr. Hastings, Ms. Kolbe and Mr. Davis in favor, Mr. Guarino and Mr. Betsill opposed.)**

#### Opening Comments, Greg Davis:

- Mr. Davis addressed the following items in his opening statements:
  - Due to commitments for the Board Room conference room, there is a hard stop at 12pm.
  - He reminded the Board that meeting minutes are a summary of the previous meeting; specifically capturing the action items and motions. They are not a transcript.

#### Shoreline Management Committee Update, Greg Davis Perpetual Easement Update:

- Mr. Davis invited David Condit, Shoreline Management Committee (SMC) Volunteer Attorney, John Langhauser, SMC Volunteer Attorneys and David Eckert to lead the discussion if there are questions.
  - Mr. Davis stated Flagler County pulled the Perpetual Easement Agreement for consideration from their February 20, 2023, BOCC agenda due to wording changes that were needed that were potential material changes to the agreement that he did not have the authority to accept.
  - Mr. Davis reviewed action items for the Committee in February and March 2023 with includes additional meetings with Flagler County Commissioners and/or staff along with updated Board Meetings to approve or reject the revised documents.
  
- Mr. Betsill stated several comments including some reasons he voted no for the Perpetual Easement Agreement last month. Included in the discussion was the need for a town hall with County representation, concerns the agreement did not resolve flooding issues, uncertainly with County responsibilities and what triggers FEMA eligibility, concerns about being the first to adopt the agreement, and confusion on what nonmaterial changes means.
  - Secondly, Mr. Betsill felt changes could be incorporated in the way the Shoreline Management Committee operated including transparency on meetings, more owner engagement and document review, the makeup of the Committee and leadership/expertise structure, investigation of other armoring/permanent options, dune reserve utilization, and more community input. Mr. Betsill confirmed he is in favor of a Shoreline Management Committee.
  
- Mr. Davis reiterated the majority of the Board does not share the same concerns. Mr. Davis stated the dunes should have been addresses years ago. Further, he stated the makeup of the Committee has valuable resources including owners with different skill sets and high-level expertise. Also, he confirmed neighborhoods are represented on the Committee and the working group that is working on the perpetual easement.
  
- Mr. Heller added the Community at large supports everything that Shoreline Committee has done to date and is doing. The Perpetual Easement is a breakthrough document and is a step to the path of what the community needs. Mr. Heller stated in his perspective the sentiment expressed by Island Estates administrator do not represent the entire community.

**Design Review Committee, Philip Dolamore  
Committee Member Appointment, Michael Fisher:**

- Mr. Dolamore confirmed that Ms. Ginny Mulligan resigned due to personal reasons and there is an opening on the Committee.
  
- **ON A MOTION MADE BY PHILIP DOLAMORE, seconded by Shannan Kolbe the Board voted on whether to appoint Mr. Michael Fisher to the Design Review Committee. Motion carries with a 5-0-2 vote. Mr. Betsill and Mr. Guarino abstained.**

**Ad Hoc Committee, Negotiation of Two Camino Lease, Philip Dolamore:**

- Mr. Dolamore would like to create an Ad Hoc Committee to negotiate a new lease for the Two Camino Office Building.

- **ON A MOTION MADE BY PHILIP DOLAMORE, seconded by Michael Heller the Board voted on whether to appoint Philip Dolamore, Michael Fisher and Ms. Shannan Kolbe to the Ad Hoc Committee for the lease renewal of the Two Camino office building. With a call to vote, 5-1-1, Ms. Kolbe, Mr. Dolamore, Mr. Heller, Mr. Hastings and Mr. Davis in favor, Mr. Guarino not in favor and Mr. Betsill abstaining, the motion carries.**

**Agenda Items**

- **ON A MOTION MADE BY DOUG GUARINO, seconded by Shannan Kolbe the Board voted on whether to schedule all agenda items that have not been discussed at the current Board Meeting to the next monthly Board Meeting. With a call to vote, all in favor, motion carries unanimously.**

**Adjournment**

**ON MOTION BY PHILIP DOLAMORE, seconded by Doug Guarino, with all in favor, the Board of Administrators meeting was adjourned at 12:00PM.**

**These are draft minutes which will be adopted at the next regularly scheduled board meeting.**