

**Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting
June 21, 2021**

Call to Order:

The duly noticed monthly Board Meeting was called to order by Mike Gill at 10:00 a.m.

Board Members Present:

Mike Gill, Margaret Colon, Lori Comeau, Beth Thomas, Hunt Hawkins, Mike Heller, Warren Crooks, Tom Culligan, Robert Neely, David Betsill, Marge Rooyakkers and Linda Steggerda

Board Members Absent:

None

Community Management Present: Travis Houk, Craig Nisbett, Rosie Maisonet Southern States Management Group

HD Club Administrator Present: Robert Neely

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

Approval of Minutes: May 17, 2021

ON MOTION BY Margaret Colon seconded by Mike Gill with all in favor the Board voted to approve the May 17, 2021 Board of Administrators Meeting Minutes with the following revisions:

- Strike the word "acting" from the first sentence withing the announcement section and change the attendance to reflect that Marge Rooyakkers as she attended the second half of the meeting.
- Discussion held by Mike Heller to add the following to the June 21, 2021 minutes. No executive committee should be reflected on these minutes.

DCDD District Manager Presentation on Storm Water Program by Greg Peugh:

Mike Gill introduced DCDD Manager Greg Peugh to the members. Mr. Peugh gave a presentation regarding the storm water program information packet and informed the membership of the program and the yearly cost to be \$180.00 per residential property and \$180.00 per commercial property. For more information the members were asked to contact Mr. Peugh directly via his email address attached in the packet presented.

Hammock Dunes Club Administrator by Robert Neely

Mr. Neely reported the Club is back in normal operations post pandemic however they are experiencing a challenge in staffing at this time. There were no other updates to present.

Committee Reports

- **Maintenance Committee by Linda Steggerda.**
 - Updates per the monthly report –Linda Steggerda discussed the maintenance report presented to the members and informed the members that more information will be provided after the gate audit is completed. Mr. Houk also informed the members that the new maintenance engineer, Tom Rocco, will begin working on July 6, 2021.

- The Board discussed the Lake San Gabriel erosion on the North Side of the lake. More discussion will continue once the survey is received and property lines identified. Mr. Heller provided a contractor for Mr. Houk to follow-up with per coquina wall construction.
- The Board agreed the broken sidewalk behind the Clock Tower needs to be repaired and Mr. Houk is obtaining quotes.
- The Clicker Beach Comfort Station project will be pushed to 2022 since the materials costs are too high and labor is difficult to find for such a small project.

- **David Klimisch Appointment, Vote**
 - **ON MOTION by Beth Thomas and seconded by Warren Crooks with all in favor the Board voted on whether to appoint David Klimisch as a new maintenance committee member. Motion carries.**

- **Financial Committee by Margaret Colon**
 - Treasurer's report by Margaret Colon
 - Ms. Colon reviewed the financial report included in the packet
 - **2022 Budget Process, VOTE**
 - Ms. Colon discussed the budget process, important dates, Committee budget responsibilities, and a proposed timeline.
 - **ON MOTION BY Margaret Colon, seconded by Linda Steggerda with all in favor the Board voted on whether to approve the proposed 2022 budget calendar which is identified in the meeting packet. Motion carries.**
 - **Add Chair, Security & Emergency Response to Finance Committee, VOTE**
 - **ON MOTION BY Margaret Colon, seconded by Linda Steggerda, with all in favor the Board voted on whether to appoint the Chair of the Security & Emergency Response Committee to the Finance Committee. Motion carries.**

- **Community Planning Committee by Margaret Colon**
 - **Electronic Voting project Team and rollout Schedule, VOTE**
 - Ms. Colon stated the Electronic Voting Committee is ready to go and presented a roll-out schedule. She asked the Board to approve the Committee and the timeline. The proposed Committee members are: Linda Steggerda, Margaret Colon, Meredith Malin, Tom Culligan, Nancy Geisler, and the SSMG management team; Travis Houk and Rosie Maisonet.
 - **ON MOTION BY Margaret Colon, seconded by Linda Steggerda, with all in favor the Board voted on whether to approve the Committee and their implementation timeframe. Motion carries.**

- **Communications & Community Relations by Tom Culligan**
 - The Covid-19 weekly updates provided by IContact have been discontinued. Should the matter rise up again then the report will commence. As of date 50% of Flagler residents have been vaccinated. The monthly real estate update is as follows: 183% increase. 23 closed sales last year and 65 closed sales this year.

