

**THE HAMMOCKS
COMMUNITY DEVELOPMENT
DISTRICT**

SEPTEMBER 14, 2022

AGENDA PACKAGE

Join Zoom Meeting
<https://us06web.zoom.us/j/2261159400>

CONFERENCE CALL IN: 301-715-8592
CONFERENCE ID: # 226 115 9400



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

The Hammocks Community Development District

Inframark, Infrastructure Management Services

210 University Drive, #702, Coral Springs, FL 33071 Tel: 954-603-0033 * Fax 954-345-1292

September 7, 2022

Board of Supervisors
The Hammocks Community
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of The Hammocks Community Development District will be held Wednesday, September 14, 2022 at 8:00 a.m. at the Brentwood Clubhouse, 8504 Sandpiper Ridge Avenue, Tampa, Florida. The following is the advance agenda for the meeting:

- 1. Call to Order and Roll Call**
- 2. Public Comments on Agenda Items**
- 3. Consent Agenda**
 - A. Approval of the Minutes of the July 13, 2022 Meeting [Page 5]
 - B. Approval of July 2022 Financial Statements [Page 10]
 - C. FY 2023 Meeting Schedule [Page 23]
 - D. Resolution 2022-5 – Designation of Officers – Secretary, Treasurer and Assistant Treasurer [Page 25]
- 4. Staff Reports**
 - A. District Manager
 - i. Ownership Maps [Page 29]
 - B. District Attorney
 - C. District Engineer
 - D. SOLitude [Page 35]
- 5. New Business**
 - A. Discussion of Ponds and Trails [Page 45]
- 6. Supervisors' Requests**
- 7. Audience Comments**
- 8. Adjournment**

Any supporting documents not enclosed for the items above will be distributed at the meeting.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. I look forward to seeing you at the meeting and in the meantime, if you have any questions, please contact me.

Sincerely,
David Wenck
Manager

cc: Vanessa Steinerts

Tonja Stewart

Denise Ganz

Third Order of Business

3A.

**MINUTES OF MEETING
THE HAMMOCKS
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Hammocks Community Development District held a Regular Meeting on Wednesday, July 13, 2022 at 8:00 a.m. at the Brentwood Clubhouse, 8504 Sandpiper Ridge Avenue, Tampa, Florida 33647.

Present and constituting a quorum were:

Frances Plantikow	Chairperson
Mike Henke	Vice Chairman
Michelle Rodriguez	Assistant Secretary
Alex Manero	Assistant Secretary
Eilyn Rivera	Assistant Secretary

Also present were:

Bob Nanni	District Manager
Vanessa Steinerts	District Counsel (via phone)
David Wenck	Inframark
Residents	

The following is a summary of the minutes and actions taken.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Nanni called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items

None.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Minutes of the May 11, 2022 and June 8, 2022 Meetings**
- B. Approval of May 2022 Financial Statements**
- C. FY 2021 Audit**
- Ms. Steinerts noted they typically look for a motion to accept the audit report, not approve, and they may want to take separately from the consent agenda from a motion perspective.

On MOTION by Ms. Plantikow seconded by Mr. Henke, with all in favor, the FY 2021 Audit was accepted. (5-0)

On MOTION by Ms. Rodriguez seconded by Ms. Plantikow, with all in favor, the Consent Agenda was approved as amended removing the FY 2021 Audit. (5-0)

FOURTH ORDER OF BUSINESS Staff Reports

- Mr. Nanni provided an overview of the landscape contract noting the LMP contract was approved by the HOA. Buccaneers last day will be August 8th.
- The Cost Share Agreement was signed by the HOA.

A. District Manager

i. Public Hearing on Fiscal Year 2022/2023 Final Budget

On MOTION by Mr. Manero seconded by Ms. Rivera with all in favor, the regular meeting was recessed. (5-0)

On MOTION by Mr. Henke seconded by Ms. Plantikow with all in favor, the public hearing was opened. (5-0)

- Audience members commented on the following items:
 - The increase in assessments.
 - Added irrigation on the main road.

On MOTION by Ms. Plantikow seconded by Mr. Henke, with all in favor, the public hearing was closed. (5-0)

a. Consideration of Resolution 2022-3 Adopting the Budget for Fiscal Year 2022/2023

- Mr. Nanni reviewed the budget and high-water mark of 20%.
- Discussion ensued on unassigned cash and using to reduce FY 2023 assessments.

