



Hammock Dunes Owners' Association (HDOA)  
Annual Members Meeting  
March 23, 2026, 10AM

**Attention Owners:** Florida Statutes & HDOA rules specify that owners wishing to speak to a published agenda item must first sign-up prior to the start of the meeting. Please use the sign-up sheet that is available at the meeting. For Zoom participants, please use the Reactions button at the bottom of the Zoom screen to "Raise Hand" and the meeting administrator will ask which agenda item you would like to speak about. You will have a maximum of 3 minutes to speak. The sign-up window will remain open for 10 minutes after the start of the meeting. Please be patient until your name has been recognized.

- Photo courtesy of Alex Hirschler



- Photo courtesy of Alex Hirschler





# Agenda

Call to Order

Proof of Notice

Administrator Candidates

- Beachfront Community
- Island Estates Community

2025 Impact Report & 2026 Priorities

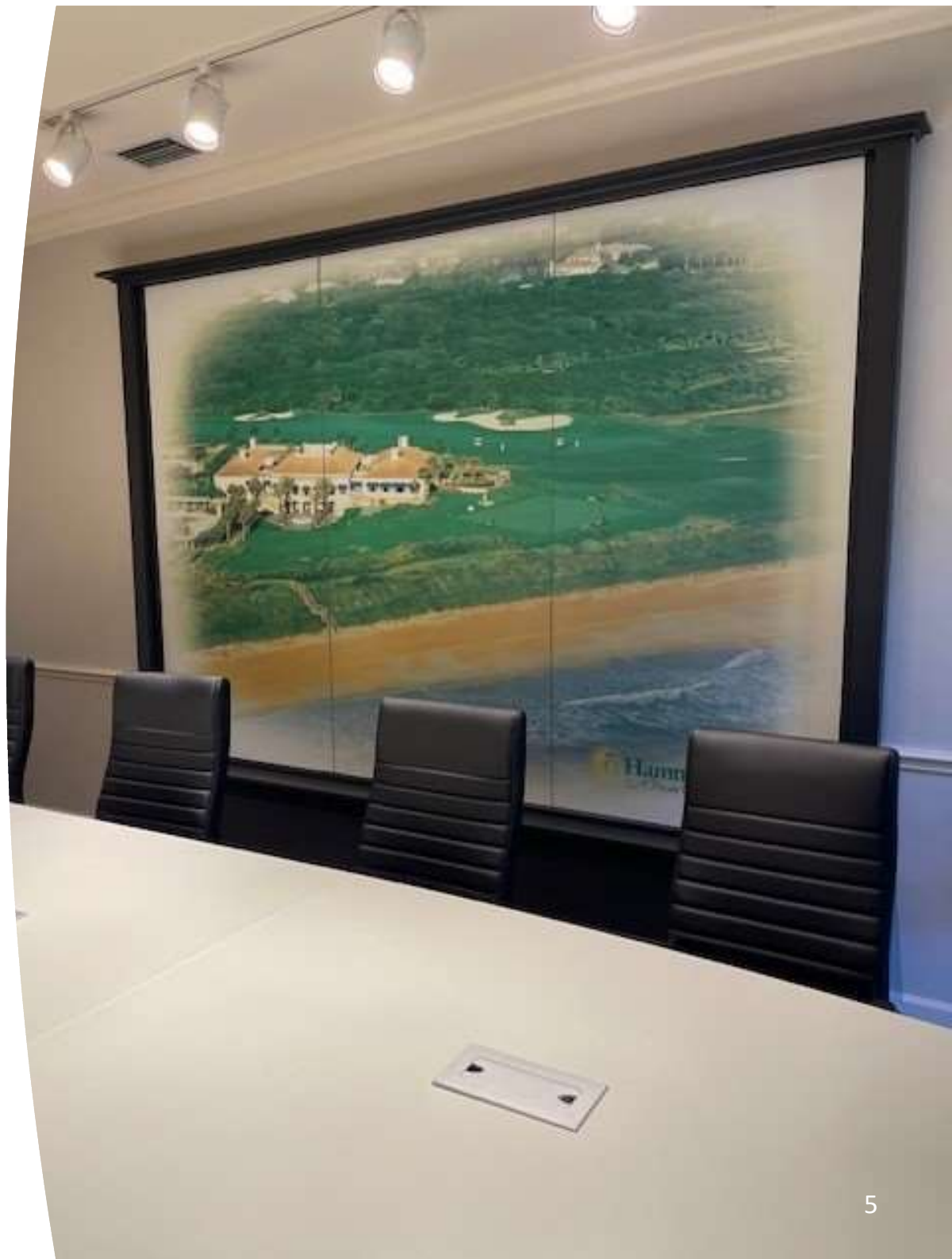
Audience Comments

- Owners are asked to raise hands

Adjournment

# HDOA Board Introductions

- **Greg Davis** - President, Duneview Administrator
- **Eric Lutker** – Vice President, Villas Administrator, Social Committee Liaison
- **Mark Larmore** – Treasurer, Beachfront Administrator, Chair Finance Committee
- **Jane Ann Gass** – Secretary, Ocean Estates Administrator, Communications Liaison, DRC Chair
- **Jinny Crum-Jones** – Assistant Treasurer, Waterfront Administrator
- **Ron Foudray** – Island Estates Administrator
- **Jim Garrison** – Oceanfront Administrator, Chair Shoreline Management Committee
- **George Bagnall** – Granada Estates Administrator, Chair Maintenance Committee
- **Andy Tynes** – La Grande Administrator
- **Robert Burton**– Club Appointed Non-Voting Administrator



# Administrator Candidates

## Beachfront Candidate

- **Mark Larmore**

## Island Estates Candidate

- **Ron Foudray**

## **HDOA – Club Relationship**

- **Two Distinct Legal Entities**
  - **Separate Governing Boards and Governing Documents**
  - **Different Financial Guidelines and Budgets**
  - **Club is an HDOA member with 12 “Owner Votes”**
  - **We Work Closely Together, including coordinating Strategies and our separate Infrastructure Enhancements.**
- **HDOA - 1253 Home/Lot and Condo property owners**
  - **Club – 600+ of Club Members are property owners**
  - **Club properties managed and maintained by the Club**
  - **The HD Club is part of the Duneview Community and represented by the Duneview Administrator.**
