

HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT

May 19, 2022, Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting for the Hammock Bay Community Development District Board of Supervisors was held on **Monday, May 19, 2022, at 10:30 a.m. (CST)** at the Hammock Bay Welcome Center located at 74 Great Hammock Bend, Freeport, FL 32429.

1. PLEDGE OF ALLEGIANCE

Mr. Lamb led the Pledge of Allegiance.

2. CALL TO ORDER/ROLL CALL

Mr. Lamb called the Regular Meeting of the Hammock Bay Community Development District Board of Supervisors to order on **Monday, May 19, 2022, 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, Inframark
Bryan Radcliff	District Manager, Inframark
John Brown	District Counsel, Kutak Rock LLP <i>(via conference call)</i>

There were some resident's audience members in attendance.

3. PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments on agenda items.

4. BUSINESS ITEMS

A. Consideration of Resolution 2022-01; Approving FY 2023 Proposed Budget & Setting Public Hearing

The Board reviewed the resolution and proposed budget. The Board discussed setting the Public Hearing on August 25 ,2022 at 6:00 p.m.

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MOTION TO:	Approve Resolution 2021-01.
MADE BY:	Supervisor Tim
SECONDED BY:	Supervisor Sullivan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

B. Announcement of Qualified Electors

Mr. Lamb announced per the memorandum of the Supervisor of Electors office that there is currently 250 qualified electors.

C. 2022 Election Process

Any members of the Board who seats are expiring in November can re-qualify for their seat can contact Mr. Lamb for further details or any member of the general public can also qualify to elect. Currently there are two (2) vacant seats up for election and it is seats 4 and 5. If the vacant seat is not filled, the Board will appoint potential candidate to fulfill that term. Lastly, any letters of interest by a potential candidate can be reviewed at the August meeting.

D. Consideration of Resolution 2022-02; Requesting Supervisor of Elections to Conduct General Elections

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-02.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Vital
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

E. Acceptance of Financial Report for Year Ending September 31, 2021

The Board reviewed and motioned to approve the financial report.

MOTION TO:	Accept the Financial Report for Year Ending September 31, 2021.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Vital
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

90 **F. Discussion on Transfer from Hopping Green & Sams to Kutak Rock LLP**

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92 The Board reviewed and discussed the transfer and motioned to approve ratification.

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MOTION TO:	Ratify the transfer from Hopping Green & Sams to Kutak Rock LLP.
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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G. General Matter of the District

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There were no general matters of the District at this time.

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5. CONSENT AGENDA

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A. Consideration of the Board of Supervisors Meeting Minutes August 23, 2021

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B. Consideration of the Operations and Maintenance Expenditures August - September

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C. Consideration of the Operations and Maintenance Expenditures October 2021- April

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D. Review of Financial Statements Month Ending April 30, 2022

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The Board reviewed the Consent Agenda items.

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MOTION TO:	Approve the Consent Agenda items A-D.
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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6. VENDOR/STAFF REPORTS

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A. District Counsel

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District Counsel Brown thanked the Board for the continuance involvement with the District and whereabouts regarding increase on the proposed budget with the assessments. Mr. Lamb stated the assessments will be the same year over year but last year was the increase.

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- 133 **B. District Engineer**
- 134 **C. District Manager**

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There were no further reports on behalf of the District Engineer and Manager.

139 **7. SUPERVISOR REQUESTS AND COMMENTS**

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Supervisor Edwards commented if there is any thought about the movie room for spacious comfort? Mr. Lamb stated he will accommodate that in the future.

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Supervisor Sullivan asked how many of the members in the District paid off their bond? Mr. Lamb stated that this year roughly about forty percent (40%) paid off their bonds with about six (6) pay offs.

148 **8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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A resident Marc expressed his consideration to explore the different opportunity to improve communication with the CDD district for the occupants in the community. There has been concerns with the meeting and for those who cannot make it due to work related hours. Mr. Lamb redirect the resident that the website has all the documentation for meeting, or any issues discussed. He requested a workshop to be setup with approval by the District and all supervisor agree with the request and will consider to implement the meeting in the future.

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A resident expressed concern and confusion of the CDD and HOA assessment of the Bond fees for construction on amenities. Mr. Lamb commented on the assessment question pertaining to the difference of the HOA and CCD assessment. The HOA is responsible for the operations and maintenance. What items in the community is the HOA responsible for? Mr. Lamb stated anything we own or operated its either with the HOA or the city.

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A resident requested to have the HOA have the realtors explain the community guideline with the potential buyer to avoid confusions and concerns while closing on a property. Mr. Lamb will discuss further concerns with District Counsel after the meeting.

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Supervisor Sullivan requested to have a small billboard visible to residents of the community stating when there will be a upcoming CDD meeting.

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169 **9. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Sullivan
SECONDED BY:	Supervisor Kaiser
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed

meeting held on 08-25-22.

Brian Lamb
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Signature
Brian Lamb

Printed Name

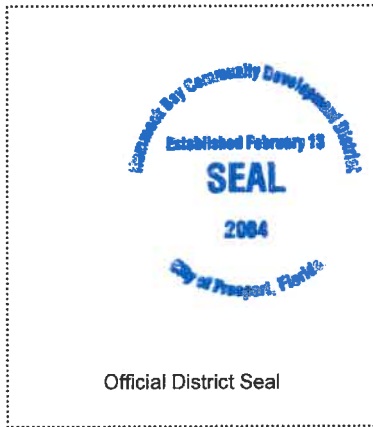
- Title:**
 Secretary
 Assistant Secretary

DocuSigned by:
Jim Edwards
601E4162D5D04AF...

Signature
Tim Edwards

Printed Name

- Title:**
 Chairman
 Vice Chairman



Recorded by Records Administrator
[Signature]
Signature
09/01/22
Date