

**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 2, 2023** at 9:30 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk
Emily Cassidy
Eric Lavoie
Jessica Petrucci

Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Marshall Tindall
Lauren Gentry
Molly Banfield *by Zoom*
Lisa Kelley *by Zoom*

District Manager, GMS
Field Manager, GMS
District Counsel, KVV Law
District Engineer, Dewberry
District Engineer, Dewberry

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. There were four Board members present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that there were no members of the public present at the meeting or joining via Zoom, so the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the April 4, 2023
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the April 4, 2023 Board of Supervisor meeting and asked if there were any questions, comments, or corrections. The Board had no changes to the minutes.

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On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, the Minutes of the April 4, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-05 Approving the Proposed Fiscal Year 2023/2024 Budget (Suggested Date: August 1, 2023), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2023/2024 Budget and Imposition of Operations and Maintenance Assessments

Ms. Burns presented Resolution 2023-05 to the Board. She stated that the hearing was for Phases 3 and 4 only. Last year, those phases had an unplatted rate that was undeveloped property and now will be platted and collected on roll. The budget included with the resolution is not contemplating an increase to the lots that were currently platted. They had increases for property insurance, landscape maintenance, landscape replacement, pond maintenance, and increased streetlights. These are to account for the new areas coming online for phase 3 or 4, but since those areas are moving from the unplatted to the platted rate, they had some capacity to add those in without having to increase. She noted that for the capital reserve transfer, it showed a \$209,000 capital reserve transfer, which is probably more than enough. It's likely that they could lower assessments. She proposed that they notice Phases 3 and 4 at this level so that way all phases will have the same notice amount. Then, if the Board wants to consider lowering the assessment, they can do that at the budget adoption. She stated that hopefully they would have Phases 3 and 4 landscaping online before then too. They also should have some exact numbers by then. For notice purposes, she said that they should leave it at the higher amount and send the notice to Phases 3 and 4 at the same pond that they had for Phase 1 and 2. She stated that she would be happy to answer any questions or could make changes if anyone wanted to do that.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, Resolution 2023-05 the Proposed Fiscal Year 2023/2024 Budget, Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2023/2024 Budget and Imposition of Operations and Maintenance Assessments for August 1, 2023, was approved.

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FIFTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Gentry had nothing further to report.

B. Engineer

Ms. Banfield and Ms. Kelley had nothing further to report.

C. Field Manager's Report

Mr. Tindall presented the field manager's report to the Board that was included in the agenda package. He stated that everything was going fairly well. He noted one area of irrigation that they were working to take care of and it should be resolved before too long. The amenity looks good. The only thing they are dealing with there is the continued issues of people throwing rocks. They posted a sign and hope that will help with this issue. If the issue continues, they may have to pull the rock and replace it with mulch in the near future.

D. District Manager's Report**i. Approval of Check Register**

Ms. Burns presented the check register for March totaling \$477,519.31.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

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

iii. Presentation of Number of Registered Voters – 214

Ms. Burns stated that they were required to determine the number of registered voters in the District as of April 15th of each year. She explained that they use that to track the threshold to start the turnover process to residents. The District has to be established for at least six years and have 250 registered voters. They are at 214 registered voters, so they haven't hit that threshold for the current year. It was established in December of 2019, so they haven't hit the six year threshold either. This is for informational purposes.

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SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

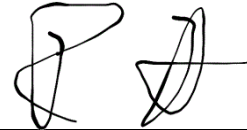
Adjournment

Ms. Burns asked for a motion to adjourn.

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

Jill Burns

Secretary/Assistant Secretary



Chairman/Vice Chairman