

HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT

June 8, 2021 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting for the Hammock Bay Community Development District Board of Supervisors was held on **Monday, June 8, 2021 at 10:30 a.m. (CST)** at the Hammock Bay Welcome Center located at 74 Great Hammock Bend, Freeport, FL 32429.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Regular Meeting of the Hammock Bay Community Development District Board of Supervisors to order on **Monday, June 8, 2021 at 10:30 a.m. (CST)**.

Board Members Present and Constituting a Quorum:

Tim Edwards	Chair
Robert Sullivan	Vice-Chair
Manny Vital	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus	
Deborah Sier	District Counsel, Hopping Green & Sams	<i>via conference call</i>
Rick Welch	District Engineer, Connelly & Wicker	<i>via conference call</i>

There were no members of the general public in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

Mr. Lamb went over that no one qualified for Seats 1, 2, and 3 in the election and that Trish Dalton, Tim Edwards, and Robert Sullivan would still hold their seat until the Board could fill the seats. The Board could reappoint Tim Edwards and Robert Sullivan to their seats but could not reappoint Trish Dalton, as she does not reside in the District. Supervisor Edwards and Supervisor Sullivan confirmed they would be willing to continue serving on the Board. Counsel advised declaring vacancies first.

3. BUSINESS ITEMS

A. Consideration of Resolution 2021-01; Declaring Vacancies – Seats 1, 2 & 3

Mr. Lamb went over the resolution with the Board.

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MOTION TO:	Approve Resolution 2021-01.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Vital
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

B. Consideration of Resolution 2021-02; Approving Fiscal Year 2022 Proposed Budget & Setting Public Hearing

Mr. Lamb went over the proposed fiscal year 2022 budget with the Board. There is a proposed increase of under \$50 annually for homeowners who still have their debt service and around \$25 annually for those who do not. Notice of the proposed increase will be sent to property owners and there will be a public hearing on the proposed budget on August 23, 2021 at 10:30 a.m. at the same location. Mr. Lamb went how in previous years, the District had to use undesignated reserves to make up the shortfall. He also reviewed the budget line items with the Board.

The Board discussed the budget and proposed increase in assessments.

Counsel noted that with this resolution, the Board would be setting a ceiling or upper limit that they cannot go over for the budget and increase in assessments; they can, however, go lower.

MOTION TO:	Approve Resolution 2021-02.
MADE BY:	Supervisor Sullivan
SECONDED BY:	Supervisor Edwards
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

C. Annual Disclosure of Qualified Electors

Mr. Lamb announced that there were 2,462 qualified electors in Hammock Bay CDD as of April 15, 2021.

The Board discussed the vacant Board seats. Mr. Lamb said the Board could go ahead re-appoint Supervisor Edwards and Supervisor Sullivan to their seats, and then they could look to fill Trish Dalton's seat at the next meeting if she is unwilling to continue on in the seat. Supervisor Edwards and Supervisor Sullivan confirmed they are willing to be re-appointed to their seats.

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MOTION TO:	Have Supervisor Sullivan continue to fill Seat 1 and Supervisor Edwards continue to fill Seat 3.
MADE BY:	Supervisor Vital
SECONDED BY:	Supervisor Sullivan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

Supervisor Edwards and Supervisor Sullivan signed their Oaths of Office. Mr. Lamb stated that he is a notary of the state of Florida and notarized Supervisor Edwards's and Sullivan's Oaths. Supervisor Edwards and Supervisor Sullivan both recited their Oaths of Office aloud.

The Board discussed the Chair and Vice-Chair positions. Mr. Lamb noted that the resolution for re-designation of officers would be Resolution 2021-04. Supervisor Edwards said he is willing to serve as the Chair. Supervisor Sullivan said he is willing to serve as the Vice-Chair.

MOTION TO:	Approve Resolution 2021-04 appointing Supervisor Edwards as Chair, Supervisor Sullivan as Vice-Chair, with the balance of the Board serving as Assistant Secretaries and keeping the other positions intact.
MADE BY:	Supervisor Vital
SECONDED BY:	Supervisor Sullivan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

D. Consideration of Resolution 2021-03; Setting Public Hearing to Amend District's Rules of Procedure

Ms. Sier went over the resolution with the Board. The public hearing will be set for August 23, 2021 at 10:30 a.m. at the same location.

MOTION TO:	Approve Resolution 2021-03.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Sullivan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

127 **E. Acceptance of Financial Report for FY Ending September 30, 2019**

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129 Mr. Lamb reviewed the audit with the Board. The Board asked some questions about the
130 process; Mr. Lamb answered.

131	MOTION TO:	Accept the Financial Report for FY Ending
132		September 30, 2020 and authorize the Chair to sign
133		associated documents for submission to the state.
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135	MADE BY:	Supervisor Edwards
136	SECONDED BY:	Supervisor Sullivan
137	DISCUSSION:	None further
138	RESULT:	Called to Vote: Motion PASSED
139		3/0 - Motion passed unanimously

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141 **F. General Matters of the District**

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144 **5. CONSENT AGENDA**

- 145 **A. Consideration of Board of Supervisors Meeting Minutes August 24, 2020**
- 146 **B. Consideration of Operations and Maintenance Expenditures Aug. 2020 – Sep. 2020**
- 147 **C. Consideration of Operations and Maintenance Expenditures Oct. 2020 – Apr. 2021**
- 148 **D. Review of Financial Statements Month Ending April 30, 2021**

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150 The Board reviewed the Consent Agenda items. There was a question about the cost of the
151 trustee fees. Mr. Lamb went over the history of trying to get the trustee fees cost down.

152	MOTION TO:	Approve the Consent Agenda.
153	MADE BY:	Supervisor Edwards
154	SECONDED BY:	Supervisor Sullivan
155	DISCUSSION:	None Further
156	RESULT:	Called to Vote: Motion PASSED
157		3/0 - Motion passed unanimously

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161 **6. VENDOR/STAFF REPORTS**

- 162 **A. District Counsel**
- 163 **B. District Engineer**
- 164 **C. District Manager**

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166 There were no additional staff reports at this time.

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168 Supervisor Sullivan had some questions about engineering inspections and the ponds; Mr. Welch
169 and Mr. Lamb answered.

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7. SUPERVISOR REQUESTS AND COMMENTS

Supervisor Edwards asked about the next meeting and the possibility of also having a workshop. Mr. Lamb confirmed the next meeting date will be August 23, 2021 and he will communicate with the Chair about scheduling a workshop.

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments.

9. ADJOURNMENT

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

194 *The entire meeting is available on CD upon request.

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196 *These minutes were done in summary format.

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

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202 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
203 meeting held on _____.

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Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Brian Lamb

Printed Name

Title:

- Secretary
- Assistant Secretary

Signature

Printed Name

Title:

- Chairman
- Vice Chairman

Recorded by Records Administrator

Signature

Date

8/26/21