- **Social Committee by Warren Crooks**

- Mr. Crooks discussed the one-page summary attached to the Board meeting packet. Social Committee met twice in June. June 4, 2021 and June 13, 2021. The Beach Party was a success with an estimated 150 guest. Cost was reasonable. Just under \$900.00 in total for the Beach Party event. Mr. Crooks thanked the volunteers and members of the Social Committee for their time and effort in making the event a success.
- The next event is the New Owners Party on June 24, 2021 with an estimate number of 190 property owners from 2020 and up to the end of May of 2021. RSVPs were sent and a guest list of 115 members have accepted the invitation to date. The cost for this event will be just under \$5000.00.

- **Security & Emergency Response Committee by Beth Thomas**

- **Securitas Officer Increase, VOTE**

- Ms. Thomas stated the Securitas officers have not received a pay increase and their performance raises are paid by the HDOA. Ms. Thomas indicated the Committee recommends a performance raise for the officers. Performance will be evaluated by Securitas Management.
- **ON MOTION BY Beth Thomas, seconded by Margaret Colon the Board voted on whether to provide a merit increase to each officer at a total cost not-to-exceed \$5,300 retroactive to June 1, 2021. Motion carries.**

- **South Gate Exit Gates/Chop Arm Install, VOTE**

- This agenda item has been tabled.

- **Design Review Committee by Lori Comeau**

- Lori Comeau informed the members the DRC continues to remain busy and discussed the following items to be voted on:

- **151 Island Estates Variance, VOTE**

- Ms. Comeau informed the Board the site plan is included in the meeting packet and asked for a motion that the rear be extended to 115 feet with respect to the 25-foot wetland buffer requirement with no visual impact from the street. Ms. Colon indicated this particular location is subject to extensive flooding following major storms and/or hurricanes. This request should not be approved unless the owner acknowledges in writing that they have been made aware of the situations and also acknowledge their responsibility to address any future flooding possibilities and they must keep the water on their property and not in any way impact the adjacent properties. Ms. Colon indicated if the house was moved forward, it may be acceptable. This agenda item was tabled for more discussion.

- **Formalize 10/12 Riviera Place lot binding agreement, VOTE**

- Ms. Comeau indicated the approved DRC site plan is in the meeting packet. She stated the DRC has reviewed the site plan and has no issues. There were no additional comments from the HDOA Board. Ms. Comeau confirmed the next step is to enter into a lot binding agreement similar to the previous agreement that was executed for the Weinert property. HDOA legal will draft the agreement.

