

**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, **May 5, 2021** at 10:45 AM at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880

Present and constituting a quorum:

Lauren Schwenk  
Patrick Marone  
Matthew Cassidy  
Andrew Rhinehart

Vice Chairperson  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also present were:

Jill Burns  
Dennis Wood  
Roy Van Wyk

District Manager, GMS  
District Engineer  
District Counsel

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. There were four 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 April 6, 2021  
Board of Supervisors Meeting**

Ms. Burns presented the April 6, 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 Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, the Minutes of the April 6, 2021, Board of Supervisors Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Presentation of Supplemental Engineer's Report for Phase 2**

Ms. Burns stated there were no changes on the Engineer's Report since the Board saw it last time. Mr. Van Wyk reported that the costs were reasonable and the improvements were necessary for the improvement of the property within the District.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the Supplemental Engineer's Report for Phase 2, was approved.

**FIFTH ORDER OF BUSINESS**

**Presentation of Supplemental Assessment Methodology for Phase 2 (AA2 Bonds)**

Ms. Burns noted this has been updated to reflect the final pricing that was circulated against the 206 units. All have the same ERU and the total amount of bonds issued will be \$5,075,153. The total par debt per unit is \$24,223. The net annual debt assessment will be \$1,350, and the gross annual is \$1,450. Ms. Burns asked the Board for any questions.

Mr. Van Wyk confirmed with Ms. Burns this was consistent with the previously adopted Master Assessment Methodology and below the notice par amount for lien amounts. Ms. Burns added that because of the single family ERUs, all the assessments are fairly and reasonable apportioned to the rest of the property types.

On MOTION by Ms. Schwenk, seconded by Mr. Marone, with all in favor, the Supplemental Assessment Methodology for Phase 2 (AA2 Bonds), was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-09 Supplemental Assessment Resolution (Series 2021 AA2)**

Ms. Burns noted this was included in the package and sets forth the terms for the sale of the Assessment Area 2 bonds and confirms the liens of the levy of the special assessment securing the Assessment Area 2 bonds. The Board had no questions.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, Resolution 2021-09 Supplemental Assessment Resolution (Series 2021 AA2), was approved.

**a. Consideration of Notice of a Lien of Special Assessments for Series 2021 Assessment Area 2 Bonds**

Ms. Burns asked for a motion to authorize counsel to record this.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, Authorization for Counsel to Record a Notice of a Lien of Special Assessments for Series 2021 Assessment Area 2 Bonds, was approved.

**SEVENTH ORDER OF BUSINESS**

**Playground Lease**

Ms. Burns noted the equipment lease purchase agreement with WHFS, LLC for the playground lease. The total price is \$64,070. The payment schedule will need to be updated.

On MOTION by Ms. Schwenk, seconded by Mr. Marone, with all in favor, to Approve the Lease Agreement with WHFC in Substantial Form and Authorize Chair to Sign, was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk had nothing further to report.

**B. Engineer**

There being none, the next item followed.

**C. District Manager's Report**

**i. Approval of Check Register**

Ms. Burns presented the check register through April 28<sup>th</sup>, with a total amount of \$95,513.85.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the Check Register for \$95,513.85, was approved.

**ii. Balance Sheet & Income Statement**

Ms. Burns stated that the financials 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 #43 to \$48**  
Ms. Burns noted these have been approved they just need to be ratified by the Board.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, the Series 2020 (AAI) Requisitions #43 to #48, were ratified.

- iv. **Presentation of Number of Voters – 0**  
Ms. Burns noted there were no registered voters as of April 15<sup>th</sup>

**NINTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns adjourned the meeting.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, the meeting was adjourned.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman