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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 Wednesday, **October 14, 2026,** at 11:16 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
Bill Nolan	Assistant Secretary

Also present were:

Katie O'Rourke *by Zoom*	District Manager, GMS
Christine Wells	District Manager, GMS
Savannah Hammock *by Zoom*	District Counsel, Kilinski Van Wyk
Louisa Pigg *by Zoom*	Dewberry
Allen Bailey	Field Manager

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Wells stated there were no members of the public present or joining by Zoom.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the September 3, 2026 Board of Supervisors Meeting**

Ms. Wells presented the minutes of the September 3, 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. Roden, seconded by Ms. Hazelrig, with all in favor, the Minutes of the September 3, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2027-01 Appointing Christine Wells as an Assistant Secretary**

Ms. Wells presented Resolution 2027-01, appointing Christine Wells as an Assistant Secretary. She explained that this is in the agenda on page 12. This will allow Ms. Wells to attest signatures and conduct work for the District.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2027-01 Appointing Christine Wells as an Assistant Secretary, was approved.

FIFTH ORDER OF BUSINESS **Ratification of Resort Pools Additional Services Order for Pool Pump Replacement**

Ms. Wells presented ratification of Resort Pools additional services order for pool pump replacement. The quote is $4,500 and was executed outside of a Board meeting.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Resort Pools Additional Services Order for Pool Pump Replacement, was ratified.

SIXTH ORDER OF BUSINESS **Consideration of Agreement with PayGov.US for Electronic Payment Processing**

Ms. Wells presented the agreement with PayGov.US for electronic payment processing. She explained that the agreement would allow the District to accept electronic payments in accordance with a new statutory requirement. The service would be used for purchases such as amenity access cards and rentals, but not for assessment collections. A 3% fee would be passed on to the person making the payment. Ms. Hammock reviewed the agreement and reported no concerns, noting that it was the standard form of agreement negotiated with the vendor.

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> On MOTION by Ms. Roden, seconded by Ms. Hazelrig, with all in favor, Agreement with PayGov.US for Electronic Payment Processing, was approved in substantial form.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Hammock had no updates to report.

B. Engineer

Ms. Pigg had nothing to report.

C. Field Manager's Report

i. Consideration of Proposal from Prince & Sons for Stormwater Repairs

Mr. Bailey reported that Phase Four fence work had begun to ensure compliance with the City of Haines City. Minor items identified in the engineer's report were being addressed, and trash and debris had been removed from various waterways. Landscaping, pool maintenance, janitorial services, and lake management were processing well. The pool motor had also been replaced.

Mr. Bailey presented a proposal from Prince & Sons for stormwater repairs. The proposal total is $21,870 for erosion repairs and other stormwater maintenance items. Following discussion regarding the importance of addressing critical erosion issues before they worsened, the Board approved a not to exceed amount of $12,000 to address the most critical items identified in the engineering report. Staff will coordinate with the engineer to confirm priorities, obtain additional quotes for items without proposals, and provide an updated, prioritized list at the next meeting.

> On MOTION by Mr. Nolan, seconded by Ms. Shockley, with all in favor, NTE $12,000 To Take Care of Critical Items (25, 26, 28, 36, 46), was approved.

ii. Review of Fiscal Year 2027 Engineers Report

Mr. Bailey reviewed the Fiscal Year 2027 Engineer's Report.

iii. Stormwater Repair Summary

Mr. Bailey provided a summary of the stormwater repairs.

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iv. Consideration of Proposal from Prince & Sons to Continue Fuel Surcharge

Mr. Bailey presented a proposal from Prince & Sons to continue fuel surcharge for Board consideration. The Board approved extending Prince & Sons fuel surcharge agreement through December 31, 2026.

