



**HAMMOCK DUNES OWNERS' ASSOCIATION, INC.
(Granada Estates and Ocean Estates Neighborhoods)
785 W. Granada Blvd. ~ Suite 5 ~ Ormond Beach, FL ~ 32174**

**NOTICE OF BOARD OF ADMINISTRATORS' MEETING
November 17, 2025, 10:00AM
Zoom Video Platform Only**

The Board of Administrators of the Hammock Dunes Owners' Association, Inc. will convene a Board of Administrators' Meeting on Monday, November 17, 2025, at 10:00AM. This meeting will only be held via the Zoom video platform. There will not be an in-person option. The Zoom invitation and the agenda are at the bottom of this notice.

Questions regarding the meeting may be directed to Mr. Travis Houk or Ms. Brie Cunniff, 386-446-6333.

- I. Call to Order & Establish a Quorum
- II. Opening Comments, Greg Davis/Travis Houk
- III. Finance Committee
 - FY 2026 Budget Adoption
 - Hammock Dunes Owners' Association
 - Granada Estates Neighborhood
 - Ocean Estates Neighborhood
- IV. Design Review Committee
 - Playa del Sur & Carino la Mer Design Review Manual
 - Oasis at Hammock Dunes Design Review Manual
- V. Shoreline Committee
- VI. Southern States Management Group Contract Renewal
 - Hammock Dunes Owners' Association
 - Granada Estates Neighborhood Association
 - Ocean Estates Neighborhood Association
- VII. Securitas, Inc. Contract Renewal
- VIII. Two Camino Office
 - BH Palm Coast 2626 Lease & Renovations
- IX. Oasis at Hammock Dunes
 - Lot Markers
- X. Approval of Minutes
 - October 20, 2025
- XI. Audience Comments
- XII. Adjournment

Register in advance for this webinar below:

https://zoom.us/webinar/register/WN_vJ7GCevhRxu1TWyAHYUa6g

After registering, you will receive a confirmation email containing information about joining the webinar.

Posted/Emailed: Friday, November 14, 2025

