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 Thursday, **July 3, 2025** at 9:31 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

Bobbie Henley *by Zoom*	Chairperson
Lindsey Roden	Vice Chairperson
Emily Cassidy	Assistant Secretary
Jessica Spencer	Assistant Secretary
Joe Braddy	Assistant Secretary

Also present were:

Katie O'Rourke	District Manager, GMS
Jill Burns	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Marshall Tindall	Field Manager, GMS
Joey Duncan *by Zoom*	District Engineer, Dewberry
Rey Malave *by Zoom*	District Engineer, Dewberry
Chace Arrington *by Zoom*	District Engineer, Dewberry

FIRST ORDER OF BUSINESS — Roll Call

Ms. Burns called the meeting to order and took roll call. Four Supervisors were present constituting a quorum and Supervisor Henley joined the meeting via Zoom.

SECOND ORDER OF BUSINESS — Public Comment Period

Ms. Burns noted that no members of the public were present in person, and there was one resident who joined by Zoom. There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the June 5, 2025, Board of Supervisors Meeting and the June 5, 2025 Audit Committee Meeting**

Ms. Burns presented the minutes of the June 5, 2025, Board of Supervisors meeting and the June 5, 2025 Audit Committee meeting asked for any comments or corrections. The Board had no changes to the minutes.

On MOTION by Ms. Spencer, seconded by Ms. Cassidy, with all in favor, the Minutes of the June 5, 2025, Board of Supervisors Meeting and the June 5, 2025 Audit Committee Meeting, were approved.

FOURTH ORDER OF BUSINESS **Public Hearing**

A. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget

Ms. Burns noted that this public hearing has been advertised in the paper and asked for a motion to open the hearing.

On MOTION by Ms. Roden, seconded by Ms. Cassidy, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns stated for the record that there were no members of the public present to provide comments.

i. Consideration of Resolution 2025-06 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds

Ms. Burns presented the resolution and noted that it was included in the agenda package for review. She noted that this budget proposes that the assessments stay the same as the current year and there will be no increase. She highlighted a few changes that were increased from the previous year. She offered to answer any Board questions.

On MOTION by Ms. Spencer, seconded by Ms. Cassidy, with all in favor, Resolution 2025-06 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds, was approved.

ii. Consideration of Resolution 2025-07 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns presented the resolution and noted that this resolution certifies the assessments for collection and approves the assessment roll that is included. She offered to answer any questions. There being none there was a motion of approval.

> On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Resolution 2025-07 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

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

> On MOTION by Ms. Roden, seconded by Ms. Cassidy, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-08 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026**

Ms. Burns stated that the meeting day will stay the same and asked the Board if they could move the time to 10:30 a.m. She stated that the first Thursday in January will fall on the 1st and asked if they wanted to remove that meeting or bump it back one week. Board direction was to bump the meeting back to the following week.

> On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, Resolution 2025-08 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026, was approved as amended.

SIXTH ORDER OF BUSINESS **Presentation of Arbitrage Rebate Reports from AMTEC**

A. Series 2021 Assessment Area Two Project Bonds

B. Series 2022 Assessment Area Three Project Bonds

Ms. Burns presented both arbitrage rebate reports and reviewed them with the Board. Both reports showed a negative arbitrage amount listed and she offered to answer any questions.

> On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Accepting the Arbitrage Rebate Reports from AMTEC for Series 2021 Assessment Area Two Project Bonds and Series 2022 Assessment Area Three Project Bonds, was approved.

SEVENTH ORDER OF BUSINESS **Presentation of Fiscal Year 2024 Audit Report**

Ms. Burns presented the Audit Report and summarized it for the Board. It was considered a clean audit, and she offered to answer any questions. She also noted that this was submitted to the State by the June 30th deadline.

> On MOTION by Ms. Spencer, seconded by Ms. Cassidy, with all in favor, Accepting the Fiscal Year 2024 Audit Report, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Audit Services Engagement Letter with Grau & Associates for Fiscal Year 2025 Audit (with the Option for 4 Additional Renewals through Fiscal Year 2029 Audit)**

Ms. Burns stated that the Board awarded the audit contract to Grau & Associates at the last meeting and this is the proposal that is aligned with what was already awarded based on the rankings that were previously approved.

> On MOTION by Ms. Roden, seconded by Ms. Spenser, with all in favor, the Audit Services Engagement Letter with Grau & Associates for Fiscal Year 2025 Audit (with the Option for 4 Additional Renewals through Fiscal Year 2029 Audit), was approved.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2025-09 Spending Authorization Resolution**

Ms. Burns noted this resolution gives spending authority to the Chair and District Manager to approve items outside of the meeting and sets forth the spending limits.

> On MOTION by Ms. Roden, seconded by Ms. Cassidy, with all in favor, Resolution 2025-09 Spending Authorization Resolution, was approved.

TENTH ORDER OF BUSINESS Goals and Objectives

A. Adoption of Fiscal Year 2026 Goals & Objectives

Ms. O'Rourke presented the goals and objectives to the Board. A copy of those can be found in the agenda package for review.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, Adoption of the Fiscal Year 2026 Goals & Objectives, was approved.

B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute

Ms. O'Rourke stated that this is a status update on the 2025 Goals and Objectives that were adopted by the Board last year. They are tracking to meet all of the outlined goals, and they are asking for authorization for the Chair to execute these at the end of the fiscal year.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Accepting the Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute, were approved.

ELEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Hancock had nothing to report but was happy to answer any questions.

B. Engineer

i. Presentation of 2025 Annual District Engineer's Report

Mr. Malave noted that the annual engineer's report stating that all the facilities are in operating order and that the District has set aside budgets for operation and maintenance for all the systems that they own will be submitted and he offered any questions.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Accepting the 2025 Annual District Engineer's Report, was approved.

C. Field Manager's Report

Mr. Tindall reviewed the field management's report which can be found in the agenda package and summarized its contents for the Board.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register, offered to answer any questions, and asked for a motion of approval.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Check Register was approved.

ii. Balance Sheet & Income Statement

Ms. Burns noted the unaudited financials through the month of May were provided in the agenda for Board review and no action is necessary.

TWELFTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS Adjournment

Ms. Burns asked for a motion to adjourn.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the meeting was adjourned.

Signed by:
Katie O'Rourke
9B6110832D214E4
Secretary/Assistant Secretary

Signed by:
Bobbie Shockley
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Chairman/Vice Chairman