



**HAMMOCK DUNES OWNERS' ASSOCIATION, INC.**  
**(Granada Estates and Ocean Estates Neighborhoods)**  
**785 W. Granada Blvd. ~ Suite 5 ~ Ormond Beach, FL~ 32174**

**NOTICE OF BOARD OF ADMINISTRATORS' MEETING**  
**September 23, 2024, 10:00AM**  
**Zoom Video Platform Only**

The Board of Administrators of the Hammock Dunes Owners' Association, Inc. will convene a Board of Administrators' Meeting on Monday, September 23, 2024, at 10:00AM. This meeting will only be held via the Zoom video platform. There will not be an in-person option. The Zoom invite and the agenda are at the bottom of this notice.

Questions regarding the meeting may be directed to Mr. Travis Houk or Ms. Brie Cunniff, 386-446-6333.

- I. Call to Order & Establishing a Quorum
- II. Opening Comments, Greg Davis/Travis Houk
- III. Design Review Committee
  - Island Estates Design Review Manual
- IV. Oasis at Hammock Dunes Document Package Review
  - Deeds and documents necessary to effectuate the Land Swap
  - Temporary Construction Easement
  - Permanent Easement
  - Proposed modifications to parking lot including addition of ten (10) parking spaces
  - Supplement to HDOA Declaration
  - Declaration of Covenants and Restrictions for Oasis
  - By-Laws for Oasis
  - Oasis Design Review Manual
- V. South Tower Property
  - Ad-Hoc Committee Appointment, Jane Ann Gass, George Page
  - Two Camino Lease
  - Development Agreement Review, BH Palm Coast 2626, LLC
- VI. Finance Committee
  - Collections Litigation, 11 Rue Grande Mer
  - Budget Workshop, November 4, 2024
- VII. DCDD Position Endorsement, William Baxter White
- VIII. HDOA Retention Records Policy
- IX. Certificate of 4<sup>th</sup> Amendment to the By-laws of the Hammock Dunes Owners' Association, Inc.
- X. Social Committee Appointment
  - Tri-Chair, Brian Kargel
  - Members, Mike Hayek & Rosie Del Rosario
- XI. Shoreline Management Committee
  - Flagler County Townhall
- XII. Approval of Minutes
  - July 15, 2024
- XIII. Audience Comments
- XIV. Adjournment

**Zoom Link:** <https://zoom.us/j/97360166124>

**Posted and Emailed:** Thursday, September 19, 2024