

**Hammock Dunes Owners Association, Inc.
Board of Administrators Meeting Minutes
June 29, 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 Via Zoom: Greg Davis, Michael Heller, Phillip Dolamore, Andy Tynes and George DeGovanni

Hammock Dunes Club Present:

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

Legal Representation: Robyn Severs

Approval of the Minutes for the June 26, 2023, meetings, VOTE

ON A MOTION MADE BY MR. MICHAEL HELLER seconded by Mr. Phillip Dolamore the Board voted to approve the emergency minutes subject to Robyn Severs' final approval. On a call to vote motion passes unanimously.

With the approval of the emergency minutes, George DeGovanni officially became part of the Board.

Reorganization of the Board Officers

ON A MOTION MADE BY MR. MICHAEL HELLER seconded by Mr. Phillip Dolamore the Board voted to a slate of officers, with Greg Davis as President, Philip Dolamore as Vice President, George DeGovanni as Treasurer and Michael Heller as Secretary. On a call to vote the motion carried unanimously.

A quorum was established.

Opening Comments, Greg Davis

- Mr. Davis stated that the meeting was a continuation of the previous Board meeting in which three administrators resigned creating a loss of meeting and Board quorum. With guidance from counsel the remaining four Administrators recreated a quorum with a replacement of the Granada Estates representative. There is a hard stop at 11am. Any item not covered will be moved to a future meeting. Three Board members resigned which seemed coordinated and therefore lost the quorum. Critical agenda items were unable to be completed which is why there was another meeting. The Master Declaration is silent on the procedure. If this occurs Florida State law is not. In accordance with Florida State law the remaining Administrators elected George DeGovanni to the Board reestablishing a quorum that was just confirmed. He will be filling the remaining term for Granada Estates due to former Administrator, Doug Guarino's resignation. Mr. Davis welcomed Mr. DeGovanni back to the Board and stated since Mr. DeGovanni was previously HDOA

President, his experience would be helpful. HDOA was out of business for about an hour and a half to two hours with little impact on the operations. Mr. Davis thanked Mr. DeGovanni for voluntarily and immediately stepping up, Robyn Severs, the HDOA's legal counsel, SSMG for their rapid response to keep everything running.

Approval of the May 15, 2023 Minutes:

ON A MOTION MADE BY MR. MICHAEL HELLER seconded by Mr. Andy Tynes, the Board voted to approve the May 15, 2023, minutes. On a call to vote the motion carries unanimously.

Approval of the May 31, 2023 Minutes:

ON A MOTION MADE BY MR. MICHAEL HELLER seconded by Mr. Andy Tynes, the Board voted to approve the May 31, 2023, minutes. On a call to vote the motion carries unanimously.

Approval of the June 26, 2023 Minutes:

ON A MOTION MADE BY MR. MICHAEL HELLER seconded by Mr. Philip Dolamore, the Board voted to approve the June 26, 2023 minutes. On a call to vote the motion carries unanimously.

Two Camino Office Lease, VOTE

ON A MOTION MADE BY MR. MICHAEL HELLER, seconded by Mr. George DeGovanni, the Board voted on whether to approve the lease for 2 Camino between National Real Estate Affinity Ventures, LLC (NREAV) and the HDOA to be approved as submitted in the Board Package submitted on the June 27, 2023. On a role call vote with Mr. Heller in favor, Mr. DeGovanni, in favor, Mr. Dolamore in favor, Mr. Tynes in favor and Mr. Davis in favor. Motion passes unanimously.

Maintenance Committee:

- **Light Pole Proposal, VOTE**
 - The light pole proposal would be the last stage of the Light Pole Replacement Project, which has been a four-year project for the HDOA common roadways.
- **ON A MOTION MADE BY MR. MICHAEL HELLER seconded by Mr. Philip Dolamore, the Board voted to adopt the Light Pole Proposal as pursuant to the package. On a call to vote, the motion carries unanimously.**

Finance Committee:

- **2022 Year End Audit, HDOA, Granada Estates, Ocean Estates, VOTE:**
 - It was on the agenda because it was tabled at the previous meeting. Pursuant to the last meeting, the 2022 audits had been posted for the owners to respond to by July 3, 2023.

ON A MOTION MADE BY MR. MICHAEL HELLER seconded by Mr. Andy Tynes, the Board voted to table the year end audit review and move the review/approval of the 2022 audited financials to the next scheduled Board meeting on July 17,2023 meeting. On a call to vote, the motion carries unanimously.

- **Investment Transactions, VOTE:**
- **ON A MOTION MADE BY MR. MICHAEL HELLER seconded by Mr. George DeGovanni, the Board voted the agenda item regarding investment transactions move to the July 17, 2023 meeting. On a call to vote, the motion carries unanimously.**

Shoreline Management Committee Update:

- Emergency sand placement, 6 cubic yards, from R-41 south to Varn Park is almost completed and was at no cost to the HDOA. Emergency sand placement from R-41 and North will begin shortly and should be completed by September. Again, this would be at no cost to the HDOA.
- The HDOA Perpetual Easement is in place.
- The County received an additional 18-million-dollar FDEP funding from the last legislature session.
- The County had been working on a beach management plan along with a sand-dredge project throughout Flagler County.
- On July 17, 2023, there would be a BOCC Presentation with Olsen Associates.

Remaining Administrator Appointments, Discussion:

- The Island Estates, Villas, Oceanfront and Waterfront Board seats are vacant.
- Owners that would be interested in becoming a Board Administrator would have until Monday, July 17, 2023, to submit their Candidate Form Sheet.

Audience Comments were taken.

Adjournment

ON MOTION BY MR. MICHAEL HELLER, seconded by Mr. Philip Dolamore, with all in favor the Board of Administrators meeting was adjourned at 11:00 am.