> On MOTION by Mr. Nolan, seconded by Ms. Shockley, with all in favor, the Proposal from Prince & Sons to Continue Fuel Surcharge, was approved.

v. Consideration of Proposal from CoreX for Monument Lighting Replacement & Solar Installation

Mr. Bailey presented the proposal from CoreX for monument lighting replacement and solar installation. The Board requested additional quotes, which staff will bring back for consideration at the next meeting.

vi. Consideration of Proposal from CoreX for Monument Lighting Riser Extensions

Mr. Bailey presented the proposal from CoreX for monument lighting riser extensions. The Board requested additional quotes, which staff will bring back for consideration at the next meeting.

vii. Consideration of Proposal from Resort Pools for Increase

Mr. Bailey presented a proposal from Resort Pools for Increase. The Board discussed the increase in pool maintenance costs from $2,340 to $2,950 per month for Fiscal Year 2027. Staff explained that the increase resulted from the vendor providing incorrect pricing in its original proposal and would place the District approximately $732 over budget. The Board did not approve the proposed increase because it was outside the adopted Fiscal Year 2027 budget. Staff was directed to notify Resort Pools of the decision and ensure the District continues to be billed at the existing contracted rate.

viii. Update on Encroachment at 3204 Weitzel Drive – Fence Height Check

Mr. Bailey provided an update on the encroachment at 3204 Weitzel Drive fence height check. The Board discussed the unresolved fence-height violation at 3204 Weitzel Drive. As the

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violation had not been corrected following the previous notice, the Board directed the District Attorney to send a letter to the property owner regarding compliance to remedy by December 31.

D. District Manager's Report

i. Approval of Check Register

Ms. Wells reviewed the check register. The Board approved the check register for August 21 through October 7, 2026, totaling $141,394.36.

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

ii. Balance Sheet & Income Statement

Ms. Wells presented the balance sheet and income statement, including financial statements through August 31, beginning on page 101 of the agenda packet.

iii. Resident Request for Extension at 4305 DeLeon Street

Ms. Wells presented a resident request for extension at 4305 DeLeon Street. The Board discussed Ms. Cindy Santana's request for an extension at 4305 DeLeon Street in Phase 4. Ms. Santana requested additional time to address the outstanding violations due to surgery and has been communicating with District staff. Staff noted that she had already made some improvements and understood the remaining requirements, including removal of the cinder block wall. The Board agreed to extend the deadline through December 31, 2026. The proposed plan must be explicitly approved by the District Engineer, and upon completion, Ms. Santana will be required to enter into a license agreement governing the encroachment into the drainage easement and outlining applicable restrictions. The fence must also be lifted in accordance with the requirements applicable to other properties.

iv. Update on Swale Conditions

a) Spreadsheet

Ms. Wells provided an update on the swale conditions. The Board discussed the swale conditions and fencing issues identified in the agenda packet spreadsheet. Staff reported that the engineer determined the swales were acceptable, provided the fences within the drainage easements were raised to allow water to flow through. Staff will send letters to the affected

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property owners requesting compliance by December 31, 2026. Once the fences are raised, the District will proceed with the necessary easement variance agreements, easements, and license agreements. The Board also discussed confirming the required fence clearance with the engineer and coordinating with the HOA regarding any related violations.

EIGHTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS **Supervisors Requests**

Ms. Wells opened the Supervisor request and audience comment period. There were no comments.

TENTH ORDER OF BUSINESS **Closed Security Session**

Ms. Wells requested a motion to open the shade meeting.

> On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Opening the Shade Meeting, was approved.

Ms. Wells requested a motion to close the shade meeting.

> On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Closing the Shade Meeting, was approved.

Following the closed security session, the Board approved seasonal security guard services with FTI at an estimated cost of $24,624 and remote guarding camera installation and monthly monitoring services with Current Demands, for a combined total of $34,165.16.

> On MOTION by Ms. Spencer, seconded by Ms. Hazelrig, with all in favor, Seasonal Guard Services with FTI and Remote Guarding Camera Installation and Monthly Monitoring Services with Current Demands for a Combined Total of $34,165.16, was approved.

The Board also approved terminating the current Securitas Agreement.

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On MOTION by Ms. Spencer, seconded by Ms. Hazelrig, with all in favor, Terminating the Current Agreement with Securitas, was approved.

ELEVENTH ORDER OF BUSINESS **Adjournment**

Ms. Wells asked for a motion to adjourn.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the meeting was adjourned at 12:18 p.m.

Signed by:
0F8C1489DE5E421...
Secretary/Assistant Secretary

Signed by:
Bobbie Shockley
B4BEE8F149CE478...
Chairman/Vice Chairman