

**Hammock Dunes Owners' Association, Inc.
Board of Administrators Meeting Minutes
October 20, 2025**

Call to Order:

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

Members Present:

Greg Davis, Eric Lutker, Andy Tynes,
Mark Larmore, Ron Foudray, Jim Garrison

Board Members Absent:

Jinny Crum Jones, George Bagnall, Jane Ann Gass

Hammock Dunes Club Present:

Dalton Sirmans

Hammock Dunes Legal Counsel Present:

Robyn Severs, Esq.

Community Management Present:

Brie Cunniff & Travis Houk, Southern States
Management Group

Guest Speakers:

Quorum:

A quorum has been established.

Opening Comments, Greg Davis

Mr. Davis and Mr. Houk provided opening statements including welcoming the Board and audience members to the Board Meeting.

Mr. Houk stated he was approached by AT&T. AT&T has requested to install fiber optic communication cable throughout the community. The Maintenance Committee is working with AT&T on specifics. Mr. Houk acknowledged Tom Rocco and Cory Landscaping for assisting with the Nor'easter preparations and storm cleanup.

Fifth Amendment to Declaration of Protective Covenants, Conditions and Restrictions for Hammock Dunes

- The purpose of the Fifth Amendment to the Declaration was to make sure the shoreline parcels were consistent with the DRI. The term Beach Preservation has been added which is consistent with the language used in the DRI for land use classification.

ON A MOTION MADE BY DR. ERIC LUTKER, seconded by Mr. Mark Larmore, the Board voted on whether to approve the Fifth Amendment as presented in the package. On a roll call vote, with Mr. Tynes, Mr. Garrison, Mr. Larmore, Dr. Lutker and Mr. Davis in favor and Mr. Foudray opposed, the motion carried 5 to 1.

Certificate of Amendments to the Supplements to the Declaration of Protective Covenants, Conditions and Restrictions for Hammock Dunes Private Community

Third Supplement

Seventh Supplement

Eleventh Supplement

Fifteenth Supplement

Twentieth Supplement

Twenty-First Supplement

Twenty-Third Supplement

Twenty-Fourth Supplement

Twenty-Fifth Supplement

- The proposed amendments are to correct some errors in the Supplements as well as ensure the terms used in the Supplements were consistent with one another and the DRI. The Board discussed the need to amend the supplements and the process to amend. The Becker Team was asked to review the Twentieth Supplement again and correct any errors with the amendment nomenclature.

ON A MOTION MADE BY DR. ERIC LUTKER seconded by Mr. Mark Larmore, the Board voted on whether to approve the 3rd, 7th, 15th, 11th, 20th, 21st, 23rd, and 24th Supplements as presented in the package. On a roll call vote, with Mr. Tynes, Mr. Garrison, Mr. Larmore, Dr. Lutker and Mr. Davis in favor and Mr. Foudray opposed, the motion carried 5 to 1.

Finance Committee

Budget Workshop, October 27, 2025, 10am

- Mr. Larmore stated the Finance Committee Budget Workshop is scheduled for Monday, October 27, 2025, at 10am. This is to review FY 2026 draft budgets for the Hammock Dunes Owners' Association, Granada Estates Neighborhood and Ocean Estates Neighborhood.

Shoreline Committee

Flagler County Dune Project Update

- The recent Nor'easter removed a large section of the dune toe; however, there does not appear to be an impact to the primary dune.
- The section of dune adjacent to Grande Mer is not complete. After additional discussion with the Flagler County Coastal Engineer, Flagler County will complete this section of dune at no additional expense to the HDOA. The approximate cost of dune sand for this section is \$300k. Since the Perpetual Maintenance Agreement is approved and mutually executed, it is Flagler County's responsibility to maintain the dunes.

Oasis at Hammock Dunes

Sign Review

- ICI would like to place a 4ft. x 4ft. sign on Lot 3 where their model home will be built in the Oasis Neighborhood.
 - The sign will have 4ft. x 4ft. posts with white sleeves and caps.
 - The sign will not face the golf course.

ON A MOTION MADE BY MR. MARK LARMORE, seconded by Dr. Eric Lutker, the Board voted on whether to approve the sign as presented in the Board package. On a call to vote, with all in favor, the motion carried unanimously.

Amazon Delivery Hours – Before 7AM

- Amazon is pushing for early morning deliveries, between 4am & 7am, in unmarked personal vehicles, as same day delivery through Amazon becomes more popular.
- Mr. Houk reviewed the current delivery procedures and how access is provided to FEDEX, UPS, DHL, etc. and the current status with Amazon.
- After additional Board discussion, the Board determined that no Amazon deliveries in unmarked personal vehicles are allowed in the community before 7:00am.

Island Estates Access Concerns

- Mr. Foudray stated there are few safety and access control issues specifically at Mariners Drive entrance and the Main Island Estates gate. As a follow up to his concerns the Board determined the following:
 - Current Securitas access control cameras will be adjusted to provide more coverage at Mariners Drive.
 - Mr. Houk confirmed a new camera will be installed at the Mariners Drive exit which should provide better visibility. Mr. Houk also confirmed a new NVR has been ordered for Mariners Dive.
 - The HDOA is working with Flagler County's Sheriff's Office on trespassing procedures including an existing MOU that is in place.
 - The Island Estates Neighborhood Association may submit a proposal for additional perimeter fencing and/or defensive vegetation for review.

Approval of Minutes

August 18, 2025

ON A MOTION MADE BY MR. MARK LARMORE, seconded by Dr. Eric Lutker, the Board voted on whether to approve the August 18, 2025, minutes. On a call to vote, with Mr. Larmore, Dr. Lutker, Mr. Tynes, Mr. Foudray and Mr. Davis in favor and Mr. Garrison abstained, the motion carried 5 to 1.

Audience Comments:

Audience comments were taken for those owners that signed up to speak.

Adjournment:

ON A MOTION MADE BY MR. LARMORE, seconded by Dr. Eric Lutker, the Board voted on whether to adjourn the meeting. On a call to vote, with all in favor the motion carried unanimously. The meeting adjourned at 11:18 am.