

Hammock Dunes Owners' Association, Inc.
Board of Administrators Meeting Minutes
November 17, 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, George Bagnall, Andy Tynes, Mark Larmore, Ron Foudray, Jane Ann Gass, Jim Garrison

Board Members Absent:

Jinny Crum-Jones

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 there has been significant electrical issues with the South Gate operations and the South Gate House and thanked everyone for their patience while work was being done to get the issues resolved.

Mr. Houk informed everyone the Herron Dunes (Grande Mer) Walkover, that was damaged during the October Nor'easter, should be open and available to use by the end of the week.

Finance Committee

Mr. Larmore provided an update on the current proposed budgets.

FY 2026 Budget Adoption

Hammock Dunes Owners' Association

- There were no material changes for the proposed 2026 FY budget. The monthly assessments will remain at \$238, per unit, per month.

ON A MOTION MADE BY DR. ERIC LUTKER, seconded by Mr. Mark Larmore, the Board voted on whether to approve the HDOA FY 2026 budget as presented. On a roll call

vote, with Mr. Tynes, Mr. Foudray, Ms. Gass, Mr. Bagnall, Ms. Crum-Jones, Mr. Garrison, Dr. Lutker, Mr. Larmore, and Mr. Davis all in favor, the motion carried unanimously.

Granada Estates Neighborhood Association

- There were no material changes to the 2026 FY budget. The monthly assessments will remain at \$72 per unit, per month.

ON A MOTION MADE BY MR. GEORGE BAGNALL, seconded by Mr. Mark Larmore, the Board voted on whether to approve the FY 2026 budget for Granada Estates Neighborhood Association as presented. On a roll call vote, with Mr. Tynes, Mr. Foudray, Ms. Gass, Mr. Bagnall, Ms. Crum-Jones, Mr. Garrison, Dr. Lutker, Mr. Larmore, and Mr. Davis all in favor, the motion carried unanimously.

Ocean Estates Neighborhood Association

- There were no material changes to the 2026 FY budget.

ON A MOTION MADE BY MS. JANE ANN GASS, seconded by Dr. Eric Lutker, the Board voted on whether to approve the Ocean Estates Neighborhood Association FY 2026 budget, which includes the three sub associations of Carino la Mer, Grande Mer and Playa del Sur as presented. On a roll call to vote, with Mr. Tynes, Mr. Foudray, Ms. Gass, Mr. Bagnall, Ms. Crum-Jones, Mr. Garrison, Dr. Lutker, Mr. Larmore, and Mr. Davis all in favor, the motion carried unanimously.

Design Review Committee

Playa del Sur & Carino la Mer Design Review Manual

- The Playa del Sur & Carino la Mer Design Review Manual has been amended to reflect the Ocean Estates Neighborhood Declaration along with the recent changes in the Florida 720 Statutes.

ON A MOTION MADE BY MS. JANE ANN GASS, seconded by Dr. Eric Lutker, the Board voted on whether to approve the Playa del Sur & Carino la Mer Design Review Manual as presented in the package. On a roll call vote with Mr. Tynes, Mr. Foudray, Ms. Gass, Mr. Bagnall, Ms. Crum-Jones, Mr. Garrison, Dr. Lutker, Mr. Larmore, and Mr. Davis all in favor, the motion carried unanimously.

Oasis at Hammock Dunes Design Review Manual

- The basis of the Oasis Design Review Manual was approved. The 4 model homes were added to the manual along with change in verbiage pertaining to the mailboxes.

ON A MOTION MADE BY MR. MARK LARMORE, seconded by Ms. Jinny Crum-Jones, the Board voted on whether to approve the Oasis Design Review Manual as presented with formatting changes that are non-material. On a roll call vote with Mr. Tynes, Mr. Foudray, Ms. Gass, Mr. Bagnall, Ms. Crum-Jones, Mr. Garrison, Dr. Lutker, Mr. Larmore, and Mr. Davis all in favor, the motion carried unanimously.

Shoreline Committee

- Mr. Garrison provided an update that the Grande Mer sand placement project was completed at no additional cost to the HDOA.
- Mr. Davis shared, as a result of the Perpetual Maintenance Agreement and the Agreement in place for the Sand truck project, Flagler County received approval to put an additional \$471,000 of sand at Grande Mer. He also shared that Ansley Wren-Keye would no longer be working with Flagler County as of December 5, 2025.
- Mr. Houk stated the HDOA received their first invoice for the dune restoration project in the amount of 1.9 million due on November 28, 2025. There will still be one more payment.

