

**HAMMOCK BAY  
COMMUNITY DEVELOPMENT DISTRICT**

**NOVEMBER 3, 2023**

**AGENDA PACKAGE**



210 N. UNIVERSITY DRIVE, SUITE 702  
CORAL SPRINGS, FLORIDA 33071

# Hammock Bay Community Development District

## Board of Supervisors

Tim Edwards, Chairman

Robert Sullivan, Vice Chairman

Mark Lane, Assistant Secretary

Mary Barnes, Assistant Secretary

David Underwood, Assistant Secretary

Bob Koncar, District Manager

Tucker Mackie, Esq. District Counsel

Rick Welch, District Engineer

## Regular Meeting Agenda

Friday, November 3, 2023 – 1:00 P.M. CST

Audience Participation

Call In Number: 1-646-838-1601 Access Code: 730693086#

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### 1. CALL TO ORDER/ROLL CALL

### 2. PUBLIC COMMENT ON AGENDA ITEMS

### 3. BUSINESS ITEMS

A. Discussion of Goals and Objectives

B. Discussion of District Owned Property

### 4. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

### 5. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

### 6 ADJOURNMENT

*Next Meeting is scheduled for February 22, 2024 AT 1:00 P.M. CST*

## District Office

Inframark

2005 Pan Am Circle, Suite 120

Tampa, FL 33607

813-873-7300

## Meeting Location:

Hammock Bay Lake Center

1850 Great Hammock Bend

Freeport, FL 32429

## **Third Order of Business**

**3A.**

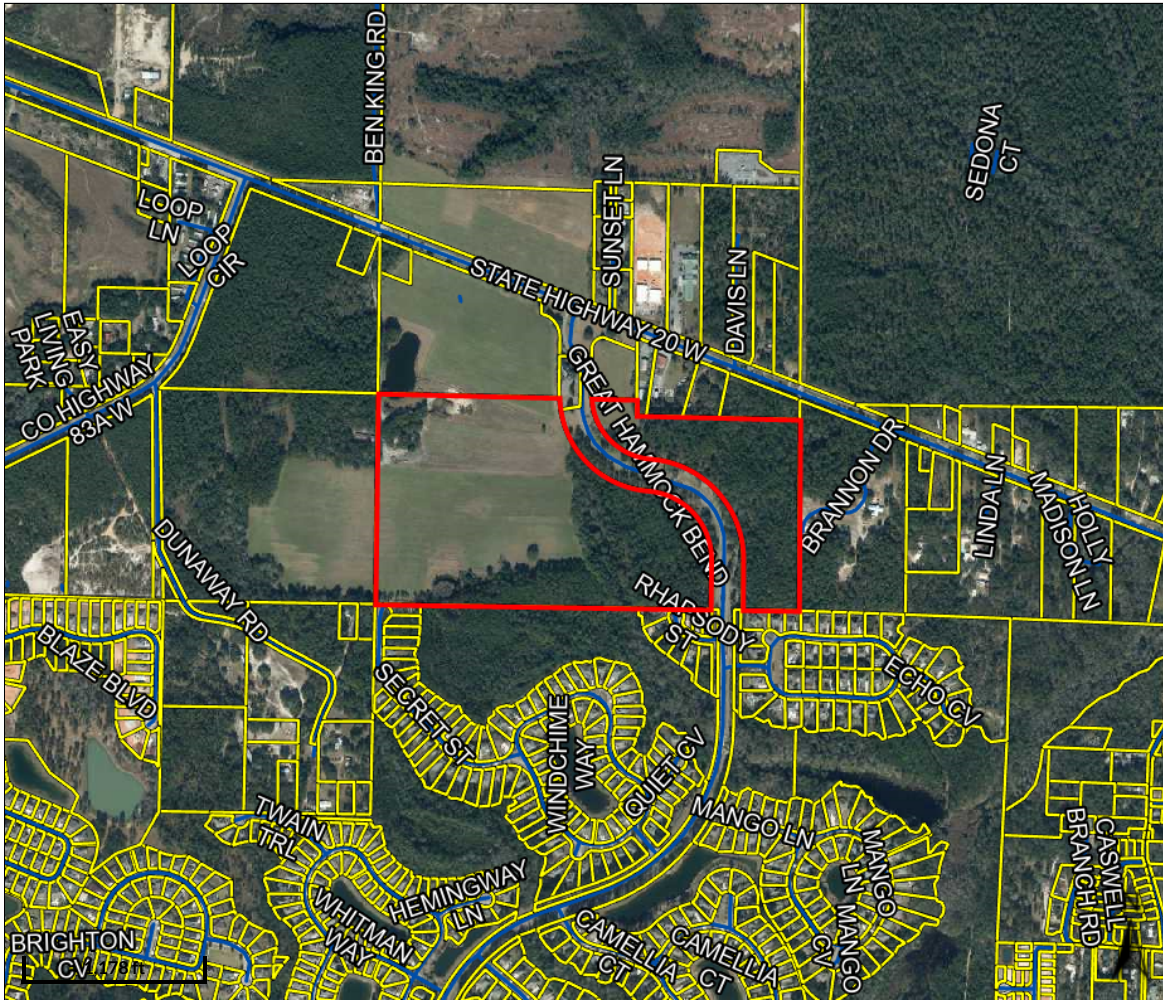
## Goals and Objectives

### Hammock Bay

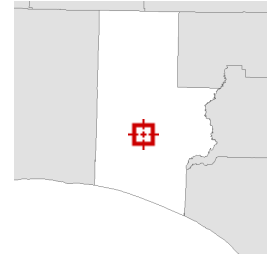
#### **Goals:**

- **Improved Communications:**
  - Detail on what the District does
  - Personal information on property owner bonds
  - Enhance community involvement in District matters.
  - Yearly statements to residents on their account
  - Annual report to residents on District activities and achievements
  - Utilize HOA email blast to disseminate District information.
  - Utilize the DeFuniak Herald as newspaper for legal notices.
