

# Hammock Bay Community Development District

## Board of Supervisors

Tim Edwards, Chairman  
Robert Sullivan, Vice Chairman  
Mary Barnes, Assistant Secretary  
David Underwood, Assistant Secretary  
Daniel Rosenheim, Assistant Secretary

## Staff:

Jennifer Goldyn, Regional Director  
Samantha Harvey, District Manager  
Tucker Mackie Esq., District Counsel  
Rich Welch, District Engineer

## Meeting Agenda

Thursday, February 27, 2025 at 6:00 p.m. CST

### Audience Participation

Call-in Number: 1-646-838-1601, Conference ID:361005201#

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1. **Call to Order and Roll Call**
2. **Motion to Adopt the Agenda**
3. **Audience Comments -Three (3) Minute Time Limit**
4. **Business Items**
  - A. Oath of Office for Newly Elected Supervisor via the General Election – Tim Edwards **(Seat 3)**
  - B. Consideration of Resolution 2025-01, Declaration of Vacancy – **(Seats 1 and 2)**
  - C. Discussion of Appointment of Supervisors to Fill Vacancies
  - D. Oaths of Office for Newly Appointed Supervisors **(Seats 1 and 2)**
  - E. Consideration of Resolution 2025-02, Designation of Officers
  - F. Ratification of Carr, Riggs & Ingram, LLC Audit Engagement Letter for FY 2023
  - G. Acceptance of the Fiscal Year 2023 Audit Prepared by Carr, Riggs & Ingram LLC
  - H. Ratification of Carr, Riggs & Ingram, LLC Audit Engagement Letter for FY 2024
  - I. Consideration of Resolution 2025-03, Budget Amendment
  - J. Consideration of Resolution 2025-04, Adopting Goals and Objectives
  - K. CDD Website Revision Update and ADA Compliance
  - L. Discussion Regarding Approaching the City of Freeport to Investigate Willingness of City of Freeport to Assume CDD's Remaining Debt Obligations Associated with Series 2016 Bonds, and Authorizing Dissolution of the CDD
5. **Staff Reports**
  - A. District Counsel
  - B. District Manager
6. **Business Administration**
  - A. Consideration of Minutes from the Meeting held August 22, 2024
  - B. Consideration of Operations and Maintenance Expenditures August 2024 Through January 2025
  - C. Consideration of August and September 2024 Financial Reports
  - D. Consideration of October, November, December 2024, and January 2025 Financial Reports
7. **Supervisor Requests**
8. **Adjournment**

*The next Meeting is scheduled for May 22, 2025 at 6:00 p.m. CST*

#### District Office:

Inframark  
2005 Pan Am Circle, Suite 120  
Tampa, FL. 33607  
813-873-7300

#### Meeting Location

Hammock Bay Lake Center  
1830 Great Hammock Bend  
Freeport, FL.32429