

**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, **April 2, 2026** at 10:30 a.m. at Prime Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

Bobbie Shockley	Chairperson
Lindsey Roden	Vice Chairperson
Jessica Spencer	Assistant Secretary
Emily Hazelrig	Assistant Secretary
Bill Nolen	Assistant Secretary

Also present were:

Katie O'Rourke	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Allen Bailey	Field Manager, GMS
Rey Malave	District Engineer, Dewberry
Chace Arrington	District Engineer, Dewberry
Joey Duncan	District Engineer, Dewberry

FIRST ORDER OF BUSINESS

Roll Call

Ms. O'Rourke called the meeting to order and took roll call. Five Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. O'Rourke opened the public comment period.

Resident (Nick Lacata, 5732 Mast Ave) commented that he was hoping there would be further parking discussion during this meeting because he went to the city and the city stated they can park. Ms. O'Rourke responded that parking is not on the agenda today. She noted their parking policies have been adopted. The resident responded that Haines City Hall told him they were

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allowed to park on one side of the road. Ms. Hancock responded that information conflicts with the governing documents of the development. She explained that they are bound by those documents as a subsequent owner of the development of the areas.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the March 5, 2026 Board of Supervisors Meeting

Ms. O’Rourke presented the minutes of the March 5, 2026, Board of Supervisors meeting and asked for any comments or corrections. The Board had no changes to the minutes and there was a motion of approval.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Minutes of the March 5, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-07 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing

- A. Option A – Increase**
- B. Option B – No Increase**

Ms. O’Rourke stated that these resolutions are included in the agenda package for review. She explained that the approval of the resolutions will approve a proposed budget, it will set the public hearing to adopt the final budget for August 6, 2026 at 10:30 a.m. at the Prime offices. She further explained that once approved, this will authorize staff to complete the steps required with the Florida statutes, including transmitting the proposed budget to applicable local governments, posting the budget on the District website, and publishing the required notice for the hearing in accordance with Florida law. She pointed out that this proposed budget will be for Fiscal Year 2027 and will run October 1, 2026 through September 30, 2027. She noted once the budget and a coordinating resolution is approved, the action will begin the District’s annual budget cycle. It is required to approve a proposed budget no later than June 15 each calendar year in order to remain compliant with Florida statutes.

Ms. O’Rourke first presented Option B for Board consideration. She noted this option proposes no increase to assessments. She walked the Board through the changes. She stated their firm is proposing a 5% increase this year based on actual increases to operating costs. She also stated that the insurance line item increased. She noted that they are proposing for that section an

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increase of \$154,873 to \$158,112. She pointed out that they went ahead and zeroed out the annual maintenance to the water filtration system. She explained that when Marshall Tindall was the Field Manager, he was putting together a proposal to add water to the Phase Three dog park because it currently does not have any water. She further explained that in itself would be a \$10,000 cost with an annual maintenance cost of \$2,500. At this time, she stated, with everything going on with parking, they went ahead and zeroed this item out and wanted to hold off on the \$10,000 cost for adding water to that dog park.

Ms. O'Rourke presented Option A for Board consideration. She explained that there are two major differences in Budget A and everything else is the exact same. She stated there is a line item for parking spaces, which is a \$35,000 line item under the field expenditure page to add the parking spaces that the engineer discussed at the last meeting. She noted the other difference is a slightly larger capital reserve transfer. She explained that instead of \$34,000, they are proposing \$50,000 because that would give a little bit more cushion if there's any unplanned expenses with permitting or anything they run into while they are doing the parking spaces, if they chose to do that. She noted that if they approve Budget A, this will cause an increase for residents by \$52.52, which would bring their total gross assessment to \$934.19 per unit. After discussion, the Board agreed to approve Budget B with no increase to resident assessments.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-07 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-08
Relating to General Election Qualifying
Period and Procedure**

Ms. O'Rourke presented Resolution 2026-08. This resolution is on page 61 of the agenda package. She explained that there are two seats that are transitioning to residents this November. She further explained that this resolution notifies the Supervisor of Elections that these two seats are transitioning to the general election process. She added that it will also notify residents in the community that seats two and five are up for general election and the qualifying period for interested candidates is noon on Monday, June 8, 2026 through noon on Friday, June 12, 2026. She also explained that if there's any interested residents, they will need to direct all questions to the Supervisor of Elections on how to qualify. She stated there is also seat three, which will be

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transitioning to a landowner seat up for election as well. She concluded that this resolution notifies the District of the qualifying period, the two seats for general election and one seat for landowner.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, Resolution 2026-08 Relating to General Election Qualifying Period and Procedure, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Update on Haines City Violation Fines

Ms. Hancock stated a bill did pass the legislature that she is expecting the governor to sign that changes their liability basically limits under sovereign immunity. She further explained that it used to be \$200,000 per individual or \$300,000 per incident, but it's now grossed up to \$350,000 and \$500,000. She noted they have indicated that they will be increasing for some Districts because of the increase of risk or exposure for the District. She also explained that recall stating the only two seats that would be eligible for recall procedure would be general election seats after they turn in November. However, she added they cannot recall a supervisory public server, so that seat wouldn't technically be available to be recalled by the recall procedures until November of 2026. She explained that it just sets up the procedures to remove somebody from the seat before they have to go get the governor to remove someone from the seat. It puts it in the hands of the people. She then provided an update on Haines City violation fines. She explained that Katie sent her the fines that they received for the builder signs that were placed on District property that they've got to go to violation for. She is going to send a letter to the home builders to put them on notice. She also asked if the Board wants her to reach out to the city about parking. The Board responded that if they could get something from the city attorney that says the construction plans are final and there's no parking. She concluded the attorney report.

B. Engineer

Mr. Malave stated they assisted staff with issues related to a wall repair. Other than that, he noted everything's been taken care of. He opened for any questions.

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C. Field Manager’s Report

Mr. Bailey provided the field manager’s report. He stated the side retaining wall along the amenity center was seeing some erosion and they added rock to stabilize that. He noted one of the exterior light globes was damaged and they replaced those. He pointed out that the fence was an ongoing issue. He stated the Phase Three and Four dog waste stations that were approved have been installed. He also noted that the landscaping vendor has all finished their review of the plants. He stated the landscaping schedule is going back to their summer schedule; weekly on the common areas, bi-weekly on the ponds. He stated the pool is still being maintained. He pointed out that as they see warmer weather, the lake will probably likely see algae growth and bloom, which the pond vendors are keeping an observant eye on to make sure they’re treating it as needed. Mr. Bailey, then, presented proposals for Board consideration.

i. Consideration of Prince Proposal for Plant Replacement

Mr. Bailey presented a proposal from Prince for plant replacement.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the Proposal from Prince for Plant Replacement, was approved.

ii. Consideration of CSS Proposal for Seasonal Cleaning

Mr. Bailey presented a proposal from CSS for seasonal cleaning. The Board agreed to add one additional day May through September only.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Proposal from CSS for Seasonal Cleaning, was approved.

D. District Manager’s Report

i. Approval of Check Register

Ms. O’Rourke presented the check register from February 20, 2026 through March 19, 2026, totaling \$72,748.62.

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

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ii. Balance Sheet & Income Statement

Ms. O'Rourke noted the unaudited financials through the end of the month were provided in the agenda for Board review and no action is necessary.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Adjournment

Ms. O'Rourke 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

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Secretary/Assistant Secretary

Signed by:

Bobbie Shockley

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Chairman/Vice Chairman