

**Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting Minutes
December 12, 2022**

Call to Order:

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

Board Members Present: Greg Davis, Shannan Kolbe, David Betsill, Mike Heller, Steve Hastings, Phillip Dolamore, Peter Zeigler and Doug Guarino

Board Members Absent:

HD Club Administrator Present: John Langhauser

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

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

Approval of Minutes: December 5, 2022

- **By consensus the Board agreed to table the approval of minutes until the next Board meeting; scheduled for January 23, 2023. The minutes will be amended to reference the Island Estates Security Cost Allocation issue has opposing perspectives by two Board members.**

Opening Comments, Greg Davis

- Mr. Davis addressed the following items in his opening statements:
 1. The purpose of this Board Meeting is to adopt the FY 2023 operating budgets for the Hammock Dunes Owners' Association, Granada Estates Neighborhood Association and Ocean Estates Neighborhood Association.
 2. The HDOA Finance Committee has met and made recommendations pursuant to the FY 2023 operating budgets. HDOA Treasurer Shannan Kolbe will make the presentation.

Finance Committee, Shannan Kolbe

- **FY 2023 Final Budget**
 - **Hammock Dunes Owners Association, VOTE**
 - Ms. Kolbe provided a detailed report recapping updates in the FY 2023 budget for the HDOA. Monthly Assessments will be increasing from \$190.00 to \$229.00. Further, Ms. Kolbe addressed the Board about the updated 2023 reserve study that was finalized. Ms. Kolbe confirmed the

reserves outlined in the proposed budget were confirmed in the 2023 reserve study. There was detailed discussion among Board members about the budget and the reserves that have been noted.. Mr. Betsill stated if the Board compares what was approved last year, there is a reduction in contributions to all other infrastructures from \$307,000 to \$99,000 due to the HDOA changing the methodology used to calculate reserves. The biggest change is in bridge repair replacement. Mr. Betsill also had concerns about the sidewalk reserve and the reduction that has been noted. Ms. Kolbe indicated the Maintenance Committee is still waiting on the bridge engineering study which includes all bridges in Hammock Dunes. Once the study is received it will be assessed by the Maintenance Committee and Finance Committee to see if increase funding is needed for bridge repair. Further, Ms. Kolbe stated a 1.7-million-dollar component value was added to the books in the bridge category. This was not provided by either the 2016 nor the 2022 reserve study licensed experts. There is no recollection where the 1.7 million came from. The current change was recommended by both reserve study experts; specifically an allowance of \$25,000 and that was implemented into the new updated reserve study. There was discussion about the two bridges that service the Island Estates community. Ms. Kolbe stated it appears those bridges may be owned by the Island Estates Neighborhood Association and not the HDOA. That confirmation has yet to be finalized. It was confirmed the two Island Estates bridges were included in the engineering study costing nearly \$50,000. Ms. Kolbe stated if the Island Estates bridges are not owned by HDOA, the cost should not be charged to the HDOA on that particular study.

- Comments were taken by audience members.
- **ON MOTION BY SHANNAN KOLBE, seconded by Doug Guarino, the Board voted on whether to adopt the FY 2023 operating budget as presented with a monthly assessment of \$229 which includes plug-ins on restricted and unrestricted reserves as identified in the updated 2023 reserve study. With a roll call 7-0-1 vote (Mr. Davis, Mr. Heller, Ms. Kolbe, Mr. Zeigler, Mr. Hastings, Mr. Dolamore and Mr. Guarino in favor: Mr. Betsill abstained) the motion carries.**
- **Granada Estates Neighborhood, VOTE**
 - The Board noted the following:
 - Minor proposed change on an annual difference of \$6,300.00
 - New monthly assessments will be \$64.00
 - The monthly assessments have increased slightly due to increase in cost of the maintenance engineer, insurance and increase in unrestricted reserves.
 - **ON MOTION BY SHANNAN KOLBE, seconded by Doug Guarino, with all in favor the Board voted on whether to adopt the Granada Estates operating budget for FY 2023 as presented. On a call to vote, motion passed unanimously 8-0. Motion carries.**
- **Ocean Estates Neighborhood**

- The Ocean Estates budget as proposed by neighborhood remains unchanged with the exception of the walkover component. An integral part of all the 2023 neighborhood budgets as they relate to walkovers are based on Finance Committee review of the financial magnitude of this issue for possible recommendations. There should be a review for any options that can be explored with the respect to walkover design and physical conditions down the road assuming that there is continuing work on the financial side along with the physical side. There will be a review on monthly assessments in 90 days for Playa del Sur specifically as well as neighborhood specific meetings to discuss the walkover funding issue.
- The cost for the walkovers that need to be rebuilt is roughly about \$660,000. Mr. Heller demonstrated how to fund the walkover repairs thru the 2023 operating budget and thru future reserving.
- One goal is to complete walkover repairs that are identified as repairs and can be done now and hold off on rebuilding walkovers until there is a better handle of what to do along with the timing on construction based on when dune conditions will allow the walkovers to be sustainable.

