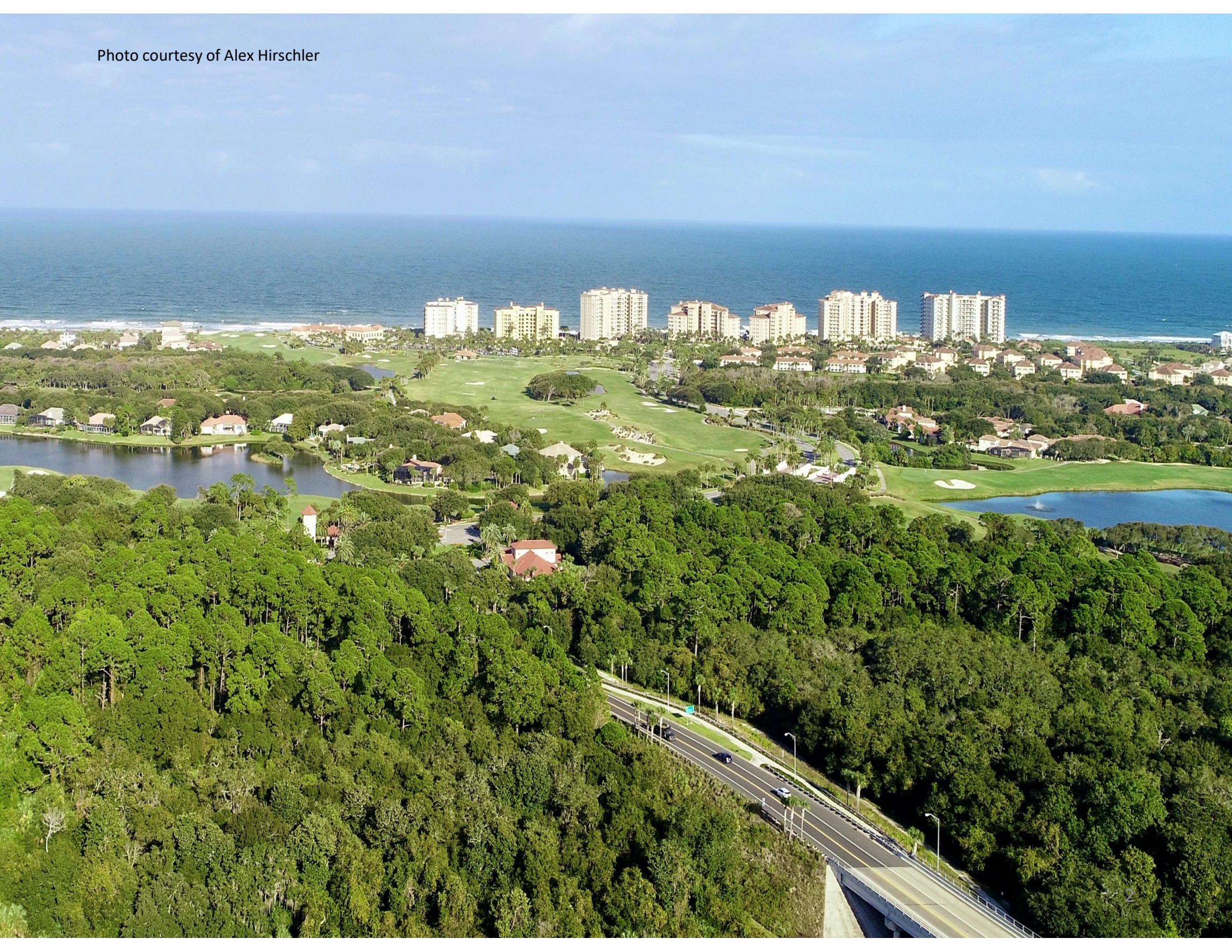




Hammock Dunes Owners' Association (HDOA)  
Annual Members Meeting  
March 25, 2024, 10AM

**Attention Owners:** Florida Statutes & HDOA rules specify that owners wishing to speak to a published agenda item must first sign-up prior to the start of the meeting. Please use the sign-up sheet that is available at the meeting. For Zoom participants, please use the Reactions button at the bottom of the Zoom screen to "Raise Hand" and the meeting administrator will ask which agenda item you would like to speak about. You will have a maximum of 3 minutes to speak. The sign-up window will remain open for 10 minutes after the start of the meeting. Please be patient until your name has been recognized.

