

**Hammock Dunes Owners Association, Inc.  
Board of Administrators Meeting  
August 15, 2022**

**Call to Order:**

The duly noticed monthly Board Meeting was called to order by Greg Davis at 10:00 a.m. Via ZOOM and In-Person.

**Board Members Present:**

Greg Davis, Shannan Kolbe, David Betsill, Mike Heller (Via Zoom), Steve Hastings (Via Zoom), Lori Comeau (Via Zoom), and Phillip Dolamore (Via Zoom)

**Board Members Absent:**

Peter Zeigler

**HD Club Administrator Present:**

John Langhauser (Via Zoom)

**Community Management Present:**

Travis Houk, Lisa Reed, Valerie Steger, and Craig Nisbett,  
Southern States Management Group

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

**Approval of Minutes: July 18,2022**

- **On MOTION by Shannan Kolbe, seconded by David Betsill, with all in favor, the Board approved the minutes of the June 20, 2022 Board Meeting as written.**

**Hammock Dunes Club Administrator by John Langhauser**

- Mr. Langhauser stated that the driving range project is nearing the finish. He stated that the new General Manager has been spending a lot of time with Club staff and implementing programs that will aid in staff retention. He stated that the next big project will be a rehab of the Creek course irrigation system. He offered to meet with Greg Davis and Travis Houk to discuss the Club's obligations in reference to the recent Vulnerability Assessment.

**Committee Reports**

- **Maintenance Committee by Travis Houk**
  - The Bridge Engineering contract has been signed and the contractor will begin their onsite review in October 2022.
  - Mr. Houk stated all components of the light poles have finally been delivered. Replacement of the light poles on Camino Del Ray will begin in September.
- **Financial by Shannan Kolbe**
  - **Treasure's Report**
    - Ms. Kolbe reported on the financial statements.
  - **FY 2023 Committee Budget Requests**

- Committees were asked to provide their budget requests by August 31, 2022.
- **FY 2023 Budget Suggested Timeline**
  - Ms. Kolbe provided Board members with the 2023 Proposed Budget preparation schedule and key topics.
- **Repositioning of Funds**
  - Ms. Kolbe stated that the Association has many bank accounts, and she recommends the number of accounts be significantly reduced while staying with FDIC insurance limits. The Board had discussion about delegating this assignment.
    - **Shannan Kolbe motioned for a plan to investigate the repositioning of Association funds. Motion withdrawn**
    - **On a Motion by Shannan Kolbe, seconded by David Betsill, with all in favor, the Board of Administrators voted on whether to authorize the Finance Committee to proceed with repositioning of Association investments, providing that the same risk factors that are currently maintained. Motion Carries.**
- **IENA Gate House Discussion**
  - Ms. Kolbe addressed the IENA Gate House funding issue that arose at the May HDOA meeting:
    - **On MOTION by Shannan Kolbe, seconded by Phillip Dolamore, with a 5-1 vote, (David Betsill voting NO) the Board voted on whether to cancel a future workshop to discuss matters related to the IENA Gatehouse funding and that IENA Gatehouse funding would be part of the 2023 budget process that will be addressed through the Finance Committee to the Board of Administrators at the October & November HDOA Board meeting. Motion carries**
- **Strategic Planning by Nancy Geisler**
  - Ms. Geisler presented the Marketing Committee's Overview plan. Further, Ms. Geisler provided a detailed report and estimate on signage updates and a proposal using the new HDOA logo. There were objections to the cost associated with new signage plan and the Board made no decision on proceeding with the plan. There was discussion about HDOA's "rebranding" process along with current Board priorities. The Board indicated the marketing budget will be addressed during the FY 2023 budgeting process. The Board discussed the previous Strategic Plan.
- **Communications & Community Relations by Tom Culligan**
  - Mr. Culligan reported on the new website progress and the mobile application that has been developed.

- **Social & Activities by Travis Houk**
  - Mr. Houk spoke on behalf of the committee. He stated the next function planned is a sea turtle nest “adoption”. The nest is located near the comfort station and Pelican Beach. A social event will be planned once the eggs hatch.
  
- **Safety & Emergency Response Committee by Greg Davis**
  - Mr. Davis spoke about the Vulnerability Assessment that was recently developed. He stated the report revealed that Hammock Dunes is very safe. He stated the confidential results are available to Board members to look over but would require a sign-out procedure due to the confidential nature of the contents. Commander Lutz with the Flagler County Sheriff’s Office has volunteered to speak to the Association about the results. A town hall meeting to discuss the Vulnerability Assessment will be scheduled before the end of August.  
Mr. Davis stated the Committee continues to seek alternatives to full time gate staffing and remote guarding is a possible solution for overnight shifts or shifts where the transaction data provides confirmation that a gate officer is not needed. Remote guarding would save money for the Association.
  
- **Design Review Committee by Lori Comeau**
  - Ms. Comeau stated that there are currently 29 homes under construction and the Committee remains active.
  
- **HD Shoreline Management by Mike Heller**
  - Mr. Heller stated that the dunes maintenance project is proceeding as planned. He commended Travis Houk and John Gass for the hard work performed by each one to make the project a success. He stated the Olsen Beach Management report was being submitted for review to the County Commissioner’s workshop by John Gass. He stated the goal is to have dredged sand for the entire 2.3 miles of coastline. The Committee is working in tandem with county officials and the FDEP officials in Tallahassee. He suggested that a town hall meeting be scheduled in September in order to continue communications with residents.

**Association Updates/Discussion**

- Phillip Dolamore spoke about the difficulties involved in amending the Associations Articles, specifically regarding the Declarant Seat issue. The Board agreed to review a resolution at their monthly September Board Meeting that confirms the two vacant Declarant Administrator seats will no longer be designated as administrators to the Board.
  
- There was discussion on the possibility of creating a Fine Committee, specifically to help deal with covenant or rule violations. The Board confirmed any discussion on forming a Fine Committee will be pushed to 2023.

**Community Manager Report**

- Mr. Houk reported on the recent real estate sales report.

#### **New Business**

- **Approval to use approximately \$282,000 of the funds remaining from the 2018 special assessment, previously allocated to replay the Intracoastal Loan, for the current dunes restoration project**
  - **On a Motion by Lori Comeau, seconded by David Betsill, with all in favor, the Board voted on whether to approve using the approximately \$282,000 of funds remaining from the 2018 special assessment, previously allocated to repay the Intracoastal Loan, for the dune maintenance project adjacent to Grande Mer. Motion carries.**

#### **Audience Comments**

- 2 Hammock Dunes owners provided a presentation concerning the DRC fees and indicated the fees appear to be unreasonable. The Board directed the Finance Committee to review the fee schedule and make a recommendation.

#### **Adjournment**

**ON MOTION BY Shannan Kolbe, seconded by David Betsill, with all in favor the Board of Administrators meeting was adjourned at 12:44 pm**