On MOTION by Mr. Manero seconded by Mr. Henke, with Mr. Manero, Mr. Henke, and Ms. Plantikow voting aye and Ms. Rodriguez and Ms. Rivera voting nay, to reduce to a 10% O&M assessment increase utilizing Unassigned Cash, was approved. (3-2)

On MOTION by Mr. Henke seconded by Ms. Plantikow, with all in favor, Resolution 2022-3, Adopting Fiscal Year 2022/2023 Budget, as amended to reduce to a 10% O&M increase utilizing Unassigned Cash was adopted.

ii. Public Hearing on Fiscal Year 2022/2023 Assessments

On MOTION by Mr. Manero seconded by Ms. Rodriguez with all in favor, the public hearing was opened. (5-0)

- Audience members commented on the following items:
 - The 7.7% in the last column of the assessment chart.
 - O&M assessment difference for Brentwood vs Oakwood.

On MOTION by Ms. Plantikow seconded by Ms. Rivera, with all in favor, the public hearing was closed. (5-0)

b. Consideration of Resolution 2022-4 Levying Assessments

On MOTION by Ms. Rodriguez seconded by Mr. Manero, with all in favor, Resolution 2022-4, Levying Assessments for Fiscal Year 2022/2023 was adopted. (5-0)

B. District Attorney

- Ms. Steinerts requested they let her know if there are any issues with the landscaping contract.
- Ms. Steinerts noted Mr. Manero needs to file his Form 1.

C. District Engineer

There being none, the next item followed.

D. SOLitude

- Mr. Nanni noted the SOLitude report was included in the agenda package.
- Discussion ensued on vegetation within the ponds. It was requested they look at the pond in Oakwood behind the pool. It was noted Site 4 has excess grasses and a lot of algae and looks like a swamp.

FIFTH ORDER OF BUSINESS

New Business

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

Supervisors' Requests

- Mr. Henke addressed the white perimeter fence noting it needs to be pressure washed. It needs to be verified if this is CDD property.
 - Mr. Nanni noted he asked a handyman for an estimate on the fence, walking trail and signage around ponds, but has not received a response. He will see if he can find a local licensed and insured handyman.
 - Contact the HOA for the vendor for the fence.

SEVENTH ORDER OF BUSINESS

Audience Comments

- A resident addressed the pond vegetation noting it is supposed to be there and the issue may be residents lack of knowledge and possibly putting out communication.
 - It was suggested SOLitude be invited to a meeting.
- A question was raised on when the meetings will be available via Zoom for residents to join the meeting.
- Mr. Nanni addressed transitioning the CDD to Mr. Wenck as the new District Manager.
 - Ms. Plantikow noted she was disappointed in the landscaping process. In January and February, they requested it be plotted out and it became a mess of who is doing what, who is communicating, what communication is going where; she was extremely frustrated with the disorganization.
 - Ms. Rodriguez requested Mr. Wenck introduce himself and provide his experience.
 - Mr. Wenck introduced himself and provided his experience with CDD's in serving as Chairman of a CDD and in field services for Inframark for three years and was recently promoted to a District Manager.
 - After discussion the District Manager transitioned to Mr. Wenck.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Manero seconded by Ms. Plantikow, with all in favor, the meeting was adjourned. (5-0)

Frances Plantikow
Chairperson

3B.

**The Hammocks
Community Development District**

Financial Report

July 31, 2022

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**The Hammocks
Community Development District**

Financial Statements

(Unaudited)

July 31, 2022

Balance Sheet

July 31, 2022

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 130,297	\$ -	\$ 130,297
Accounts Receivable	7,960	-	7,960
Investments:			
Money Market Account	350,668	-	350,668
Reserve Fund	-	128,240	128,240
Revenue Fund	-	111,160	111,160
TOTAL ASSETS	\$ 488,925	\$ 239,400	\$ 728,325
<u>LIABILITIES</u>			
Accounts Payable	\$ 10,271	\$ -	\$ 10,271
TOTAL LIABILITIES	10,271	-	10,271
<u>FUND BALANCES</u>			
Restricted for:			
Debt Service	-	239,400	239,400
Assigned to:			
Operating Reserves	53,235	-	53,235
Reserves - Ponds	134,978	-	134,978
Unassigned:	290,441	-	290,441
TOTAL FUND BALANCES	\$ 478,654	\$ 239,400	\$ 718,054
TOTAL LIABILITIES & FUND BALANCES	\$ 488,925	\$ 239,400	\$ 728,325

