

Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting Minutes
September 18, 2023

Call to Order:

The duly noticed monthly Board Meeting was called to order by Greg Davis at 10:00 a.m., Via Zoom teleconferencing only.

Board Members Present:

Greg Davis, Andy Tynes, George DeGovanni, Michael Heller, Mark Larmore, Philip Dolamore, Jinny Crum-Jones, Ron Foudray, Eric Lutker

Hammock Dunes Club Present: John Langhauser

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

A quorum was established.

Opening Comments, Greg Davis

Mr. Davis welcomed everyone. He wanted to reemphasize SSMG's role with the Board. The Board's responsibility should be policy and oversight. SSMG should be responsible for the day-to-day operations and not the Board. Mr. Davis' expectation for SSMG during Board meetings would be to bring any Board discussion that is not aligned with the Master Declaration back to being compliant with the Master Declaration.

Mr. Houk provided an update on monthly events; specifically citing the preparations for Hurricane Idalia which was managed well. There had been gate and electrical issues with the transponder system that have been resolved.

Appointments

- **Design Review Committee (DRC)**
 - David Grussgott, Consulting Architect
 - The DRC recommended David Grussgott to become the DRC's Consulting Architect.
 - Mr. Davis was concerned about conflict of interest because Mr. Grussgott is the architect on a few different projects within the community.
 - Mr. Houk stated the Architect was a non-voting member and in the past if there would be a conflict of interest the Architect would recuse themselves from the discussion pertaining to their projects.
 - By consensus the Board directed SSMG to solicit proposals for a back-up consulting architect for the DRC when there is a conflict of interest.
 - **ON A MOTION MADE BY MR. PHILLIP DOLAMORE, seconded by Mr. George DeGovanni, the Board voted on whether to approve Mr. David Grussgott as the DRC consulting architect.**
 - **ON AN AMENDMENT TO THE MOTION MADE BY MR. RON FOUDRAY, seconded By Mr. Michael Heller, the Board voted on whether to identify a second source for personal conflicts that have the option to utilize for review and any second**

source contracts would be brought back to the Board to ratify. On a call to vote, with Mr. Foudray, Dr. Lutker, Mr. Larmore, Mr. Tynes, Mr. Heller, Mr. Davis and Mr. DeGovanni in favor and Mr. Dolamore and Ms. Crum-Jones opposed, the motion passed.

- **ON A CALL BACK TO THE ORIGINAL MOTION BY PHILLIP DOLLAMORE, the Board voted on whether to approve Mr. David Grussgott as the consulting DRC architect and in regard to personal conflicts the managing agent will identify a second source and bring that contract back to ratify. On a call to vote, with all in favor, the motion carried unanimously.**
- **FPL Ad Hoc**
 - Gary Hoerle
 - Bill Apsey
 - At the last Board meeting it was decided to reenergize the FPL Adhoc committee. There have been two volunteers, Mr. Gary Hoerle and Mr. Bill Apsey. The purpose of the adhoc committee would be to establish relationships with FPL representatives.
- **ON A MOTION BY Dr. Eric Lutker, seconded by Mr. George DeGovanni, the Board voted on whether to approve Mr. Gary Hoerle and Mr. Bill Apsey on the FPL Ad Hoc Committee. On a call to vote, with all in favor, the motion carried unanimously.**

2 Camino Office

- **Maintenance Update**
 - Mr. Houk went over the contracts that were approved in the August meeting. Contractors have been scheduled to begin work on the building per the Board's recent approvals.
- **Exterior Painting Proposals**
 - Another important item would be the painting of the 2 Camino building. The last time it was painted was in 2014. Mr. Houk received three bids on painting the building from JB Painting, East Coast Painting and JLH Painting. The bids have been discussed at the last Maintenance committee meeting. The committee recommended East Coast Painting which provided a quote for \$19,700 and also had painted the building in 2014.
 - Included in the bid would be all exterior components and sealing of all windows. The project would also include pressure washing the building.
 - East Coast Painting has completed projects in the past in Hammock Dunes.
 - The Board asked for Mr. Houk to confirm the scope of the proposal with the contractor and to proceed with a contract.
- **ON A MOTION MADE BY MR. RON FOUDRAY seconded by Mr. Mark Larmore, on whether to move forward to approve the selection of East Coast Painting with a bid of \$19,700 as presented with discussion on clarification on any out-of-scope items. On a call to vote, with all in favor, the motion passed unanimously.**

Shoreline Management Committee

- Mr. Davis shared that Flagler County was having a Flagler County Townhall meeting at the Hammock Dunes Club on Tuesday, September 19, 2023 at 10am.
- Flagler County Board of Commissioner Chair, Greg Hanson, Flagler County Town Administrator, Heidi Petito, County Coastal Engineer Administrator, P. Ansley Wren-Key, PhD and Principal/Vice President of Olsen Associates, Chris Creed would be in attendance to give an update on the sand placement project, Flagler County's Beach Management Plan, the future dredge project and potential funding options. They also would answer any questions attendees submitted in writing.
- Mr. Davis shared that the meeting was not a Board meeting. No recording of the meeting would be allowed.

Maintenance Committee

- **Committee Structure/Member Confirmation with Mr. George DeGovanni**
 - There had been confusion regarding participation at the Maintenance Committee meetings. Mr. DeGovanni wanted to clarify who the members of the Maintenance Committee would be moving forward.

ON A MOTION MADE BY MR. GEORGE DeGOVANNI, seconded by Mr. Philip Dolamore, the Board voted on whether to certify the following members of the Maintenance Committee going forward, Gary Hoerle, Bill Apsey, Rory Burke, David Yoder, Peter Zeigler and Craig Kodish, only those six individuals. On a call to vote, with all in favor, the motion carried unanimously.

- Discussion
 - Mr. Heller wanted clarification that Mr. DeGovanni would still be the Maintenance Chair. Mr. DeGovanni said he would remain Chair as long as he was on the Board of Administrators.
 - Mr. Foudray wanted more clarification on attendance and participation in the Maintenance meetings. Mr. DeGovanni replied that the six individuals that were identified are the only participants in the meeting. Any owners in attendance would only be allowed to listen.
 - Mr. Davis pointed out that at the last Board meeting the Board approved an updated version of the rules of engagement. In that, the committees were excluded because they were advisory only. There were no rules regarding committee meetings so the Board would follow Florida Statutes, 720 regarding meetings.

Finance Committee

- **FY 2024 Budget Status, Mr. Mark Larmore**
 - Mr. Larmore reviewed the first draft of the 2024 budget. Mr. Houk would contact the Finance Committee members for a meeting.
 - The reserve study would help in budgeting reserves. A bulk of the budget would be contracts. The goal would be to have a budget to present at the next meeting.

Audience Comments:

Announcement:

- Mr. DeGovanni announced that at the October Board meeting he would be resigning upon the appointment of his successor. He wanted to give a thirty-day notice so anyone interested in the Granada Estates Board of Administrator's seat would be able to submit their candidacy sheet. He would be fulfilling his duties as Maintenance Chair until his replacement is chosen.

Adjournment:

ON MOTION MADE BY MR. RON FOUFRAY seconded by Mr. Phillip Dolamore, the Board voted to adjourn the meeting at 11:30am. On a call to vote, with all in favor, the motion carried unanimously.