Photo courtesy of Alex Hirschler





# Agenda



HDOA Board Introductions



Election of Board Administrators



2023 Impact Report and 2024 Priorities



Election & Voting Results



Comments

Owners are asked to “Raise Hand”



Adjournment



# HDOA Board Introductions

- **Greg Davis** - President, Duneview Administrator, (Chair) Shoreline Management Committee, (Chair) Safety Committee
- **Phillip Dolamore** – Vice President, Beachfront Administrator, Chair Design Review Committee, Social Committee Liaison
- **Mark Larmore** – Treasurer, Oceanfront Administrator, Chair Finance Committee
- **Michael Heller** – Secretary, Ocean Estates Administrator, Communications Liaison
- **Jinny Crum-Jones** – Assistant Treasurer, Waterfront Administrator
- **Ron Foudray** – Island Estates Administrator
- **Eric Lutker** – Villas Administrator
- **George Bagnall** – Granada Estates Administrator, Chair Maintenance Committee
- **Andy Tynes** – La Grande Administrator
- **Dalton Sirmans**– Club Appointed Non-Voting Administrator



# Election of Board Seats

- **Three Open Administrator Positions**
  - **Granada Estates, La Grande Provence, Ocean Estates**
- **Do we have any Nominations from the Floor for the Granada Estates Community?**
  - **Then Nominations for the Granada Estates Community are CLOSED**
- **Do we have any Nominations from the Floor for the La Grande Provence Community?**
  - **Then Nominations for the La Grande Provence Community are CLOSED**
- **Do we have any Nominations from the Floor for the Ocean Estates Community?**
  - **Then Nominations for the Ocean Estates Community are CLOSED**



## HDOA – Club Relationship

- ❑ Two Distinct Legal Entities
  - ✓ Separate Governing Boards and Governing Documents
  - ✓ Different Financial Guidelines and Budgets
  - ✓ Club is an HDOA member with 12 “Owner Votes”
  - ✓ We Work Closely Together, including coordinating Strategies and our separate Infrastructure Enhancements.
  
- ❑ HDOA - 1182 Home/Lot and Condo property owners
  - ✓ Club – 600+ of Club Members are property owners
  - ✓ Club properties managed and maintained by the Club
  - ✓ The HD Club is part of the Duneview Community and represented by the Duneview Administrator.
  
- ❑ HDOA - All the other roadways and common property, including Ocean Front Dunes, are owned and maintained by the HDOA or its Neighborhood
  
- ✓ Issues and concerns and/or incidents that occur on either property are the sole responsibility of either the HDOA or Club

# HDOA Day- to-Day Management

- **Southern States Management Group (SSMG) provides Day-to-Day Management and Oversight for all HDOA operations.**
  - **Single point-of-contact for all Hammock Dunes Owners' Association day-to-day operations.**
  - **Owners should contact the management agent for HDOA business.**
  - **Over 25 years managing HDOA.**
  - **HDOA Community Management Team:**
    - **Travis Houk, LCAM; [Travis@SSMGFL.com](mailto:Travis@SSMGFL.com)**
    - **Brie Cunniff, LCAM; [Brie@SSMGFL.com](mailto:Brie@SSMGFL.com)**
- **Located at Two Camino Office Complex (Main Gate Entrance). SSMG corporate office is in Ormond Beach.**

Contact SSMG for all HDOA related issues, concerns and/or “Atta-Boys”!

