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

Present and constituting a quorum:

Bobbie Shockley *by Zoom*	Chairperson
Lindsey Roden	Vice Chairperson
Jessica Spencer	Assistant Secretary
Emily Hazelrig *joined late*	Assistant Secretary
William Nolen	Assistant Secretary

Also present were:

Katie O'Rourke	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Christine Wells	District Manager, GMS
Allen Bailey	Field Manager, GMS
Ray Malave *by Zoom*	District Engineer
Joey Duncan *by Zoom*	District Engineer

FIRST ORDER OF BUSINESS **Roll Call**

Ms. O'Rourke called the meeting to order and took roll call. Four Supervisors were present constituting a quorum and Ms. Shockley joined the meeting via Zoom.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. O'Rourke stated there were no members of the public present in person or by Zoom and the next item followed.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the May 7, 2026, Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes of the May 7, 2026, Board of Supervisors meeting and asked for any comments or corrections. The Board had no changes to the minutes.

> On MOTION by Ms. Roden, seconded by Mr. Nolen, with all in favor, the Minutes of the May 7, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Consideration of Proposal from Prince & Sons for Temporary Fuel Surcharge**

Ms. O'Rourke presented the proposal from Prince & Sons for temporary fuel surcharges that was provided in the agenda package for review. If approved, District Counsel will prepare an addendum for the current contract that indicates expiration at the end of the Fiscal Year.

> On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Proposal from Prince & Sons for Temporary Fuel Surcharge, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Proposal from Resort Pools for Temporary Fuel Surcharge**

Ms. O'Rourke presented a proposal form Resort Pools which similarly adds an additional temporary $50 increase while fuel prices are so high and expires at the end of the Fiscal Year.

> On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Proposal from Resort Pools for Temporary Fuel Surcharge, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-10 Rescheduling Public Hearing to Adopt Fiscal Year 2027 Budget**

Ms. O'Rourke noted that this resolution will ratify staff's action to reset the public hearing to adopt the Fiscal Year Budget from August 6th to August 13th and she is just looking for the Board to approve that action.

> On MOTION by Ms. Spencer, seconded by Mr. Nolen, with all in favor, Resolution 2026-10 Rescheduling Public Hearing to Adopt Fiscal Year 2027 Budget, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-11 Rescheduling Public Hearing to Adopt Amended Parking Policies**

Ms. O'Rourke presented the resolution noting that it too is rescheduling the public hearing to adopt the amended parking policies from August 6th to August 13th.

> On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, Resolution 2026-11 Rescheduling Public Hearing to Adopt Amended Parking Policies, was approved.

EIGHTH ORDER OF BUSINESS **Ratification of Agreement for Pest Control Services with Massey**

Ms. O'Rourke presented the agreement for pest control with Massey that was provided in the agenda package for review. She stated that this was to get the pest control services on a monthly cycle and noted that the Chair has already signed and executed this agreement, so she is seeking ratification from the Board on this item.

> On MOTION by Ms. Spencer, seconded by Mr. Nolen, with all in favor, the Agreement for Pest Control Services with Masey, was ratified.

NINTH ORDER OF BUSINESS **Ratification of Agreement for Filter Replacement with Resort Pools**

Ms. O'Rourke noted that the pool filter was not functioning properly, so this proposal was to replace the pool filter. She also added that the Chair has already signed this and she is looking for the Board to ratify that action on this item.

> On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Agreement for Filter Replacement with Resort Pools, was ratified.

TENTH ORDER OF BUSINESS **Ratification of Dewberry Work Authorization 2026-2 for Topographic Study**

Ms. O'Rourke presented the work authorization from Dewberry for topographic study that was done to look at the swales in the property. Mr. Malave added that this was to establish a baseline along the 30 lots that are along the railroad. Ms. O'Rourke stated that the Chair did sign and execute this work authorization and that she is looking for the Board to ratify that action.

> On MOTION by Ms. Spencer, seconded by Mr. Nolen, with all in favor, the Dewberry Work Authorization 2026-02 for Topographic Study, was ratified.

