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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, **September 3, 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	Chairperson
Lindsey Roden	Vice Chairperson
Jessica Spencer	Assistant Secretary
Emily Hazelrig	Assistant Secretary

Also present were:

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

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. O'Rourke stated there were no members of the public present or by Zoom.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the August 13, 2026 Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes of the August 13, 2026, Board of Supervisors meeting and asked for any comments or corrections. The Board had no changes to the minutes.

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> On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Minutes of the August 13, 2026, Board of Supervisors Meeting, were approved.

FOURFTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Hancock stated that she had found an issue while reviewing the Phase Two plat: a dedication did not properly identify District property related to the stormwater easements. She said a document correcting the issue had been executed and recorded in Polk County's public records, so the matter should have been resolved.

B. Engineer

i. Consideration of Fiscal Year 2027 Engineering Work Authorization

Mr. Malave stated that the engineers had gathered the information needed for the swale issue and were finishing their submission to Southwest Florida. He hoped to submit it by the next day and resolve the matter. He also presented Dewberry Engineers' work authorization for the next fiscal year.

> On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Fiscal Year 2027 Engineering Work Authorization, was approved.

C. Field Manager's Report

i. Fiscal Year 2027 Contract Renewals

a) Aquatic Weed Management

Mr. Bailey reported that the main Reyes sign had been replaced, double-parking signs were being removed to match the updated map, and other leaning or fallen signs had been put back up. He said the landscapers were keeping up with the faster grass growth from the rain and would soon move to their winter schedule. The pool, restrooms, and dog stations were being maintained. Aquatic crews were managing algae as water levels rose and had removed fish after a reported fish kill. He presented an aquatic weed management contract increase of $360, or 3.75%. He said it was the contractor's first increase in some time and had been included in the Fiscal Year 2027 budget.

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On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Aquatic Weed Management Fiscal Year 2027 Contract Renewal, was approved.

b) Clean Star Services

Mr. Bailey stated that the Board had approved Clean Star's $25 monthly increase for its base janitorial service, bringing that portion from $475 to $500 per month. The other service charges stayed the same, and Ms. Hancock said she would prepare an updated agreement showing the full scope of work. The approval was subject to District counsel's final review.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Clean Star Services Fiscal Year 2027 Contract Renewal, was approved.

c) Resort Pools

Mr. Bailey stated that the Board had approved the pool vendor's increase to $2,040 per month. It was noted that the annual cost would be $72 over the budgeted amount.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Resort Pools Fiscal Year 2027 Contract Renewal, was approved.

ii. Consideration of Landscaping Contract

Mr. Bailey stated that the Board had talked about the landscaping contract, which was set to expire the following September. They considered resetting the contract terms but decided to leave it as it was for now. They discussed adding regular spraying, but the contract was already close to the $195,000 amount that would require a formal bid. They planned to look at the spraying work later.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Landscaping Contract To Be Discussed at a later date, was approved.

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iii. Consideration of Holiday Lighting Proposals

a) TPG Lighting

b) Festive Glow

Ms. O'Rourke stated that the Board had reviewed holiday lighting proposals from TPG Lighting and Festive Glow. TPG's three-year price was $19,429.90 per year. Festive Glow, which had installed the District's lights the previous year, offered a basic option for about $15,400 per year and an expanded option for about $19,900 per year. The Board had budgeted $20,000 for holiday lighting. Board members discussed the displays, the cost, and whether to sign a three-year agreement. They noted that Festive Glow's basic option would save money while keeping a display residents had seen before. Ms. Hancock explained that the agreement would include a provision allowing the District to end it with 30 days' notice.

> On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Festive Glow – 3 Year Agreement - $15,400, was approved.

iv. Review of Fiscal Year 2027 Engineer's Report

Mr. Malave reported that he had reviewed the roughly 50 items in the engineer's annual inspection report with Prince & Sons. They were working on a plan to address the items, including minor cleanup and erosion repairs. The Board had no questions.

D. District Manager's Report

i. Approval of Check Register

Ms. O'Rourke reviewed the check register. The Board approved the check register for June 24 through August 20, 2026, totaling $143,664.78.

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

ii. Balance Sheet & Income Statement

Ms. O'Rourke advised that the balance sheet and income statement included in the agenda package had been reviewed for accuracy and invited any questions from the Board regarding the District's financial statements. No questions were raised.

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FIFTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

SIXTH ORDER OF BUSINESS **Supervisors Requests and Audience Comments**

Ms. O'Rourke opened the Supervisor request and audience comment period. There were no comments.

SEVENTH ORDER OF BUSINESS **Adjournment**

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

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the meeting was adjourned at 11:05 am.

Signed by:
0F8C1489DF5E421...
Secretary/Assistant Secretary

Signed by:
Bobbie Shockley
B4BEF8F149CF478...
Chairman/Vice Chairman