- **Carino la Mer, VOTE**
 - **ON MOTION BY MICHAEL HELLER, seconded by Shannan Kolbe, the Board voted on whether the walkover segment for the Carino La Mer 2023 budget should reflect a revision of \$116.37 per month. On a call to vote the Board voted unanimously to pass the budget, 7 to 0. Motion carries.**

 - **ON A MOTION BY SHANNAN KOLBE, seconded by Doug Guarino, the Board voted on whether to adopt the proposed 2023 budget for Carino La Mer with consideration of the previous motion. On a call to vote, the motion passed unanimously, 7 to 0. Motion carries.**

- **Grande Mer, VOTE**
 - **ON MOTION BY MICHAEL HELLER, seconded by Shannan Kolbe, voted on whether the Grande Mer approved budget reflects a walkover segment equal to \$100.00 per month for the twelve owners that participate in walkovers. On a call to vote, the motion passed unanimously, 7 to 0. Motion carries.**

 - **ON A MOTION BY DOUG GUARINO, seconded by Shannan Kolbe, the Board voted on whether to approve the Grande Mer 2023 budget as proposed with consideration of the previous motion. On a call to vote, the motion passed unanimously, 7 to 0. Motion carries.**

- **Playa del Sur, VOTE**
 - **A MOTION MADE BY MICHAEL HELLER, seconded by Shannan Kolbe, the Board voted on whether the Playa del Sur Neighborhood operating budget proposed be amended whereby the 2023 walkover component be equal to the 2022 crossover component of \$167. 72 with the future**

consideration provided within 90 days on how to fund the other walkover repairs/rebuilds. On a call to vote, the motion passed unanimously 7 to 0. Motion carries.

- **A MOTION MADE BY SHANNAN KOLBE, seconded by Michael Heller, the Board voted on whether to approve the Playa del Sur 2023 operating budget with consideration of the previous motion. On a call to vote, the motion passed unanimously 7 to 0. Motion carries.**

Walkover Estimates

- **HDOA Sandpiper Dunes Walkover (Clicker Beach), VOTE**
 - Mr. Houk reported the walkover has been evaluated by a beach contractor. The walkover is considered a repair but there is no time frame of when the repair will begin per the contractor's schedule.
 - **ON A MOTION MADE BY DAVID BETSILL, seconded by Shannan Kolbe, the Board voted on whether to approve repair of the Sandpiper (Clicker Beach) Walkover as soon as possible in the amount not to exceed \$18,000. On a call to vote, the motion passed unanimously with a 7 to 0 vote. Motion carries.**
- **Ocean Estates, VOTE**
 - Mr. Heller confirmed per his earlier Ocean Estates budget update about walkover funding, the Ocean Estates walkovers designated for repairs should begin and the contract executed.
 - **ON A MOTION MADE BY MICHAEL HELLER, seconded by Shannan Kolbe, the Board voted on whether to approve the 11 walkover repairs in Ocean Estates, 5.5 repairs in Playa Del Sur, 4.5 repairs in Carino La Mer and 1 repair in Grande Mer, not to exceed the amount of \$18,000 per walkover to equal \$198,000. On a call to vote, the motion passed unanimously with a 7 to 0 vote. Motion carries.**

Committee Reports

- **Shoreline Management Committee**
 - Mr. Heller stated the written report is provided in the agenda package.
 - Mr. Guarino inquired about what has the HDOA actively been providing for input to the county. Mr. Heller stated the communication with Flagler County pertains to sand loss and HDOA advocating with the county and government to assist in providing funding for mitigation efforts. Mr. Davis confirmed the HDOA has been working with other Presidents of surrounding Hammock community associations for collective strategies and understanding the county position to address the dune maintenance/restoration. The Board discussed the letter of support for their appropriation efforts that was sent to Flagler County.
 - **Committee Appointment, David Condit, VOTE**

- Mr. Heller asked the Board to approve Mr. David Condit to the Shoreline Committee. Mr. Condit's background is specific legal expertise deals with regulatory side and ordinance language for our easements.
- **ON A MOTION MADE BY MICHAEL HELLER, seconded by Shannan Kolbe, the Board voted on whether to add David Condit to the Shoreline Management Committee. On a call to vote, the motion passed unanimously with a 7 to 0 vote. Motion carries.**

2023 Board Meeting Schedule

- The Board agreed the monthly Board meetings will be the third Monday of every month of except for January's meeting which will be the fourth Monday and in November and December which would be the second Monday of the month. The annual meeting will be on the fourth Monday in March.

Audience Comments

- No additional comments from the audience.

Adjournment

- **ON MOTION BY MICHAEL HELLER seconded by Greg Davis, with all in favor the Board of Administrators meeting was adjourned at 3:06 pm**

These are draft minutes which will be adopted at the next regularly scheduled board meeting.