# 2023 IMPACT REPORT

2022 Post Hurricane Ian &  
Post Hurricane Nichole Dune  
Devastation

2023 Flagler County  
Emergency Sand Project





# SHORELINE

## Perpetual Easement:

- **Unanimously approved by the Flagler County BOCC on May 15, 2023.**
- **Subject to the terms of the Perpetual Easement, it provides Flagler County non-exclusive right to perform beachfront property reasonable rehabilitative, restorative, mitigative & maintenance action.**

## Emergency Dune Sand Project

- **Restored 6 cubic yards per linear ft. following the 13 cy/ft lost during the 2022 Hurricanes. The sand was at no cost to Hammock Dunes Owners; value to owners is approx. 6.1 million or \$5,100 per owner.**

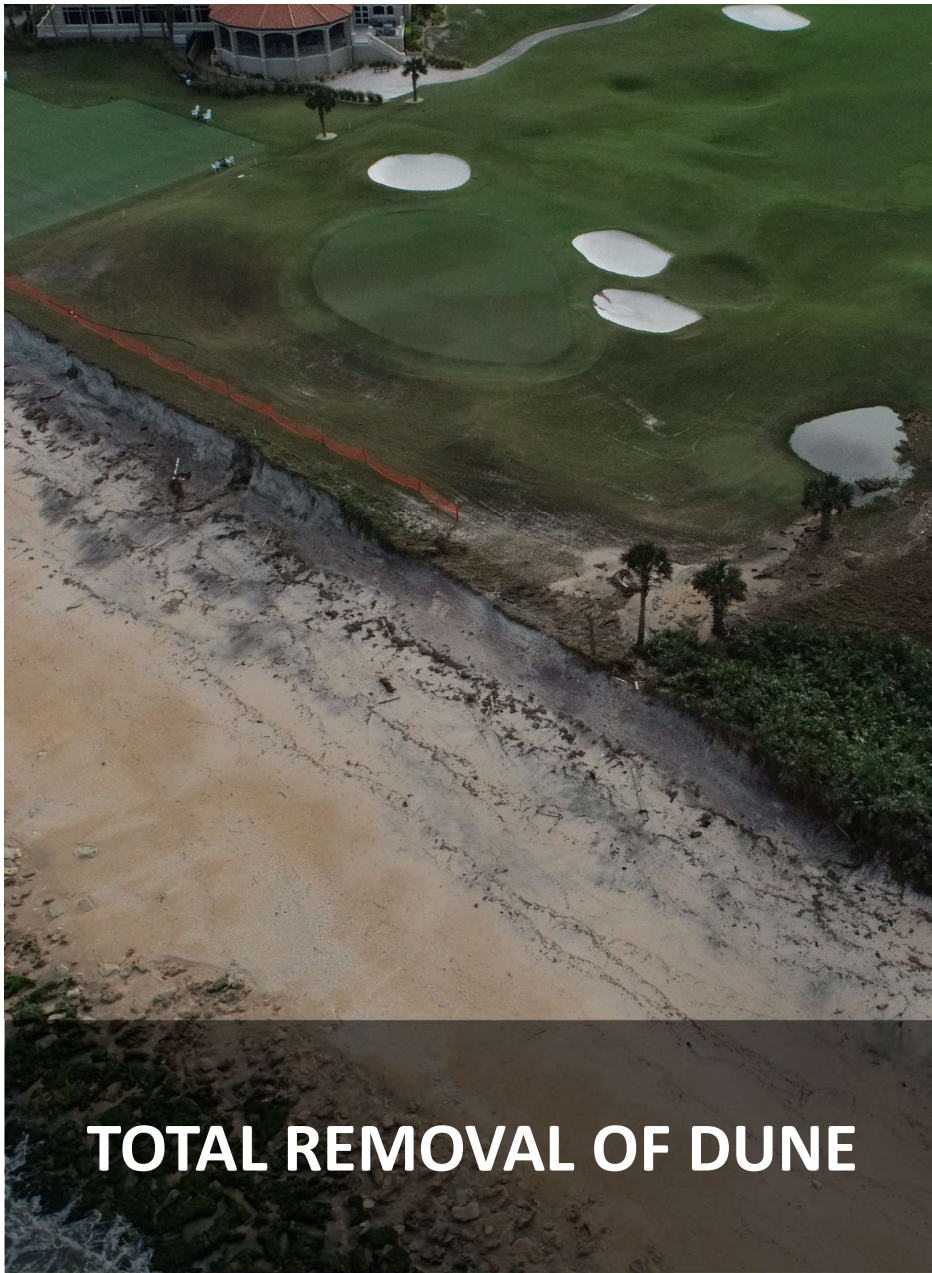
**HDOA is working closely with the Flagler County Board of County Commissioners and staff toward future sand projects of greater impact and magnitude.**



