

# HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT

August 23, 2021 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 23, 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

Mr. Lamb called the Public Hearing & Regular Meeting of the Hammock Bay Community Development District Board of Supervisors to order on **Monday, August 23, 2021 at 10:30 a.m. (CST)**.

Board Members Present and Constituting a Quorum:

|                 |            |
|-----------------|------------|
| Tim Edwards     | Chair      |
| Robert Sullivan | Vice-Chair |
| Norman Kaiser   | Supervisor |
| Manny Vital     | Supervisor |

Staff Members Present:

|                  |  |
|------------------|--|
| Brian Lamb       | District Manager, Meritus              |
| Tucker Mackie    | District Counsel, Hopping Green & Sams |
| Tyler Strickland | District Engineer, Connelly & Wicker   |

There were some residents in attendance.

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

The Board introduced themselves to the audience. Mr. Lamb went over term limits and qualifying for the Board. He also briefly talked about the budget and the meeting process.

There were audience questions about the size/boundaries of the District, the scope of the CDD and bonds, the history of the assessments, the savings from the previous refinancing of the bonds, the current budget, getting more information about the CDD and HOA, why the CDD will remain in perpetuity, the differences in costs when paying off the bond vs. those who have not, and dissolving the District in the future, the transfer of infrastructure to the city, if there is a limit to assess homeowners, if the Board has access to talking to the developers and can talk to the HOA about updating the Memorandum of Understanding, insurance and disasters, communication to residents, the meeting schedule, and the budget process going forward.

Mr. Lamb and Ms. Mackie answered the residents' questions.

48 **3. RECESS TO PUBLIC HEARING**

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50 Mr. Lamb directed the Board to recess to the public hearing.  
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53 **4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2022 BUDGET**  
54 **AND LEVYING O&M ASSESSMENTS**

55 **A. Open Public Hearing on Proposed Fiscal Year 2022 Budget and Levying O&M**  
56 **Assessments**  
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|--------------|---------------------------------|
| MOTION TO:   | Open the public hearing.        |
| MADE BY:     | Supervisor Edwards              |
| SECONDED BY: | Supervisor Sullivan             |
| DISCUSSION:  | None further                    |
| RESULT:      | Called to Vote: Motion PASSED   |
|              | 4/0 - Motion passed unanimously |

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65 **B. Staff Presentations**  
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67 Mr. Lamb went over the proposed budget and line items with the Board and explained the  
68 recommendation for increase. This is the first time the operations budget will have been raised  
69 since the inception of the District.  
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71 **C. Public Comments**  
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73 There were a few comments about the increase in the budget and assessments.  
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75 **D. Consideration of Resolution 2021-05; Adopting Fiscal Year 2022 Budget**  
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77 Mr. Lamb went over the resolution with the Board.  
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| MOTION TO:   | Approve Resolution 2021-05.     |
| MADE BY:     | Supervisor Sullivan             |
| SECONDED BY: | Supervisor Edwards              |
| DISCUSSION:  | None further                    |
| RESULT:      | Called to Vote: Motion PASSED   |
|              | 4/0 - Motion passed unanimously |

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88 **E. Consideration of Resolution 2021-06; Levying O&M Assessments**  
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90 Mr. Lamb went over the resolution with the Board.  
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| MOTION TO:   | Approve Resolution 2021-06.     |
| MADE BY:     | Supervisor Kaiser               |
| SECONDED BY: | Supervisor Sullivan             |
| DISCUSSION:  | None further                    |
| RESULT:      | Called to Vote: Motion PASSED   |
|              | 4/0 - Motion passed unanimously |

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99 **F. Close Public Hearing on Adopting Proposed Fiscal Year 2022 Budget and Levying**  
100 **O&M Assessments**  
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102 The public hearing on was closed.  
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105 **6. CONTINUED PUBLIC HEARING ON ADOPTING AMENDED RULES OF**  
106 **PROCEDURES**

107 **A. Open Continued Public Hearing on Adopting Amended Rules of Procedures**  
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| MOTION TO:   | Open the public hearing.        |
| MADE BY:     | Supervisor Edwards              |
| SECONDED BY: | Supervisor Sullivan             |
| DISCUSSION:  | None further                    |
| RESULT:      | Called to Vote: Motion PASSED   |
|              | 4/0 - Motion passed unanimously |

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116 **B. Staff Presentations**  
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118 Mr. Lamb went over the process for the Amended Rules of Procedure. The Board reviewed the  
119 Amended Rules of Procedures.  
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121 **C. Public Comments**  
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123 There were questions on the date of the next CDD meeting and if the Amended Rules of  
124 Procedures can be posted on the website.  
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127 **D. Consideration of Resolution 2021-07; Adopting Amended Rules of Procedures**

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129 The Board reviewed the resolution.