- **HDOA - All the other roadways and common property, including Ocean Front Dunes, are owned and maintained by the HDOA or its Neighborhood**



# HDOA Day- to-Day Management

- **Southern States Management Group (SSMG) provides Day-to-Day Management and Oversight for all HDOA operations.**
  - **Single point-of-contact for all Hammock Dunes Owners' Association day-to-day operations.**
  - **Owners should contact the management agent for HDOA business.**
  - **Over 25 years managing HDOA.**
  - **HDOA Community Management Team:**
    - **Travis Houk, LCAM; [Travis@SSMGFL.com](mailto:Travis@SSMGFL.com)**
    - **Brie Cunniff, LCAM; [Brie@SSMGFL.com](mailto:Brie@SSMGFL.com)**
- **Located at Two Camino Office Complex (Main Gate Entrance). SSMG corporate office is in Ormond Beach.**

Contact SSMG for all HDOA related issues, concerns and/or “Atta-Boys”!

# Shoreline Impact Report



**Flagler County Board of County Commissioners**  
**Beach Management Plan Projects Update & Discussion**

December 15, 2025  
Agenda Item 8b

# Shoreline Impacts

- Flagler County/HDOA Renourishment Project 2025.
  - HDOA is the only private community eligible for FDEP Grant.
  - \$8.8 Million Dollar Project.
  - HDOA Responsible for \$2.2 Million.
  - 144,000 tons of sand.
  - Project started on June 10, 2025.
  - Project successfully completed on November 19, 2025.
- HDOA/Flagler County Maintenance Agreement executed on August 11, 2025.
  - Flagler County takes full maintenance responsibility for 2.3 miles of HDOA dunes.
  - Flagler County paid an additional \$300k for dune renourishment near Grande Mer at no cost to HDOA.
- Perpetual Easement Amended on August 15, 2025.
  - Flagler County should now have FEMA Cat G eligibility as a result of the amended Perpetual Easement and Maintenance Agreement.



Photo courtesy of Zak Bedell, FOTH



# New Development Impacts



# NEW DEVELOPMENT

## **BH Palm Coast 2626, LLC:**

- BH Palm Coast 2626, LLC. purchased the WCI Communities, LLC property on May 30, 2024, for \$3,500,000
- On July 1, 2025, BH Palm Coast 2626, LLC. introduced Unicorp National Developments, Inc. as co-owners of the South Towers property. Unicorp specializes in luxury oceanfront tower construction; most recently developing the Marriott St. Regis in Longboat Key, FL.
- Unicorp submitted plans to renovate the HDOA Two Camino Office, at no cost to HDOA, which will include a sales gallery for the South Towers Ritz Carlton property. Renovations started on December 1, 2025, and will be complete by mid-April 2026.