- **ON MOTION BY Lori Comeau, seconded by Warren Crooks, with all in favor the Board voted on whether to enter into a lot binding agreement per the DRC approved site plan and construction plans. Motion carries.**
 - **77/79 Calle Del Sur Lot Binding Conceptual Plans, VOTE**
 - Ms. Comeau stated the DRC would like to prepare a lot binding agreement for 77/79 Calle del Sur once a site plan has been finalized. The process will be similar to the previous agreements.
 - **ON MOTION BY Lori Comeau, seconded by Margaret Colon, with all in favor the Board voted on whether to enter into a lot binding agreement once a final site plan has been determined and approved. Motion carries.**
- **HD Shoreline Management Committee by Kevin Porter**
 - **Emergency Plan Adoption, Vote**
 - No VOTE at this time. Only Board input requested by the HD Shoreline Management Committee. An emergency operations plan has been prepared and submitted to Travis Houk for review which includes emergency communication, evacuation, route clearance, etc. The plan has been included in the meeting packet. The Board was asked to provide questions or comment by email to Travis Houk.
 - Mr. Gill indicated Ralph Dumke followed through with the engineer and the applications for the dunes have been filed and are currently in the waiting for approval stage.
 - The county is progressing with the plans for the beach management study. As the county is looking into the concept for the beaches and the dunes regarding ordinances and funding. This is in the early stages and the Committee continues working on this matter.
- **Manager's Report by Travis Houk**
 - Travis provided a manager report to the BOD packet and reported on the following: A sales report activity update through June 2021. Also, a mid-year report regarding the Board and Committee meeting schedule was also included to the Board for informational purpose. Nothing future to report at this time. No questions or comments were received.
- **Association Updates/Discussion**
 - Small Claims Court File - Matter filed against the Association regarding a project approved by the DRC in Marbella Villas. Ralph Dumke was handling this matter; however, he has resigned and the file was turned over to the attorney Robyn Severs. Ms. Severs will follow-up on any open issues.
 - Flagler County Sand Contract – Mr. Gill recommended that a meeting with the county to discuss the financial aspects of the matter to prevent any issues that other associations may have experienced. No vote is required. Mike Heller supports the request to engage the county in an effort to resolve a dispute.
 - Declarant Rights – George DeGovanni Presentation.
 - Mr. DeGovanni was HDOA Board President at the time of the asset purchase from HD Associates and he reviewed the history of the Declarant rights and the genesis of the asset purchase including the specific items purchased in the agreement. He stated, in 2013 the HDOA purchased the Declarant rights plus real estate and tangible property which was approved by a vote of more than 50% of the owners at a cost of \$277,138.00 for the bundle of rights. In July of 2013 a decision which is reflected in the Board minutes that discusses the vacant seats. The minutes read as quoted *“The Adhock group felt the two vacant seats on the HDOA Board should be left vacant at present rather than having the seats filled by*

neighborhood representatives. At some point the seats might be used to appoint individuals with specific skill sets needed by the association". In 2016 Charlie Swinburn, who was on the HDOA Board at the time, stepped away and the Board recruited Mr. Gill to fill his position. He accepted and replaced Mr. Swinburn as he had the skill sets needed to fill the position. In 2018, Ralph Dumke was also recruited based on his special skill sets.

- **New Business**

- Mr. Heller addressed Mr. Gill's and Mr. DeGovanni's remarks by stating there are aspects of what each said that he believes are incorrect, exemplifying the need for a dedicated special meeting. In such a forum Administrators could be fully informed in a rational manner. Mr. Heller disagreed with the premise that Declarant Board seats were required to attract talent referencing the Shoreline Committee and the former DDC Committee as examples of volunteer talent. Finally Mr. Heller commented that it was not the acquisition of Declarant Rights in 2013 that is the source of the dispute. Rather, he questioned whether those rights included 2 voting Declarant seats to the Board. In Administrator Heller's opinion, that is the basis of the dispute as well as the statutory violation, with the latter being intolerable for the Community going forward.

- **ON MOTION BY Mike Heller, seconded by Marge Rooyakkers, the Board voted on whether to have a special Board meeting to review the Declarant seat subject and listen to his concerns. With Mr. Heller and Ms. Rooyakkers in favor, and with the following Board members opposed: Warren Crooks, Margaret Colon, Hunt Hawkins, Linda Steggerda, Beth Thomas and Mike Gill; the Motion hereby fails.**
- Warren Crooks recommended that legal address this matter.

- **July Board Meeting, VOTE**

- **ON MOTION BY Margaret Colon, seconded by Marge Rooyakkers, with all in favor the Board voted on whether to to cancel the July 2021 Board of Directors meeting and resume a in person meeting at the Hammock Dunes Club on August 16, 2021. Motion carries.**

- **Audience Comments**

- Audience members addressed the issue of Declarant seats.

- **Adjournment**

ON MOTION BY Linda Steggerda and seconded by Warren Crooks the June 21, 2021 Board of Directors meeting was adjourned at 12:23pm.

The next meeting will be held on Monday, August 16, 2021 at 10:00am