Southern States Management Group Contract Renewal

Hammock Dunes Owners' Association

- Mr. Larmore, Ms. Gass and Dr. Lutker worked with Southern States Management Group on a contract proposal. A few updates are the following:
 - The number of units charged increased from 1182 to 1220, which reflects the additional South Tower condominium units.
 - It is a three-year contract with a 30 day out for cause.
 - It is a fixed increase of 2.5% per year.

ON A MOTION MADE BY DR. ERIC LUTKER seconded by Ms. Jane Ann Gass, the Board voted on whether to approve the HDOA Southern States Management Group contract as presented in the Board package effective January 1, 2026. On a roll call vote, with Mr. Tynes, Mr. Foudray, Ms. Gass, Mr. Bagnall, Ms. Crum-Jones, Mr. Garrison, Dr. Lutker, Mr. Larmore, and Mr. Davis all in favor, the motion carried unanimously.

Granada Estates Neighborhood

- Mr. Larmore stated the proposed Granada Estates and Ocean Estates management contract would increase 2.5% annually.

ON A MOTION MADE BY MR. GEORGE BAGNALL, seconded by Mr. Mark Larmore, the Board voted on whether to approve the Granada Estates Neighborhood Association contract with Southern States Management Group as presented in the Board package effective January 1, 2026. On a roll call vote, with Mr. Tynes, Mr. Foudray, Ms. Gass, Mr. Bagnall, Ms. Crum-Jones, Mr. Garrison, Dr. Lutker, Mr. Larmore, and Mr. Davis all in favor, the motion carried unanimously.

Ocean Estates Neighborhood

ON A MOTION MADE BY MS. JANE ANN GASS, seconded by Dr. Eric Lutker, the Board voted on whether to approve the Ocean Estates Neighborhood Association contract with Southern States Management Group as presented in the Board package effective January 1, 2026. On a roll call vote, with Mr. Tynes, Mr. Foudray, Ms. Gass, Mr. Bagnall, Ms. Crum-Jones, Mr. Garrison, Dr. Lutker, Mr. Larmore, and Mr. Davis all in favor, the motion carried unanimously.

Securitas, Inc. Contract Renewal

- Mr. Houk confirmed the proposed 3-year contract amount has been added to the 2026 budget. It's the renewal of the existing contract that has been in place with Securitas since 2019. The contract has been extended three other times. The current scope is to keep the current level of service the same; no change in scope from current service. The camera maintenance and wireless network maintenance are included with the proposal.
- Mr. Foudray asked to clarify there were no scope changes which Mr. Houk verified the current scope is proposed not to change.
- There will be a discussion about camera and technology upgrades at a later date.

ON A MOTION MADE BY MS. JINNY CRUM-JONES, seconded by Ms. Jane Ann Gass, the Board voted on whether to approve extending the 2019 Securitas contract an additional 3 years as presented in the Board package, effective January 1, 2026. On a roll call vote, with Mr. Tynes, Mr. Foudray, Ms. Gass, Mr. Bagnall, Ms. Crum-Jones, Mr. Garrison, Dr. Lutker, Mr. Larmore, and Mr. Davis all in favor, the motion carried unanimously.

Two Camino Office

BH Palm Coast 2626 Lease and Renovations

- The renovation, that were approved previously by the Board, will begin at the end of November/beginning of December 2025. The proposed site plan was provided in the Board package.
- The renovation should take about 10 weeks. The renovations will include roughly 2 million dollars in upgrades at no cost to the HDOA for the 2 Camino office building.
- Craig Straky will provide a temporary conference room during the renovation for meetings.
- There were no objections to the lease with BH Palm Coast 2626 for the Two Camino Office which has been previously discussed by the Board.

Oasis at Hammock Dunes

Lot Markers

- Oasis is requesting lot markers be approved. The lot markers will be no bigger than 12 inches in height.

ON A MOTION MADE BY DR. ERIC LUTKER, seconded by Mr. George Bagnall, the Board voted on whether to approve the lot markers as presented. On a call to vote, with all in favor, the motion carried unanimously.

Approval of Minutes

October 20, 2025

ON A MOTION MADE BY DR. ERIC LUTKER, seconded by Mr. Jim Garrison, the Board voted on whether to approve the October 20, 2025, minutes. On a call to vote, with all in favor, the motion carried unanimously.

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 10:33 am.