

**MINUTES OF MEETING  
HAMMOCK RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Hammock Reserve Community Development District was held Wednesday, **March 10, 2021** at 2:45 p.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Lauren Schwenk	Vice Chairperson
Patrick Marone	Assistant Secretary
Matthew Cassidy	Assistant Secretary
Andrew Rhinehart	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Michelle Rigoni	Hopping Green & Sams
Dennis Wood	District Engineer

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. There were five members present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns stated that there were no members of the public present.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the January 20,  
2021 Board of Supervisors Meeting**

Ms. Burns presented the January 20, 2021 Board of Supervisors meeting minutes and asked for any comments, changes, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Minutes of the January 20, 2021 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-06  
Appointing Treasurer and Assistant  
Treasurer**

Ms. Burns stated this would name George Flint as Treasurer and Katie Costa as Assistant Treasurer.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, Resolution 2021-06 Appointing George Flint as Treasurer and Katie Costa as Assistant Treasurer, was approved.

**FIFTH ORDER OF BUSINESS**

**Ranking of Proposals Received for  
Construction Services for Phase 2**

Mr. Wood presented the proposals. He noted there were four bidders Tucker, Blue Ox, Kearney, and Cobb. This is the ranking of the proposals in order 1 through 4. He would recommend Tucker get the bid. Ms. Burns asked if there were any questions for Dennis Wood.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, Accepting the Rankings and Authorizing Staff to Send Notice of Intent Award to Tucker, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Phase 2 Temporary  
Construction and Access Easement  
Agreement**

Ms. Burns stated this is an agreement with JM BI Real Estate, LLC, the landowner who will agree to grant the District a temporary non-exclusive Construction and Access Easement Agreement. This would be in place until the construction is complete or until the time the District acquires the easement area whichever occurs first.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Phase 2 Temporary Construction and Access Easement Agreement, was approved in substantial form.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Construction Funding Agreement**

Ms. Burns stated this is with JMBI Real Estate, LLC. She stated JMBI will provide funds for the District for the construction.

On MOTION by Mr. Heath, seconded by Mr. Cassidy, with all in favor, the Construction Funding Agreement, was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Phase 2 Bond Issuance Representation Letter from Hopping, Green & Sams**

Ms. Burns stated this is the standard fee for the Phase 2. The total amount is \$45,000. Does anyone have any questions?

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the Phase 2 Bond Issuance Representation Letter from Hopping, Green & Sams, was approved.

**NINTH ORDER OF BUSINESS**

**Consideration of Proposals for Series 2020 AA1 Arbitrage Rebate Services**

**A. Grau & Associates**

Ms. Burns stated their proposal was \$600 annually.

**B. AMTEC**

Ms. Burns stated their proposal was \$450 annually. Ms. Burns suggested going with the AMTEC proposal.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the AMTEC Proposal for Series 2020 AA1 Arbitrage Services, was approved.

**TENTH ORDER OF BUSINESS**

**Consideration of Fee Increase Letter for District Counsel Services from Hopping, Green & Sams**

Ms. Burns stated if you have any questions Michelle can answer them if not looking for a motion to approve.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, Fee Increase Letter for District Counsel Service from Hopping, Green & Sams, was approved.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Rigoni updated the Board on the Boundary Amendment. The first reading with the state is on March 18, 2021. The second reading and the final public hearing with the city is on April 15, 2021. She stated she is in the process of preparing pre-trial testimonies for the witnesses. She added they would report back with any legislative updates that might relevant to District business.

**B. Engineer**

There being none, the next item followed.

**C. District Manager's Report**

There being none, the next item followed.

**i. Approval of Check Register**

Ms. Burns presented the check register from January 14<sup>th</sup> through March 2<sup>nd</sup> with a total amount of \$16,830.49.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Check Register, was approved.

**ii. Balance Sheet & Income Statement**

Ms. Burns stated that the financials through January 31<sup>st</sup> were included in the packet for review and there is no action necessary unless there were any questions. The Board had no questions on the financials.

**iii. Ratification of Summary of Series 2020 (AA1) Requisitions #26 to #36**

Ms. Burns noted these have been approved they just need to be ratified by the Board.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Summary of Series 2020 (AAI) Requisitions #26 to #36, were ratified.

**TWELTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience comments**

There being none, the next item followed.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns adjourned the meeting.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the meeting was adjourned.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman