

Hammock Dunes Owners' Association, Inc.
Board of Administrators Meeting Minutes
January 26, 2026

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.

Board Members Present:

Greg Davis, Eric Lutker, Jim Garrison, George Bagnall, Andy Tynes, Jinny Crum-Jones, Mark Larmore, Jane Ann Gass, Ron Foudray

Board Members Absent:

Hammock Dunes Club Present:

Robert Burton

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. Robert Burton was welcomed to the Board as the new Hammock Dunes Club non-voting representative.

Oasis at Hammock Dunes

Lift Station Access Road Easement Agreement

- The DCDD requested an easement from the HDOA so they could have access to the pump station for Oasis that is on HDOA property. The HDOA maintains the property. The DCDD approved the Easement as submitted for access to the Lift Station.

ON A MOTION MADE BY DR. ERIC LUTKER, seconded by Mr. Mark Larmore, the Board voted on whether to approve the Lift Station Access Road Easement Agreement contingent upon legal review and approval. On a call to vote, with all in favor, the motion carried unanimously.

Tract A Easement Agreement

- There is property that the HDOA maintains that is on Oasis property, for example the pedestrian gate, sidewalk, and coquina wall. The Easement is to ensure that the HDOA continues to maintain the property.

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

Lot 26 Easement Agreement

- The property that the HDOA maintains is on Oasis property, specifically vacant Lot # 26.

ON A MOTION MADE BY MR. GEORGE BAGNALL, seconded by Ms. Jane Ann Gass, the Board voted on whether to approve the Lot 26 Easement Agreement as presented in the package. On a call to vote, with all in favor, the motion carried unanimously.

Temporary Construction Easement Agreement

- The Temporary Construction Easement Agreement is part of the Development Agreement for Oasis in which construction vehicles go through the 2 Camino Parking lot to get to the Oasis property.
- It expires on February 4, 2026. The recommendation is to extend the agreement for an additional 60 days.
- The Agreement runs with the land.
- Oasis will prepare the agreement documents.

ON A MOTION MADE BY DR. ERIC LUTKER, seconded by Mr. George Bagnall, the Board voted on whether to approve the Temporary Construction Agreement, extending the Agreement by 60 days with Oasis, preparing the amendment. On a call to vote, with all in favor, the motion carried unanimously.

AT&T Fiber Install

- AT & T requested to install fiber optic cable in a portion of the Hammock Dunes community. The HDOA communicated with AT&T and requested that AT&T provide additional documentation pursuant to their access and work plan.

2 Ave. Monet Compliance Mediation

- There have been multiple violations over the years with this home pursuant to the Granada Estates Declaration. A few meetings ago the Board voted to escalate this to legal. The next step in the process is Mediation.
- Mediators are needed to represent the Association.

ON A MOTION MADE BY MR. MARK LARMORE, seconded by Mr. Ron Foudray, the Board voted on whether to appoint Dr. Eric Lutker and Mr. George Bagnall to represent the Hammock Dunes Owners' Association with authority as the mediation team. On a call to vote, with all in favor, the motion carried unanimously.

2026 Priorities

- Each year the Board identifies their top priorities to focus on. By consensus, the Board decided on the following priorities:
 - Shoreline
 - Current Litigation
 - Proposed Development (Ritz Carleton and Oasis)
 - 2026 Annual Meeting
 - 2027 Budget
 - Increase in Covenant Compliance activity.

Shoreline Management Committee

- Mr. Jim Garrison provided an update pertaining to the Shoreline. There is a S.B 636 going before the Florida legislature that pertains to critically eroded beaches and state and local funding.
- Flagler County has an open position for their Coastal Engineer.
- The Army Corp of Engineers is evaluating whether to provide additional dredge for Flagler County.
- Committee members will attend the National Beach Preservation Conference in St. Augustine, FL.

Design Review Committee

Carino la Mer Signage

- Owners who live in Carino la Mer have requested signage for their neighborhood. They are the only sub-association that does not have a sign.
- The signs will be installed in the coquina columns.

ON AMOTION MADE BY DR. ERIC LUTKER, seconded by Mr. Mark Larmore, the Board voted on whether to approve the Carino la Mer sign. On a call to vote, with all in favor, the motion carried unanimously.

163 Island Estates Parkway – Generator Compliance

- A generator has been installed without providing the additional information requested by the Design Review Committee (DRC). Letters have been sent requesting the installation be brought into compliance with the Committee's requirements; however, the requested items have not been completed.
- The generator is currently out of compliance. The next step is to refer the matter to the HDOA legal team.

ON A MOTION MADE BY MS. JANE ANN GASS, seconded by Ms. Jinny Crum-Jones, the Board voted on whether to move the generator submission up to the HDOA legal team pursuant to the letters that have been sent regarding noncompliance. On a call to vote, with all in favor, the motion carried unanimously.

- The Board did request that the Owners are made aware that their generator submission has been voted to be moved up to the HDOA legal team.

Maintenance Committee

Ron Meyer Appointment

ON A MOTION MADE BY MR. GEORGE BAGNALL, seconded by Mr. Mark Larmore, the Board voted on whether to appoint Ron Meyer to the Maintenance Committee. On a call to vote, with all in favor, the motion carried unanimously.

3783 North Oceanshore Blvd. – Walkover Proposal

- There is a new home construction that is almost complete. Their walkover will have to be constructed. The proposal from Coastal Marine is \$52,685.
- The funds are already budgeted in the Ocean Estates Carino la Mer 2026 Reserves.

ON A MOTION MADE BY MS. JANE ANN GASS, seconded by Dr. Lutker, the Board voted on whether to approve the construction of the walkover located in Carino la Mer. On a call to vote, with all in favor, the motion carried unanimously.

Finance Committee

- Mr. Mark Larmore provided a summary of HDOA, GENA and OENA financials.
- The Finance Committee will be meeting soon to review year-end 2025 numbers.

Annual Meeting

March 23, 2026

- Mr. Travis Houk reminded everyone that the Annual Meeting will be held on Monday, March 23, 2026 at 10:00A.M. at the Hammock Dunes Club Ballroom along with the option to attend via Zoom
- The three seats that are up for election are Beachfront, Island Estates, and Waterfront.

Approval of Minutes

November 17, 2025

ON A MOTION MADE BY DR. ERIC LUTKER, seconded by Mr. George Bagnall, the Board voted on whether to approve the November 17, 2025, minutes as written. On a call to vote, with all in favor, the motion carried.

Audience Comments

Adjournment

ON A MOTION MADE BY MR. MARK LARMORE, seconded by Mr. Ron Foudray, the Board voted on whether to adjourn the meeting. On a call to vote, with all in favor, the motion carried unanimously with the meeting adjourning at 10:58A.M.