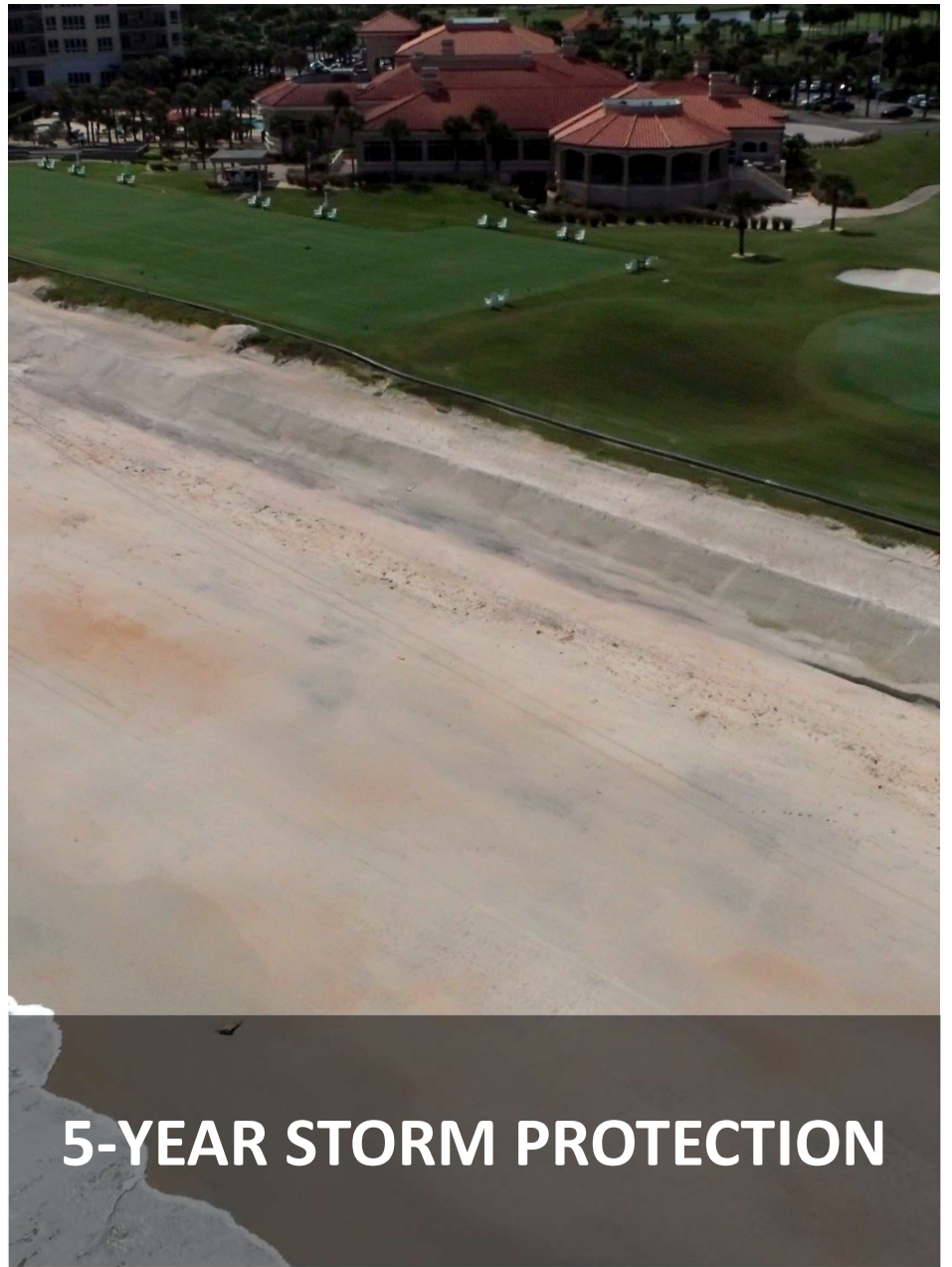
**BEFORE EMERGENCY SAND PROJECT**



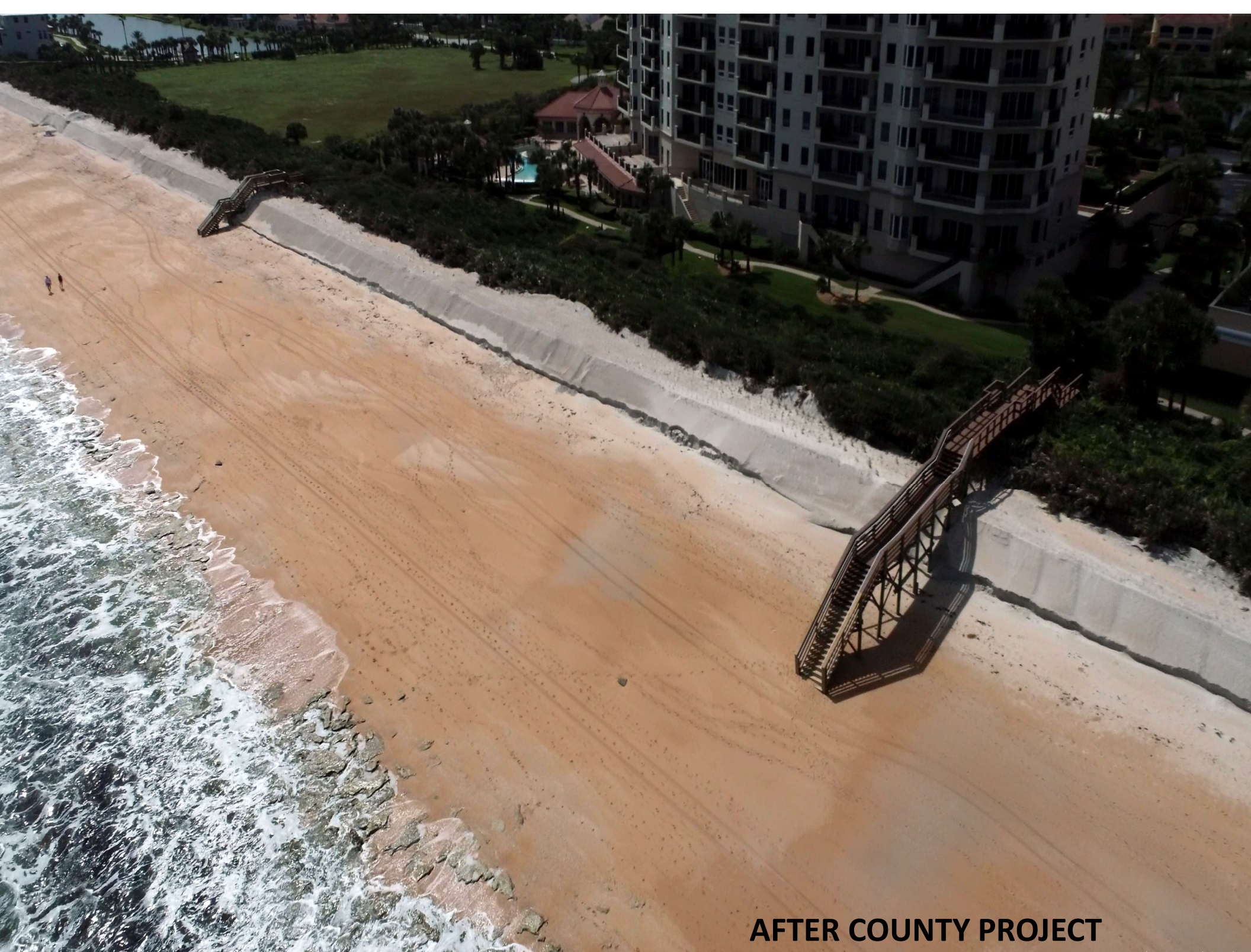
**AFTER EMERGENCY SAND**



**TOTAL REMOVAL OF DUNE**



**5-YEAR STORM PROTECTION**



