

# HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT

August 26, 2019 Minutes of Public Hearing & Regular Meeting

## Minutes of the Public Hearing & Regular Meeting

The Public Hearing & Regular Meeting for the Hammock Bay Community Development District Board of Supervisors was held on **Monday, August 26, 2019 at 10:30 a.m. (CST)** at the Hammock Bay Welcome Center, located at 74 Great Hammock Bend, Freeport, FL 32439.

### 1. CALL TO ORDER/ROLL CALL

Mr. Lamb called the Public Hearing & Regular Meeting of the Hammock Bay Community Development District Board of Supervisors to order on **Monday, August 26, 2019 at 10:30 a.m. (CST)**.

Board Members Present and Constituting a Quorum:

Robert Sullivan	Chairman
Tim Edwards	Vice Chairman
Manny Vital	Supervisor

Staff Members Present:

Brian Lamb	Meritus	
Tricia Victory	Meritus	
Tucker Mackie	District Counsel	<i>via speakerphone</i>
Rick Welch	District Engineer	<i>via speakerphone</i>
Don Edwards	Trustmark Bank	

There was one member of the general public in attendance.

### 2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

### 3. RECESS TO PUBLIC HEARING

Mr. Lamb directed the Board to recess to the public hearing.

43 **4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**  
44 **AND LEVYING O&M ASSESSMENTS**

45 **A. Open Public Hearing on Proposed Fiscal Year 2020 Budget on Levying O&M**  
46 **Assessments**

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Sullivan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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55 **B. Staff Presentations**

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57 Mr. Lamb went over the proposed budget and assessments with the Board. He also provided an  
58 update on trust services. If the Board decides to go with Trustmark, there would be a \$5,000  
59 setup fee, and it is about \$2,500 a year. Currently, the US Bank fees are about \$4,000 a year. The  
60 budget can be adjusted if the Board chooses to go with Trustmark instead of US Bank for trust  
61 services. The Board asked Don Edwards with Trustmark about paying the setup fee over a period  
62 of time; Mr. Edwards will look into it. Supervisor Sullivan asked about the surplus funds; Mr.  
63 Lamb answered. The Board discussed the surplus funds, homeowners paying off the bond  
64 portion of the debt assessments, and the trust services.

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66 **C. Public Comments**

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68 There were no public comments.

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70 **D. Consideration of Resolution 2019-02; Adopting Fiscal Year 2020 Budget**

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72 Ms. Mackie reviewed the resolution with the Board.

MOTION TO:	Approve Resolution 2019-02.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Vital
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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81 **E. Consideration of Resolution 2019-03; Levying O&M Assessments**

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83 The Board reviewed the resolution.  
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MOTION TO:	Approve Resolution 2019-03.
MADE BY:	Supervisor Sullivan
SECONDED BY:	Supervisor Vital
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

**F. Close Public Hearing on Adopting Fiscal Year 2020 Budget and Levying O&M Assessments**

The public hearing was closed.

**6. RETURN TO REGULAR MEETING**

Mr. Lamb directed the Board to return to the regular meeting.

**7. BUSINESS ITEMS**

**A. Acceptance of Financial Report for Fiscal Year Ending September 30, 2018**

The Board reviewed the audit.

MOTION TO:	Accept the Financial Report for Fiscal Year Ending September 30, 2018.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Sullivan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

**B. Consideration of Resolution 2019-04; Setting Fiscal Year 2020 Meeting Schedule**

The Board reviewed the resolution and meeting schedule.

MOTION TO:	Approve Resolution 2019-04.
MADE BY:	Supervisor Vital
SECONDED BY:	Supervisor Edwards
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

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**C. General Matters of the District**

The Board discussed the trust services. Supervisor Edwards will be the designated Board member to coordinate with staff and Trustmark.

MOTION TO:	Authorize staff and Supervisor Edwards to negotiate with Trustmark for trustee services and to the degree that it does not work out, remain with US Bank, and the goal with Trustmark is to spread out the upfront costs, if possible.
MADE BY:	Supervisor Sullivan
SECONDED BY:	Supervisor Edwards
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

**8. CONSENT AGENDA**

- A. Consideration of the Board of Supervisors Meeting Minutes May 29, 2019**
- B. Consideration of the Operations and Maintenance Expenditures May 2019**
- C. Consideration of the Operations and Maintenance Expenditures June 2019**
- D. Consideration of the Operations and Maintenance Expenditures July 2019**
- E. Review of Financial Statements Month Ending July 31, 2019**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Sullivan
SECONDED BY:	Supervisor Edwards
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

**9. VENDOR/STAFF REPORTS**

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

Mr. Lamb asked the Board if they want to accept or waive the \$200 supervisor fee per meeting. Supervisor Edwards accepted the compensation, Supervisor Vital accepted the compensation, and Supervisor Sullivan accepted the compensation.

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**10. SUPERVISOR REQUESTS AND COMMENTS**

Supervisor Sullivan asked for Ms. Mackie to please let them know if any of the legislative updates benefit the CDD. Ms. Mackie went over that most changes are mostly about how the Districts are established, constructed, or initially funded. She said there will be a new rules of procedure that will be coming out in the next agenda package.

Supervisor Edwards asked for more information about the purpose of the two meetings per year; Mr. Lamb answered.

**11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

There were no audience questions or comments.

**12. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Vital
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

199 \*The entire meeting is available on CD upon request.

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201 \*These minutes were done in summary format.

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203 \*Each person who decides to appeal any decision made by the Board with respect to any matter  
204 considered at the meeting is advised that person may need to ensure that a verbatim record of the  
205 proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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207 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
208 meeting held on June 08, 2020.

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210 Brian Lamb  
211 Signature

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213 Brian Lamb  
214 Printed Name

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216 Title:  
217  Secretary  
218  Assistant Secretary

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Robert Sullivan  
Signature

Robert Sullivan  
Printed Name

Title:  
 Chairman  
 Vice Chairman

Recorded by Records Administrator

Brittany Crutchfield  
Signature

June 10, 2020  
Date