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| MOTION TO:   | Approve Resolution 2021-07.     |
| MADE BY:     | Supervisor Edwards              |
| SECONDED BY: | Supervisor Sullivan             |
| DISCUSSION:  | None further                    |
| RESULT:      | Called to Vote: Motion PASSED   |
|              | 4/0 - Motion passed unanimously |

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138 **E. Close Continued Public Hearing on Adopting Amended Rules of Procedures**

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140 The public hearing was closed.

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143 **7. RETURN TO REGULAR MEETING**

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

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148 **8. BUSINESS ITEMS**

149 **A. Consideration of Resolution 2021-08; Setting Fiscal Year 2022 Meeting Schedule**

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151 The Board reviewed the resolution and meeting schedule. The Board discussed the meeting  
152 schedule and would like to change the meeting dates and times to May 19, 2022 at 1:00 p.m. and  
153 August 25, 2022 at 6:00 p.m. The Board also discussed scheduling a workshop at a later date and  
154 changing the meeting location to the Lake Club.

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| MOTION TO:   | Approve Resolution 2021-08 with the amendments<br>discussed. |
| MADE BY:     | Supervisor Edwards   |
| SECONDED BY: | Supervisor Vital   |
| DISCUSSION:  | None further   |
| RESULT:      | Called to Vote: Motion PASSED                                |
|              | 4/0 - Motion passed unanimously                              |

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164 **B. General Matters of the District**

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- 167 **9. CONSENT AGENDA**
- 168 **A. Consideration of the Board of Supervisors Meeting Minutes June 8, 2021**
- 169 **B. Consideration of the Operations and Maintenance Expenditures May 2021**
- 170 **C. Consideration of the Operations and Maintenance Expenditures June 2021**
- 171 **D. Consideration of the Operations and Maintenance Expenditures July 2021**
- 172 **E. Review of Financial Statements Month Ending July 31, 2021**
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174 The Board reviewed the Consent Agenda items.

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| MOTION TO:   | Approve the Consent Agenda.     |
| MADE BY:     | Supervisor Kaiser               |
| SECONDED BY: | Supervisor Edwards              |
| DISCUSSION:  | None Further                    |
| RESULT:      | Called to Vote: Motion PASSED   |
|              | 4/0 - Motion passed unanimously |

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- 184 **10. VENDOR/STAFF REPORTS**
- 185 **A. District Counsel**
- 186 **B. District Engineer**
- 187 **C. District Manager**
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189 There were no further reports from staff.

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192 **11. SUPERVISOR REQUESTS AND COMMENTS**

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194 There were no additional supervisor requests.

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197 **12. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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199 Residents asked if the increase will be reflected on the tax bill and when. Mr. Lamb answered.  
200 There were some comments about the original debt and maybe dissolving the CDD. There was  
201 also a question on the empty lots and if they are included in the District.  
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205 **13. ADJOURNMENT**

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| MOTION TO:   | Adjourn.   |
| MADE BY:     | Supervisor Edwards   |
| SECONDED BY: | Supervisor Kaiser  |
| DISCUSSION:  | None further   |
| RESULT:      | Called to Vote: Motion PASSED<br>4/0 - Motion passed unanimously |

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

*\*These minutes were done in summary format.*

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

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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 \_\_\_\_\_.

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Signature

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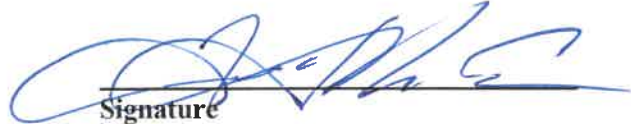
Printed Name

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Title:

- Secretary
- Assistant Secretary

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Signature

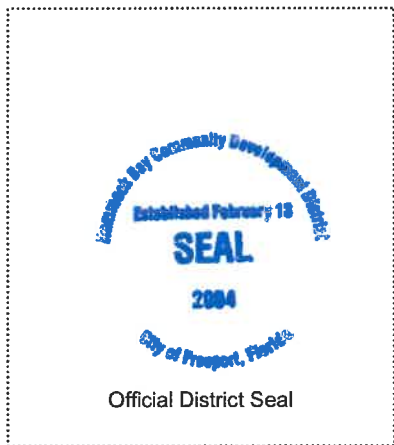
Timothy M. Edwards

Printed Name

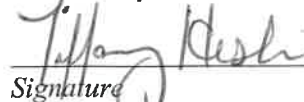
Title:

- Chairman
- Vice Chairman

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Recorded by Records Administrator



Signature

9/14/2022

Date