ELEVENTH ORDER OF BUSINESS **Review and Discussion of Encroachment at 3204 Weitzel Dr**

Ms. O'Rourke updated the Board and stated that they have spoken to the owner and they had but a fence in a District swale and that they are driving over a sidewalk to get to a concrete parking slab on their property. Ms. O'Rourke communicated that they are not allowed to drive over the sidewalk to get to their backyard and the owner stated that they will no longer be doing that. The resident also noted that their fence was previously lifted but they added boards because animals were getting into their yard. Ms. O'Rourke communicated that they would need to remove the boards and if they wanted to place chicken wire or something similarly that will allow the water to move through the swale. The owner noted that they will provide pictures of the change and Mr. Malave noted that the lift would need to be at least a foot above the ground to be in compliance with SWFWMD. The board chair was going to look into options of liability agreement and fence requirements with the HOA. Board discussion followed. The concrete slab will also be looked into because the resident was supposed to get approval for that as well and it is believed that they never did.

TWELFTH ORDER OF BUSINESS **Review and Acceptance of Fiscal Year 2025 Audit Report**

Ms. O'Rourke presented the Fiscal Year 2025 audit report that was performed by Grau & Associates. There were no findings or instances of noncompliance and no recommendations of corrective actions which considers this a clean audit. The report can be found in the agenda package for review and Ms. O'Rourke asked the Board for a motion to accept the report.

> On MOTION by Ms. Spencer, seconded by Mr. Nolen, with all in favor, Acceptance of Fiscal Year 2025 Audit Report, was approved.

THIRTEENTH ORDER OF BUSINESS Arbitrage Reports

A. Series 2021 AA2

Ms. O'Rourke stated that under the internal revenue code the District needs to demonstrate that they do not earn more interest than they pay in bonds and this report presents a negative arbitrage amount.

> On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Series 2021 AA2 Arbitrage Report, was approved.

B. Series 2022 AA3

Ms. O'Rourke stated that under the internal revenue code the District needs to demonstrate that they do not earn more interest that they pay in bods and this report presents a negative arbitrage amount for series AA3.

> On MOTION by Ms. Roden, seconded by Mr. Nolen, with all in favor, the Series 2022 AA3 Arbitrage Report, was approved.

FOURTEENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Hancock noted that the Governor vetoed a bill on E-bike safety and a bill related to sovereign immunity limits. She also kindly reminded the Board that they will need to complete their ethics training by the end of the calendar year. The Board had no questions for Counsel and the next item followed.

B. Engineer

Mr. Malave reported that the package and survey was submitted that related to the lots near the railroad are meeting the minimum requirement and should put the issue to rest with the water management district. They will need to coordinated getting all fences crossing the ditch raised by property owners to a minimum of 12 inches. This will likely be a challenge as there are some unhappy property owners in this issue. There were no Board questions and the next item followed.

C. Field Manager's Report

Mr. Bailey presented the field manager's report that was provided in the agenda package for review. He summarized completed and ongoing projects to the Board.

D. District Manager's Report

i. Approval of Check Register

Ms. O'Rourke presented the check register from April 24th through June 23rd totaling $138,838.40 and asked for a motion of approval.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Check Register Totaling $138.838.40, was approved.

ii. Balance Sheet & Income Statement

Ms. O'Rourke presented the unaudited financials through May 31st and noted that this is for informational purposes only and no action is required from this item.

iii. Presentation of Number of Registered Voters: 1,090

Ms. O'Rourke presented the number of registered voters within the District to be 1,090.

iv. Reminder of Form 1 Filing Deadline

Ms. O'Rourke noted that the deadline for Form 1 filings is July 1, 2026.

FIFTEENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

SIXTEENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. O'Rourke opened the Supervisor request and audience comment period. There being none, the next item followed.

SEVENTEENTH ORDER OF BUSINESS Adjournment

Ms. O'Rourke asked for a motion to adjourn.

On MOTION by Ms. Spencer, seconded by Ms. Roden, 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