

# HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT

May 29, 2018 Minutes of 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 29, 2018 at 10:30 a.m. (CST)** at the Hammock Bay Welcome Center, located at 74 Great Hammock Bend, Freeport, FL 32439.

### 1. 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 29, 2018 at 10:30 a.m. (CST)**.

#### Board Members Present and Constituting a Quorum:

Robert Sullivan	Chairman
Tim Edwards	Vice Chairman
Trish Dalton	Supervisor
Manuel Vital	Supervisor

#### Staff Members Present:

Brian Lamb	District Manager, Meritus	<i>via conference call</i>
Tucker Mackie	District Counsel	<i>via conference call</i>

There were no residents in attendance.

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

There were no resident questions or comments on agenda items.

### 3. BUSINESS ITEMS

#### A. Consideration of Resolution 2018-01; Approving Fiscal Year 2019 Proposed Budget & Setting Public Hearing

Mr. Lamb reviewed the resolution and budget line items with the Board. He stated that the budget would remain the same. The public hearing will be set for Monday, August 27, 2018 at 10:30 a.m. CST. Supervisor Sullivan asked about the numbers in the projected revenues, and Mr. Lamb answered. Supervisor Edwards asked about the trustee fees, and Mr. Lamb also answered his questions.

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MOTION TO:	Approve Resolution 2018-01 as described.
MADE BY:	Supervisor Sullivan
SECONDED BY:	Supervisor Edwards
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

The Board asked about how lot size or product type is defined in the assessment area of the budget. Mr. Lamb went over how the Engineer defines the product type by square footage. It is not necessarily based on front footage but square footage. The District only assesses on the lot, not the house.

B. Annual Disclosure of Qualified Electors

Mr. Lamb announced that as of April 15, 2018, Hammock Bay CDD had 1,487 qualified electors.

C. 2018 Elections Process

Mr. Lamb went over November 2018 Elections process and time frame with the Board. Seats 4 and 5 are up for election. The qualifying period is at noon on Monday, June 18, 2018 through noon on Friday, June 22, 2018. The Board asked some questions about the elections process, and Mr. Lamb answered.

D. Consideration of Resolution 2018-02; General Elections, November 2018

Mr. Lamb went over the resolution with the Board.

MOTION TO:	Approve Resolution 2018-02.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Sullivan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

E. General Matters of the District

The Board asked about the brochures that were mentioned at a previous meeting on CDDs and HOAs. They should have gone out to the sales center. Mr. Lamb said he will email it to the Board members and will check into where the brochures went.

87 4. CONSENT AGENDA

88 A. Consideration of the Board of Supervisors Public Workshop Minutes Aug. 15, 2017

89 B. Consideration of the Board of Supervisors Public Hearing Minutes Aug. 28, 2017

90 C. Consideration of the Operations and Maintenance Expenditures September 2017

91 D. Consideration of the Operations and Maintenance Expenditures October 2017 –  
92 April 2018

93 E. Review of Financial Statements Month Ending July 31, 2017

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95 The Board went over the Consent Agenda items.

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MOTION TO:	Approve the Consent Agenda.
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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5. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

The Board asked for follow-up on the Audit motion from the August 28, 2017 meeting, which is on page 25 in the minutes.

Supervisor Sullivan stated that there is not a lot of resident interest in a workshop this year.

The Board asked how lots are added to the CDD. Mr. Lamb answered. The only parts that are not finalized are the commercial lots, but they are still paying into the CDD currently.

Supervisor Dalton and Supervisor Edwards also asked about the banking fees, refinancing, and operating account. Mr. Lamb will look into the bank operational deposits made to Trustmark for the receipt of tax funds and closing the Wells Fargo account.

Mr. Lamb stated that the next Audit will be received for the next meeting. He asked for a motion authorizing the Chair to sign the Audit.

MOTION TO:	Authorize the Chair to sign the Audit as received by the independent auditor.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Sullivan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

132 6. ADJOURNMENT

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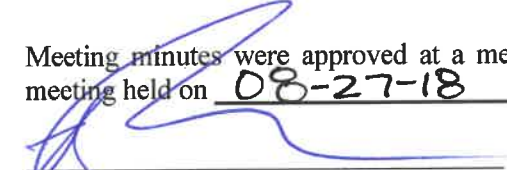
MOTION TO:	Adjourn.
MADE BY:	Supervisor Dalton
SECONDED BY:	Supervisor Vital
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

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

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143 \*These minutes were done in summary format.

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

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149 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
150 meeting held on 08-27-18

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Signature

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156 Printed Name

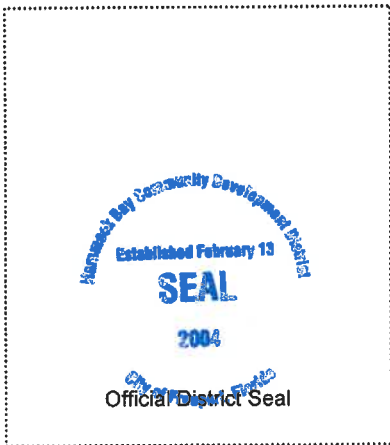
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158 Title:  
159  Secretary  
160  Assistant Secretary

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Signature

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155 ROBERT SULLIVAN  
156 Printed Name

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158 Title:  
159  Chairman  
160  Vice Chairman

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Recorded by Records Administrator

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09-04-18  
Date