  - Address issues for all residents (non – assessed and assessed)
- **Document Review:**
  - Review District documents and agreements for updating.
  - Review the mission statement.
- **Long Term Financial Plan:**
  - Update the District map to show areas being assessed and those that are not with explanations.
  - Review the Operation and Maintenance Expenses and develop a long-term financial plan.
  - Identify current assets of the District.
  - Identify liabilities for District owned assets.
  - Identify potential projects/issues that would require an increase in District indebtedness.
  - Identify the impact of financial claims that could be made upon the District.
  - Identify any legal requirements that would create financial liabilities for the District.
- **Develop an Exit Strategy for the District:**
  - Identify if a potential merger with the City of Freeport is feasible prior to the payoff of the District bonds.
  - Develop an action plan for District dissolution.

**3B.**



## Overview



## Legend

- City Labels
- Landmarks
- Parcels

Parcel Number	<a href="#">08-15-19-23000-002-0010</a>	Physical Address	GREAT HAMMOCK BEND	Building Value	\$0	Just Value	\$92,989	Last 2 Sales Date		Price	Vacant	Qual
Acreage	71.53	Mailing Address	KING BENJAMIN	Misc Value	\$0	Assessed Value	\$9,814	12/30/1991		\$100	Y	U
Property Usage	TIMBERLAND 90+	Address	EARL AND 2848 BEN KING RD FREEPORT, FL 32439	Land Value	\$9,814	Exempt Value	\$0	MLS		0	n/a	n/a
				Ag Land Value	\$9,814	Taxable Value	\$9,814					
				Ag Market Value	\$92,989							

This map has been compiled from the most authentic information available and is to be used for assessment purposes only. Walton County Property Appraiser's Office assumes no responsibility for errors and/or omissions contained herein. THIS MAP IS NOT A SURVEY.

Date created: 10/17/2023

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