**AFTER COUNTY PROJECT**

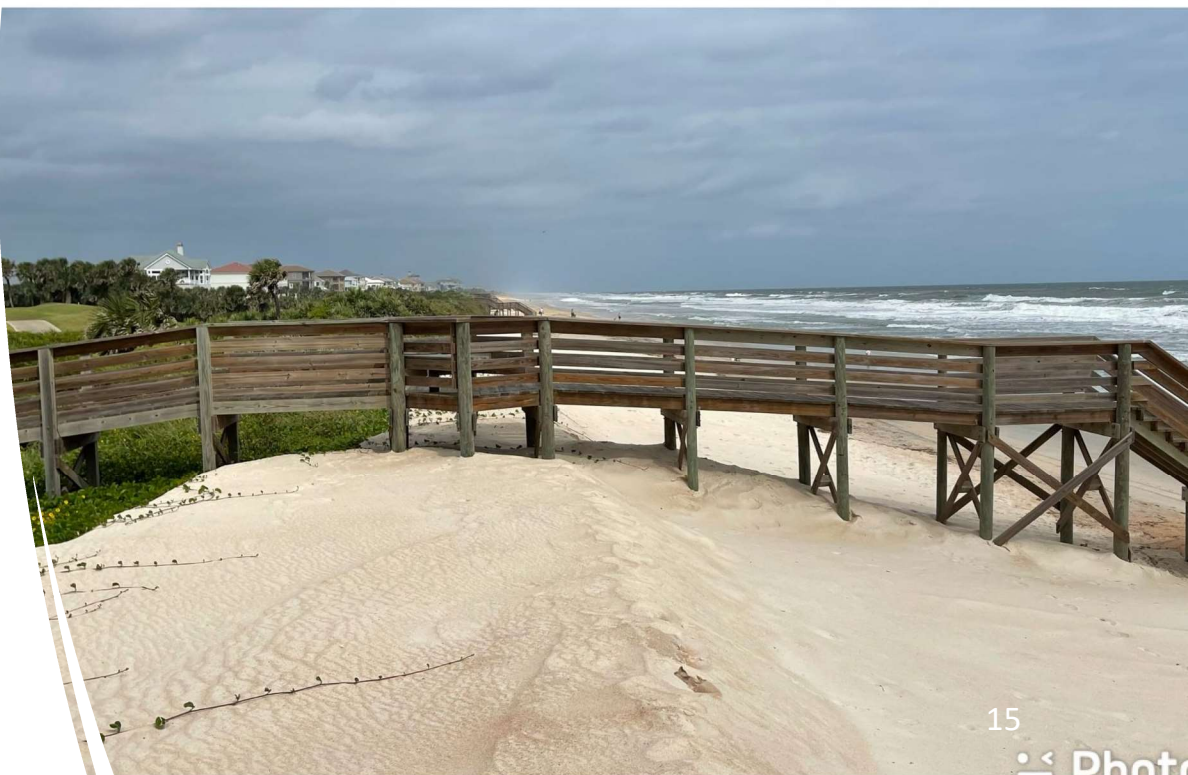


**AFTER Oct. 2023 Nor'easter**

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## Shoreline & Dune Walkovers

- **Dune walkover with dune sand restored & Post Hurricane Nichole.**



HDOA, HD Club, & DCDD repaired a major breach in the dune behind the Club croquet courts adjacent to a large temporary DCDD water pipe.





