

**HAMMOCK BAY  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PUBLIC HEARINGS & REGULAR MEETING  
AUGUST 23, 2021**

**HAMMOCK BAY  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
AUGUST 23, 2021 AT 10:30 a.m. CST.  
HAMMOCK BAY WELCOME CENTER  
LOCATED AT 74 GREAT HAMMOCK BEND, FREEPORT, FL 32429**

<b>District Board of Supervisors</b>	Chairman	Tim Edwards
	Vice Chairman	Robert Sullivan
	Supervisor	Trish Dalton
	Supervisor	Manny Vital
	Supervisor	Norman Kaiser
<b>District Managers</b>	Meritus	Brian Lamb
<b>District Attorney</b>	Hopping Green & Sams, P.A.	Tucker Mackie
<b>District Engineer</b>	Connelly & Wicker, Inc.	Tyler Strickland

*All cellular phones and pagers must be turned off while in the meeting room*

The meeting will begin at **10:30 a.m. CST.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the third section called **Public Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The meeting will resume after the public hearing with the fourth section called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager’s office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fifth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The sixth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The seventh section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District’s needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Agendas can be reviewed by contacting the Manager’s office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Dear Board Members:

The Regular Meeting of the Board of Supervisors of Hammock Bay Community Development District will be 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.** Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting.

**Call In Number: 1-866-906-9330**

**Access Code: 4863181**

- 1. PLEDGE OF ALLEGIANCE**
- 2. CALL TO ORDER/ROLL CALL**
- 3. APPOINTMENT OF SUPERVISOR TO BOARD SEAT # 2**
- 4. PUBLIC COMMENT ON AGENDA ITEMS**
- 5. RECESS TO PUBLIC HEARINGS**
- 6. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2022 BUDGET**
  - A. Open Public Hearing on Fiscal Year 2022 Budget
  - B. Staff Presentations
  - C. Public Comments
  - D. Consideration of Resolution 2021-05; Adopting Fiscal Year 2022 Budget.....Tab 01
  - E. Close Public Hearing on Fiscal Year 2022 Budget
- 7. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
  - A. Open Public Hearing on Levying O&M Assessments
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2021-06; Levying O&M Assessments.....Tab 02
  - E. Close Public Hearing on Levying O&M Assessments
- 8. CONTINUED PUBLIC HEARING ON ADOPTING AMENDED RULES OF PROCEDURES**
  - A. Open the Continued Public Hearing on Adopting Amended Rules of Procedures
  - B. Staff Presentations
  - C. Public Comments
  - D. Close the Continued Public Hearing on Adopting Amended Rules of Procedures
  - E. Consideration of Resolution 2021-07; Adopting Amended Rules of Procedures.....Tab 03
- 9. RETURN AND PROCEED TO REGULAR MEETING**
- 10. BUSINESS ITEMS**
  - A. Consideration of Resolution 2021-08; Setting FY 2022 Meeting Schedule .....Tab 04
  - B. General Matters of the District
- 11. CONSENT AGENDA**
  - A. Consideration of Minutes of the Regular Meeting June 08, 2021 ..... Tab 05
  - B. Consideration of Operation and Maintenance Expenditures May 2021 ..... Tab 06
  - C. Consideration of Operation and Maintenance Expenditures June 2021 ..... Tab 07
  - D. Consideration of Operation and Maintenance Expenditures July 2021 ..... Tab 08
  - E. Review of Financial Statements Month Ending July 31, 2021..... Tab 09
- 12. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 13. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 14. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 15. ADJOURNMENT**

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

