

**Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting Minutes
July 24, 2023**

Call to Order:

The duly noticed monthly Board Meeting was called to order by Greg Davis at 10:00 a.m., In the Hammock Dunes Club Board Room.

Board Members Present:

In Person: Greg Davis, George DeGovanni
Via Zoom: Michael Heller, Phillip Dolamore and Andy Tynes

Hammock Dunes Club Present:

Community Management Present: Travis Houk and Brie Cunniff of Southern States Management Group (SSMG)

Legal Counsel Representative: Robyn Severs

A quorum was established. A sign-in sheet was filled out for in-person attendees. Other attendees were over Zoom.

Proof of Notice

Opening Comments, Greg Davis

- Mr. Davis thanked everyone who volunteered to put their name in as an Administrator. He encouraged owners that would not be selected to get involved in the committees and the community. Robyn Severs, the HDOA's legal counsel would be in attendance to make sure that the Board is in compliance with Florida Statute 720 pursuant to filling the vacant administrator seats.

Adoption of Rules Regarding Owners' Participation at Meetings and Recording of Meetings, VOTE

- The goal would be to ensure that the Board's policy is following Florida Statute, 720 for Homeowners' Associations. It was also brought to the Board's attention that Board meetings have been video recorded and have been posted on public sites. Owners have a right to record the meetings but do not have the right to post video recordings on public websites.
- The Board already had rules in place regarding owner participation from March of 2016 but would like to incorporate verbiage regarding technology, recording of meetings and attendance of meetings.
- Section 4 of the proposed updated rules regarding owners' participation and recording of meetings was read to the audience along with Section 5 regarding the enforcement of rules.
- There was much discussion regarding the "Adoption of Rules and Regarding Owners' Participation at Meetings and Recording of Meetings." Further view of the rule would be needed.

ON MOTION BY George DeGovanni, seconded by Andy Tynes, the Board voted to table agenda item IV. On a call to vote, with all in favor, the motion carried unanimously.

Consideration of Board Administrator Vacancies

- Mr. Davis reminded everyone the appointment of the Board of Administrator seats was the Board's decision. He was pleased with the number of applicants for the open Board Administrator seats. If applicants have not been chosen he would love for them to become involved in the committees.

Waterfront Community, VOTE

- Craig Kodish, Mark Trudeau, Bruce Aiello, David Eckert, Richard Hamilton, and Jinny Crum-Jones provided a candidate information sheet that was included in the HDOA agenda package. The candidates provided a brief summary of experience and answered questions from the Board. Mr. Hamilton withdrew his name from consideration.

ON MOTION BY Michael Heller, seconded by George DeGovanni, the Board voted on whether to appoint Jinny Crum-Jones to the vacant Waterfront Administrator seat. On a role call vote, Mr. Heller, Mr. Tynes, Mr. Dolamore, Mr. DeGovanni and Mr. Davis were all in favor. The motion passed unanimously.

Oceanfront Community, VOTE

- Mark Larmore, Phil Baughn, David Eckert, Mr. Hamilton and Henry F. Sewell Jr., provided a candidate information sheet that was included in the HDOA agenda package. Mr. Baughn was not in attendance. The candidates provided a brief summary of experience and answered questions from the Board. Mr. Hamilton withdrew his name from consideration.

ON MOTION BY George DeGovanni, seconded by Phil Dolamore, the Board voted on whether to appoint Mark Larmore to fill the Oceanfront Administrator seat. On a role call vote, Mr. Heller, Mr. Tynes, Mr. Dolamore, Mr. DeGovanni and Mr. Davis were all in favor. The motion passed unanimously.

Villas Community, VOTE

- Eric Lutker, David Eckert, Jinny Crum-Jones and Richard Hamilton provided a candidate information sheet that was included in the HDOA agenda package. Mr. Hamilton withdrew his name from consideration. Mr. Lutker was not in attendance due to a prior commitment that he communicated prior to the Board Meeting.

ON MOTION BY Michael Heller, seconded by George DeGovanni, the Board voted to table the Villas Board of Administrator's seat until the next monthly Board Meeting. On a call to vote, with all in favor the motion carried unanimously.

Island Estates Community, VOTE

- Richard Hamilton and David Eckert provided a candidate information sheet that was included in the HDOA agenda package. The candidates provided a brief summary of their experience and answered questions from the Board.

ON A MOTION BY George DeGovanni, seconded by Jinny Crum-Jones, the Board voted to table the discussion for Island Estates Board Administrator's seat until the next monthly Board Meeting. On a call to vote, with all in favor, the motion carried unanimously.

Audience Comments:

There was a disruption from an audience member and the Board Meeting was interrupted briefly.

Adjournment:

ON A MOTION BY Andy Tynes, seconded by George DeGovanni, the Board Meeting voted to adjourn the meeting at 2pm. On a call to vote, with all in favor, the motion carried unanimously.