

**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 Tuesday, **May 3, 2022** at 1:30 p.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Matthew Cassidy	Assistant Secretary
Andrew Rhinehart	Assistant Secretary
Justin Frye	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Marshall Tindall	GMS
Rey Malave <i>via Zoom</i>	Dewberry

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. There were four Board 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

Public Hearing

A. Public Hearing on the Adoption of Amenity Policies and Rates

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2022-07 Adopting Amenity Policies and Rates

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Ms. Burns presented the resolution, noting that it had not changed since they last saw it and that it was the standard set of rules they use at other Districts. She asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, Resolution 2022-07 Adopting Amenity Policies and Rates, was approved.

On MOTION by Mr. Rhinehart, seconded by Mr. Heath, with all in favor, Closing the Public Hearing, was approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2022-08
Ratifying Series 2022 Bonds (Assessment
Area Three Project)**

Ms. Burns presented the resolution, noting that it would ratify, confirm, and approve all actions that the District, Chair, and staff had taken in accordance and sale of the Assessment Area 3 bonds. She asked for a motion to approve.

On MOTION by Mr. Frye, seconded by Mr. Rhinehart, with all in favor, Resolution 2022-08 Ratifying Series 2022 Bonds (Assessment Area Three Project), was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Second Amended and
Restated Disclosure of Public Financing**

Ms. Burns presented the second amended and restated Disclosure of Public Financing, adding that it now included the most-recent bond issuance. She asked for a motion to approve and authorization for counsel to record.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Second Amended and Restated Disclosure of Public Financing and Authorization for Counsel to Record, was approved.

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SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-09 Approving the Proposed Fiscal Year 2022/2023 Budget (Suggested Date: August 2, 2022), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022/2023 Budget and Imposition of Operations and Maintenance Assessments

Ms. Burns presented the resolution, noting that some of the changes included field line items such as a prorated budget increase due to landscaping increases, landscape replacement, and additional property insurance. Under amenity line items, there were increases in the budget based on the actual contracts that had been approved and were now in place. There was also an increase of \$308.94 on the platted lots. She asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, Resolution 2022-09 Approving the Proposed Fiscal Year 2022/2023 Budget, Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022/2023 Budget and Imposition of Operations and Maintenance Assessments for August 2, 2022, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Quote from ProPlaygrounds for Pool Area Shade Structure at Amenity – ADDED

Ms. Burns presented the quote, noting that the total price was \$41,999 for the shade structure. She asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Quote from ProPlaygrounds for Pool Area Shade Structure at Amenity, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Quote from Patio 2000, Inc. for Pool Area Furniture at Amenity – ADDED

Ms. Burns presented the quote, noting that the total cost was \$13,742. She asked for a motion to approve.

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On MOTION by Mr. Frye, seconded by Mr. Rhinehart, with all in favor, the Quote from Patio 2000, Inc. for Pool Area Furniture at Amenity, was approved.

NINTH ORDER OF BUSINESS

Consideration of Equipment/Lease Purchase Agreement for Playground Equipment, Shade Structure, and Pool Area Furniture – ADDED (to be provided under separate cover)

Ms. Burns presented the Equipment/Lease Purchase Agreement from HNB Property, LLC., noting that it was a five-year lease. She asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Equipment/Lease Purchase Agreement for Playground Equipment, Shade Structure, and Pool Area Furniture, and Authorization for Counsel to Draft an Agreement and Authorization for Chair to Execute, was approved in substantial form.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk had nothing further to report for the Board.

B. Engineer

There being none, the next item followed.

C. Field Manager’s Report

Mr. Tindall reviewed his report, noting that signs were replaced that were damaged by construction, and fence repairs outside of Phase 2 were completed.

D. District Manager’s Report

i. Check Register

Ms. Burns presented the check register and asked for a motion to approve.

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

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ii. Balance Sheet & Income Statement

Ms. Burns stated that the financials were included in the packet for review. There was no action necessary. The Board had no questions on the financials.

iii. Presentation of Number of Registered Voters – 44

Ms. Burns noted that the number of registered voters for the District was 44 as of April 15th.

ELEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the meeting was continued.

Jill Burns

Secretary/Assistant Secretary

Rennie Heath

Chairman/Vice Chairman