# Maintenance

## Landscape:

- Landscape services multi year contract renewal. Locked pricing and familiarity of service expectations.
- Beautification of common areas, gate entrances, lake banks, and roadways. Property value enhancement.

## Transponder Communication & Infrastructure

- Upgrade of network software technologies impacting all gates and the replacement of two transponder readers. Mitigation of gate failure and programming issues.

## Site Improvements

- Sidewalk panel replacement.
- Beach Walkover access repair.



## **Two Camino Office**

- **Commercial Building Maintenance Report**
  - **Evaluation of Assets and Components**
  - **Actionable Matrix Maintenance**
  - **Execution of Recommended Updates**
- **Interior Enhancements**
  - **Furniture replacement including conference room(s) overhaul & lobby makeover**
  - **Natural light enhancements**
  - **Beverage Center**
- **Community Center & Hub for Social Committee Events**

- 
- **2024 Maintenance Projects:**
    - **Street Pole Replacement – Composite and LED; Final Phase.**
    - **Granada Estates Paving Project.**
    - **Landscape beautification; Main Gate Entry Approach.**
    - **Rotary Fountain; new pump and motor unit.**

# SECURITY

- Securitas Vehicular Access Control Contract Renewal
  - Multi-year Contact Execution.
  - Officer Raises & Retention Focus.
  - Wireless Infrastructure Enhancements & Bandwidth Upgrades.
  - 33 Cameras Operational & Recording.
- Flagler County Sheriff's Office Vulnerability Study Support
  - Installation of hostile vegetation adjacent to A1A.
  - Perimeter fencing repairs South Gate & Jungle Hut Road.

**Continuing to implement Board approved FCSO Vulnerability Study recommendations.**



**Rick Staly, Sheriff**  
**FLAGLER COUNTY SHERIFF'S OFFICE**  
*"An honor to serve, a duty to protect."*

CONFIDENTIAL SITE SECURITY SURVEY



**SHERIFF RICK STALY**  
**FLAGLER COUNTY SHERIFF'S OFFICE**

*Assessment Team Member(s):* Commander Michael Lutz  
*This Assessment Visit was conducted on:* May 23rd, 2022

Distribution: N.A.  
Linked To: N.A.  
FCSO Form # INVS-176 (05/22)

Page 1 of 22

CONFIDENTIAL

# FINANCE

- **Execution of new 5-year lease for Two Camino Office.**
  - **Lease income up 35%.**
- **6.15% return on investments since November 2022.**
  - **\$116,000 interest income.**
- **Significant close-out of delinquent accounts; reduction in Bad Debt.**
- **Reserve balance up 43% from 2022.**

# Design Review for 2023

- **New Home Construction**
  - 4 new homes started construction.
- **New Home Construction In Process:**
  - 12 new homes are still in process not including the 4 new homes that started.
- **New Home Construction Completion:**
  - 5 homes were completed.



An aerial photograph of a coastal resort area. In the foreground, there's a large, multi-story building with a red-tiled roof and a swimming pool. To the left, a green golf course is visible. The middle ground shows a sandy beach and the ocean with waves breaking. In the background, there are more buildings and a dense line of trees.

Shoreline remains the top priority for the HDOA Board in 2024.

Flagler Beach Dredge Project  
Permit Modification  
Dredge Project Extension for Hammock Dunes  
University of Florida Partnership & Advance  
Technology  
Rock Mapping & Hardbottom Survey

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# Election Results

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- Administrator – Granada Estates Community
- Administrator – La Grande Provence Community
- Administrator – Ocean Estates Community





## Comments

For owners that have signed up to speak.

## Adjournment No Further Business

Upon adjournment the  
HDOA Board will convene  
an Organizational  
Meeting for the purpose  
of electing officers and  
Committee Chairs.