

**Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting Minutes
December 5, 2022**

Call to Order:

The duly noticed monthly Board Meeting was called to order by Greg Davis at 10:04 a.m., via Zoom

Board Members Present: Greg Davis, Shannan Kolbe, David Betsill, Mike Heller, Steve Hastings, Phillip Dolamore, John Langhauser, Doug Guarino

Board Members Absent: Peter Zeigler

A quorum was established. No Sign-In Sheet was filed because the meeting was held via Zoom

Community Management Present: Travis Houk, Craig Nisbett, Fred Annon and Brie Cunniff
Southern States Management Group

Approval of Minutes: October 24, 2022

- **ON A MOTION BY Michael Heller, seconded by Phillip Dolamore, with all in favor, the Minutes of the 10/24/22 Board Meeting were approved as written. Motion carries.**

Opening Comments, Greg Davis

- Mr. Davis addressed the following items in his opening statements:
 1. He stated that Fred Annon, of Southern States Management Group, George Bagnall, former president of the HDOA at turnover of ownership, and Bruce Aiello, former treasurer and representative of Island Estates were on the Zoom call and available to assist with any questions as “fact checkers” with historical decisions and/or previous Board policy.
 2. Improve the role of Southern States to maximize their expertise in particularly the legacy issues.
 3. The December 5th Board Meeting is the next step within the HDOA operating budget adoption process.

Finance Committee, Shannan Kolbe

- **FY 2023 Preliminary Budget**
 - **Hammock Dunes Owners Association**
 - **HDOA/IENA Security Cost Allocation**
 - The Board had discussion about the HDOA/IENA Security Cost Allocation. Two sets of documents were provided in the HDOA agenda package which were the same documents from the May 17, 2022 townhall Board Meeting. Both documents were referenced during the dialogue. The Board

conducted detailed discussion about the security cost allocation with Mr. Betsill and Mr. Heller advocating differing and opposing viewpoints. Comments from the audience were taken as well.

- Mr. Betsill stated each Island Estates owner is paying over three times as much for security related calls than other Hammock Dunes members. Further, Island Estates subsidizes the security costs of the other Hammock Dunes owners.

- Mr. Guarino asked about man staffing among neighborhoods and if options exist to pay for base service; should manned level be included as part of base service/assessment.

- Mr. Davis reviewed the history regarding the IENA gate house and previous policy decisions by prior Boards.

- Mr. Heller stated the 2007 deed transfer from ITT to HDOA had no relevance to the change and responsibility for manned staffing at a neighborhood gatehouse. Manned staffing of the Island Estates gatehouse has never been within the scope of master responsibility as owner of the parcel.

- Mr. Heller's perspective stated, if the Board votes in favor of removing the rebate the following items should be finalized:
 - 2023 budget will exclude any participation by HDOA in maintenance and operating cost for the Island Estates gatehouse and will exclude cost of man guards from Securitas or any other security company.
 - 2023 will include all equipment and cameras to operate and maintain gate system.
 - The 2022 HDOA rebate payments to IENA were in error. All monthly payments up to December 5th will be repaid to the HDOA. No additional payments will be made in 2022.
 - HDOA Board concludes no policy decisions were made during the 2022 budget process.
 - Access control for master and neighborhood responsibilities have been and are being properly administered by the Master Declaration. The Board will continue to study for clarity and document completeness.

- Mr. Betsill's perspective was the rebate payments were not in error and were approved unanimously by the Board following proper protocol.

- Mr. Heller's perspective was the rebates were illegitimate based on the Board having had material information intentionally withheld and/or altered by the Finance Committee.

- **ON MOTION BY MICHAEL HELLER, seconded by Phillip Dolamore, the final operating budget for 2023, to be voted on Monday, December 12th, not include any rebate, from HDOA to IENA; and furthermore, as an integral component to this motion, for governance reasons explained, HDOA shall issue IENA a demand for repayment of monies received with such repayment reflected in the final 2023 operating budget to be voted on December 12th,**
 - **MOTION AMENDED, ON MOTION BY DAVID BETSILL, seconded by Doug Guarino, the repayment of the \$95,000 rebate from IENA to HDOA shall be removed from the motion by Mr. Heller. With a roll call 5-2 vote (Mr. Davis, Mr. Heller, Ms. Kolbe, Mr. Hastings, Mr. Dolamore opposed; Mr. Betsill, Mr. Guarino in favor), the motion fails.**
- **On a call to vote back to the original motion: ON MOTION BY MICHAEL HELLER, seconded by Phillip Dolamore, the final operating budget for 2023, to be voted on Monday, December 12th, not include any rebate, from HDOA to IENA; and furthermore, as an integral component to this motion, for governance reasons explained, HDOA shall issue IENA a demand for repayment of monies received with such repayment reflected in the final 2023 operating budget to be voted on December 12th. With a roll call 5-2 vote (Mr. Davis, Mr. Heller, Ms. Kolbe, Mr. Hastings, Mr. Dolamore in favor; Mr. Betsill, Mr. Guarino opposed), the motion carries.**
- **Reserve Study Final Analysis, VOTE**
 - The Board agreed the Executive Summary is a starting point for the budget but since the Finance Committee has not yet reviewed the reserve study final analysis the budget will be tabled to the Board Meeting on Monday, December 12th. A Finance Committee meeting will be scheduled the week of December 5th.
- **Granada Estates Neighborhood**
 - The proposed budget will be discussed at the December 12th Board Meeting.
- **Ocean Estates Neighborhood**
 - The proposed budget will be discussed at the December 12th Board Meeting.

Committee Reports

- **Shoreline Management by Michael Heller**
 - **Olsen Associates Contract**
 - **ON MOTION BY MICHAEL HELLER, seconded by Shannan Kolbe the Board voted on whether to approve a contract with Olson Associates not-to-exceed \$20,000. The scope of the project consists of general professional coastal engineering services to assist the HDOA on an as needed basis with beach management initiatives and post-Ian and post-Nicole assessments and restoration planning. With a roll call vote the motion passes unanimously.**

- **Maintenance Committee**
 - **Pressure Cleaning Proposals**
 - Mr. Houk presented a proposal to pressure clean the sidewalks for Camino del Rey, Camino del Sol, Camino del Mar, and Granada Drive.

 - **ON MOTION BY DOUG GUARINO, seconded by Phillip Dolamore the Board voted on whether to approve a pressure cleaning proposal for \$6,975. With a roll call vote the motion passes unanimously.**

Adjournment

ON MOTION BY DAVID BETSILL, seconded by Shannan Kolbe, with all in favor the Board of Administrators meeting was adjourned at 2:00 pm