

**Hammock Dunes Owners Association, Inc.**  
**Board of Administrators Meeting Minutes**  
**June 19, 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, David Betsill, Shannan Kolbe  
Via Zoom: Doug Guarino, Michael Heller, Phillip Dolamore  
Andy Tynes

**Hammock Dunes Club Present:** John Langhauser - Zoom

**Community Management Present:** Brie Cunniff of Southern States Management Group (SSMG)

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

**Opening Comments, Greg Davis**

- Mr. Davis welcomed everyone. There would be a hard stop at 11:55am because of a closed Board Legal meeting. Any agenda item not covered would be moved to the next Board of Administrator's meeting. Administrators were asked to keep their comments concise to keep the meeting flowing.

**La Grande Provence Administrator, VOTE**

- There were two candidates for the La Grande Provence Administrator Board seat, Andy Tynes and Tom Culligan.
  - The La Grande Provence Board unanimously recommended Andy Tynes to take the place of Steve Hastings for the Administrator Board seat.
    - It was noted, even though there was a recommendation from the La Grande Provence Board, the HDOA Board is not required to accept their recommendation; it would be the HDOA Board's final decision.
  - Andy Tynes provided a brief summary about himself, living in the Hammock Dunes for the past couple of years and being active in the community.
    - The Board asked him questions prior to their vote.
  - Tom Culligan was not available for discussion.

**ON A MOTION MADE BY MR. MICHAEL HELLER seconded by Mr. Phillip Dolamore the Board voted on whether to appoint Andy Tynes to fill the position for La Grande Provence Administrator. On a call to vote with Mr. Heller, Mr. Dolamore, Mr. Betsill, Mr. Davis and Ms. Kolbe in favor and Mr. Guarino opposed, the motion carried 5 to 1.**

**Two Camino Office Lease Discussion, VOTE**

- Mr. Heller had been negotiating with Mr. Craig Straky of National Real Estate Affinity Ventures, LLC (NREAV) on a lease agreement. Mr. Straky would be willing to make a personal guaranty on the lease agreement.

- If the lease passed the following would happen:
  - NREAV would become master lessor.
  - Southern States Management Group (SSMG) would become a sub-lessor and maintain a presence in the building.
  - Preapproved sublessors would be as followed including SSMG.
    - Chiumento Law
    - Pioneer Title
    - USI Insurance
    - Intercoastal Builders
    - Coastal Real Estate
  - Over the next five years the average base rent would bring in \$116,000 to the HDOA. The prior five years average base rent brought in \$84,000. This would be \$32,000/38 percent increase.

**ON A MOTION MADE BY MR. MICHAEL HELLER, seconded by Mr. Andy Tynes the Board voted on whether to approve the lease between the HDOA and National Real Estate Affinity Ventures, LLC pursuant to the document enclosed in the Board package.**

**Discussion:**

- Mr. Guarino asked if the preapproved subtenants were firm commitments?
- Mr. Heller said no because Mr. Straky cannot commit to offering subleases until he became the Master lessor. The sublessors potentially would come in as a staggered uptake because they would have to give notice to their current locations.
- Ms. Kolbe was concerned with material changes of what potentially could partake in the building or on the property.
- Mr. Heller stated material changes of use with the building could ONLY happen with Board approval. Any capital improvements to the building could ONLY happen with Board approval.
- Craig Straky provided a summary of where his company was on subtenants. All deals except for USI Insurance were 95 percent completed.
- The Board had an additional discussion with Mr. Straky including a Q&A. Further, the Board had extensive discussion/debate about the lease negotiation.

**Back to the original motion:**

**ON A MOTION MADE BY MR. MICHAEL HELLER, seconded by Mr. Andy Tynes the Board voted on whether to approve the lease between the HDOA and National Real Estate Affinity Ventures, LLC pursuant to the document enclosed in the Board package. On a role call vote Mr. Betsill abstained, Ms. Kolbe abstained, Mr. Heller approved, Mr. Guarino abstained, Mr. Tynes approved, Mr. Davis approved, and Mr. Dolamore recused himself. Mr. Davis mentioned that because there was a quorum and the Administrators who abstained were there to make a quorum, but an abstention could not count for either for or against the motion, the motion passed with a 3 yes, 3 abstention and 1 recusal vote. I**

**Post Script**

It was subsequently learned that the motion failed due to not reaching a majority of voting administrators.

**Audience Comments were taken.**

**Adjournment**

**ON MOTION BY MS. SHANNAN KOLBE, seconded by Mr. David Betsill, with all in favor the Board of Administrators meeting was adjourned at 11:55 am.**

