

HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT

May 22, 2017 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 22, 2017 at 9:30 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 22, 2017 at 9:30 a.m. (CST)

Board Members Present and Constituting a Quorum:

Robert Sullivan	Chairman	
Tim Edwards	Vice Chairman	
Trish Dalton	Supervisor	<i>arrived at approximately 9:35 a.m. CST</i>
Manuel Vital	Supervisor	
Norman Kaiser	Supervisor	

Staff Members Present:

Brian Lamb	District Manager, Meritus	<i>via speakerphone</i>
Tucker Mackie	District Counsel	<i>via speakerphone</i>
Mary Rosenheim	Representative from Jay Odom Group	

There were a few residents in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

Mr. Lamb went over the meeting agenda. He stated that the two items that will be removed from the agenda for this meeting are the Public Depository Resolution 2017-04 and Appointment of an Audit Committee.

There were no audience questions or comments on agenda items.

3. STAFF REPORTS

A. District Counsel

Supervisor Sullivan asked for a legislative update, and Ms. Mackie provided the Board with a brief update.

B. District Engineer

C. District Manager

4. BUSINESS ADMINISTRATION

A. Consideration of Resolution 2017-01; Declaring Board Vacancies, Seats 2 and 3

Mr. Lamb went over this Resolution with the Board. The Board discussed the Board vacancies, and Mr. Lamb clarified some questions the Board had about the process and terms.

MOTION TO:	Approve Resolution 2017-01.
MADE BY:	Supervisor Sullivan
SECONDED BY:	Supervisor Edwards
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

B. Consideration of Resolution 2017-02; Re-Designating Officers

Mr. Lamb reviewed this Resolution with the Board. The Board discussed the officer positions.

MOTION TO:	Approve Resolution 2017-02.
MADE BY:	Supervisor Kaiser
SECONDED BY:	Supervisor Vital
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

C. Consideration of Resolution 2017-03; Approving Proposed Fiscal Year 2018 Budget & Setting Public Hearing

Mr. Lamb went over the Resolution with the Board. He stated that the public hearing is currently set for Monday, August 28, 2017 at 9:30 a.m. CST. The Board said they would like to keep the date but change the time to 8:30 a.m. CST.

Mr. Lamb then went over the budget line items and scheduled assessments.

MOTION TO:	Approve Resolution 2017-03 with a change to the time to 8:30 a.m. CST.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Kaiser
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

D. Consideration of Resolution 2017-04; Re-Designating Qualified Public Depository

Mr. Lamb explained why this item was being removed from the agenda.

E. Acceptance of the Arbitrage Report

Mr. Lamb went over the Arbitrage Report with the Board. The Board and Mr. Lamb discussed some details about the assessments.

The full discussion is available on audio recording.

MOTION TO:	Approve the Arbitrage Report.
MADE BY:	Supervisor Kaiser
SECONDED BY:	Supervisor Sullivan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

F. Annual Disclosure of Qualified Electors

Mr. Lamb stated that as of April 15, 2017, Hammock Bay CDD has 1,050 qualified electors.

G. Appointment of Audit Committee

Mr. Lamb explained the audit process and stated that he did not recommend changing firms. Ms. Mackie asked how long it has been since there was an RFP for audit firms, and this will be researched and discussed at the next meeting.

H. General Matters of the District

5. CONSENT AGENDA

A. Consideration of the Board of Supervisors Meeting Minutes August 22, 2016

B. Consideration of Operations and Maintenance Expenditures May 2017

C. Review of Financial Statements Month Ending April 30, 2017

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Kaiser
DISCUSSION:	None Further.
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

The Board stated that some new residents were seeking more information about the CDD. Mr. Lamb suggested having a workshop before the August meeting where he and some of the supervisors could attend and go over CDDs in more detail with the residents. The Board liked this idea. The Board discussed having it in the clubhouse and when Mr. Lamb and the Board would be available. Supervisor Sullivan said he would make arrangements to get the clubhouse reserved, and Mr. Lamb and Supervisor Sullivan will coordinate on a date where they can maximize attendance.

The Board brought up that some homeowners said they were not made aware of the existence of the CDD when they closed. Mr. Lamb and the Board talked about entities such as title companies, realtors, and builders in regards to disclosing the information.

Mr. Lamb discussed the Hammock Bay CDD website and what information is provided on there.

A resident had questions about assessments, and Mr. Lamb and the Board answered his questions.

The full discussion is available on audio recording.

7. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Kaiser
SECONDED BY:	Supervisor Dalton
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

* 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 08-28-2017.

Signature

Brian Lamb

Printed Name

Title:

☒ Secretary

☐ Assistant Secretary

Signature

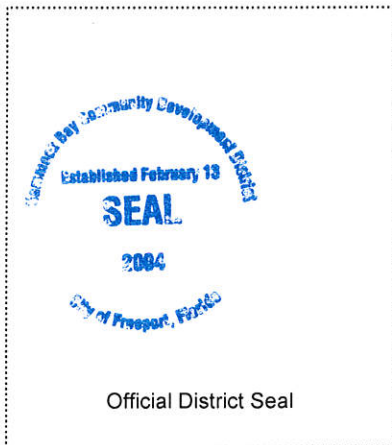
Robert Sullivan

Printed Name

Title:

☒ Chairman

☐ Vice Chairman



Recorded by Records Administrator

[Signature]
Signature

9-08-2017
Date