**HDOA is working closely with the property owners, BH Palm Coast 2626, LLC. and Unicorp National Developments, Inc. to finalize their condominium and construction documents as stated in the Development Agreement.**



# Oasis at Hammock Dunes

- Oasis at Hammock Dunes II, LLC. started site work on January 21, 2025.
- Pursuant to the Development Agreement dated August 4, 2024, Oasis Neighborhood Property and the Developer shall be subject to and obligated to pay assessments on thirty-three (33) Property Units upon the issuance of Certificate of Occupancy for at least one (1) Dwelling Unit located on Oasis Neighborhood Property.
- Volusia Residential Construction, LLC.(Division of ICI Homes) closed on the property March 5, 2026.
- 4 model homes were approved for the Oasis DRC Manual. Oasis currently has 4 homes in the DRC review process with one being the model home. Construction is contingent upon the vertical construction bond of \$1,000,000.

Photo courtesy of Alex Hirschler



Photo courtesy of Alex Hirschler



# Completed Maintenance Projects

## Landscape:

- Beautification of gate entrances, lake banks, and roadways.
- Removal and refresh of old landscape with new plantings.
- Vine removal & Brazilian Pepper remediation.

## Vehicular Access Control

- Five new gate operators including battery backups; replacing old technology and antiquated operators.
- 7 new gate cameras.
- 2 new Network digital recorder, Mariners Drive & Main Gate.
- Wireless network upgrades.

## Site Improvements

- In collaboration with Flagler County EMS, emergency signage installed on every walkover identifying a GPS mapped location.
- Reestablished relationship with FPL representatives including regional administrator for Florida. Underground hardening of North Gate electric lines.

## Audubon International



### Upcoming Conferences

Come visit us!

**CCSAA: San Diego** 2/3/25-2/7/25  
Booth 2010

**CMAA: Tampa** 2/5/25-2/8/25  
Booth 1430

**New England Regional Turfgrass:**  
Providence RI 3/4/25-3/6/25  
Booth 610

**Canadian Golf Superintendents Assoc:**  
Niagara Falls Ontario 2/25/25-2/27/25  
Booth 60

- **Audubon International Recertification**
- **First Private Community to achieve the designation as an Audubon International Sustainable Community.**
- **Recertification site visit, January 30, 2026.**

**“It was truly a pleasure to have the opportunity to visit Hammock Dunes and experience firsthand the natural beauty of the property as well as the deep pride the staff and residents have for this exceptional community. Your commitment to preserving the stunning beachfront, mari-time hammock and surrounding waterways combined with collaborative efforts alongside local governing agencies sets a remarkable standard and serves as an inspiring model for other communities.**

**Audubon International is proud to recognize Hammock Dunes as a member of its elite Sustainable Communities program and we look forward to continuing our partnership in support of your ongoing and future goals in environmental stewardship.”**



HAMMOCK DUNES OWNERS ASSOCIATION  
SUSTAINABLE COMMUNITIES PROGRAM  
RECERTIFICATION  
2018  
CONFERENCE ROOM 2018

- 
- **2026 Maintenance Projects:**
    - **Landscape beautification.**
    - **Low voltage lighting enhancement.**
    - **AT&T Fiber Installation.**
    - **Vine Removal & Brazilian Pepper eradication.**
    - **Access Control technology upgrades.**

## *Design Review Committee 2025 Home Construction in Review*

### **New Home Construction**

- 9 new homes were approved with 7 new homes starting construction.
- 4 new homes were completed and passed final inspection.



### **New Home Construction in Process**

- 10 New homes were currently in the active construction process in 2025.



# Hammock Dunes Social Committee

## Events/Accomplishments in 2025

- 4 Part Lecture Series
- Monthly Game Nights
- Monthly Mystery Book Club
- Live Like Cameron 5K Event
  - Raised \$29,676.00
- Sharing Library at the Comfort Station
- Book Collection for Flagler Library
  - Collected 1,000 books
- Turtle Nest Adoption
- Annual Beach Party
- Tailgate Party
- New Owners' Welcome Reception
- Festival of Lights



# FINANCE

- **No increase in HDOA Monthly Dues for 2026.**
- **Financial performance was better than budget.**
- **No special assessments levied for dune renourishment, legal, or other operating expenses.**
- **2025 HDOA audit complete and will be posted on the HDOA website.**
- **Significant return on investments since November 2022.**
  - **\$2,231,041.00 of reserve cash invested with Wells Fargo Advisers. Interest rates between 3% -5%.**
- **Significant close-out of delinquent accounts; reduction in Bad Debt.**
  - **Collection of over \$59,000 in delinquent money.**

Shoreline remains the top priority for the HDOA Board in 2026.

Other Priorities Include:

Current Development (Ritz Carlton/Oasis)

Legal

Compliance Enforcement

FY 2027 Budget Preparation

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## Comments

For owners that have signed up to speak.

Adjournment  
No Further Business

Upon adjournment the  
HDOA Board will convene  
a Board Meeting  
(Organizational Meeting).