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 1,098	\$ 915	\$ 944	\$ 29
Interest - Tax Collector	-	-	118	118
Special Assmnts- Tax Collector	219,731	219,731	219,731	-
Special Assmnts- Discounts	(8,789)	(8,789)	(8,515)	274
TOTAL REVENUES	212,040	211,857	212,278	421
EXPENDITURES				
Administration				
P/R-Board of Supervisors	6,000	5,000	7,000	(2,000)
FICA Taxes	459	383	536	(153)
ProfServ-Engineering	1,000	833	988	(155)
ProfServ-Legal Services	2,000	1,667	9,315	(7,648)
ProfServ-Mgmt Consulting	49,531	41,276	41,276	-
ProfServ-Special Assessment	12,625	12,625	12,625	-
ProfServ-Trustee Fees	3,717	3,717	3,717	-
Auditing Services	5,100	5,100	5,300	(200)
Postage and Freight	199	167	598	(431)
Insurance - General Liability	10,732	10,732	9,756	976
Printing and Binding	100	83	-	83
Legal Advertising	3,000	2,500	3,271	(771)
Misc-Bank Charges	904	753	829	(76)
Misc-Assessment Collection Cost	4,395	4,395	4,225	170
Misc-Web Hosting	2,800	2,333	1,773	560
Office Supplies	25	21	-	21
Annual District Filing Fee	175	175	175	-
Total Administration	102,762	91,760	101,384	(9,624)
Field				
Contracts-Landscape	56,599	47,166	52,468	(5,302)
Contracts-Lakes	5,064	4,220	4,368	(148)
R&M-Fence	5,000	4,167	-	4,167
R&M-Irrigation	5,300	4,417	-	4,417
R&M-Mulch	10,000	10,000	-	10,000
Misc-Contingency	15,621	13,018	-	13,018
Reserve - Ponds	20,000	-	-	-
Total Field	117,584	82,988	56,836	26,152
TOTAL EXPENDITURES	220,346	174,748	158,220	16,528

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Excess (deficiency) of revenues				
Over (under) expenditures	(8,306)	37,109	54,058	16,949
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(8,306)	-	-	-
TOTAL FINANCING SOURCES (USES)	(8,306)	-	-	-
Net change in fund balance	\$ (8,306)	\$ 37,109	\$ 54,058	\$ 16,949
FUND BALANCE, BEGINNING (OCT 1, 2021)	424,596	424,596	424,596	
FUND BALANCE, ENDING	\$ 416,290	\$ 461,705	\$ 478,654	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 877	\$ 731	\$ 12	\$ (719)
Special Assmnts- Tax Collector	350,774	350,774	350,774	-
Special Assmnts- Discounts	(14,031)	(14,031)	(13,592)	439
TOTAL REVENUES	337,620	337,474	337,194	(280)
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	7,015	7,015	6,745	270
Total Administration	7,015	7,015	6,745	270
<u>Debt Service</u>				
Principal Debt Retirement	195,000	195,000	195,000	-
Principal Prepayments	-	-	10,000	(10,000)
Interest Expense	127,520	127,520	127,440	80
Total Debt Service	322,520	322,520	332,440	(9,920)
TOTAL EXPENDITURES	329,535	329,535	339,185	(9,650)
Excess (deficiency) of revenues Over (under) expenditures	8,085	7,939	(1,991)	(9,930)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	8,085	-	-	-
TOTAL FINANCING SOURCES (USES)	8,085	-	-	-
Net change in fund balance	\$ 8,085	\$ 7,939	\$ (1,991)	\$ (9,930)
FUND BALANCE, BEGINNING (OCT 1, 2021)	241,391	241,391	241,391	
FUND BALANCE, ENDING	\$ 249,476	\$ 249,330	\$ 239,400	

**The Hammocks
Community Development District**

Supporting Schedules

July 31, 2022

**Non-Ad Valorem Special Assessments
Hillsborough County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2022**

						Allocation		
Date Received	Net Amt Rcvd	Discount / (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund Assessments	Debt Service Fund Assessments		
ASSESSMENTS LEVIED FY 2022				\$ 570,505	\$ 219,731	\$ 350,774		
Allocation %				100%	39%	61%		
11/04/21	\$ 5,843	\$ 282	\$ 119	\$ 6,243	\$ 2,405	\$ 3,839		
11/17/21	\$ 50,824	\$ 2,161	\$ 1,037	\$ 54,022	\$ 20,807	\$ 33,215		
11/24/21	\$ 69,638	\$ 2,961	\$ 1,421	\$ 74,021	\$ 28,509	\$ 45,511		
12/01/21	\$ 299,186	\$ 12,706	\$ 6,106	\$ 317,997	\$ 122,477	\$ 195,520		
12/07/21	\$ 62,128	\$ 2,642	\$ 1,268	\$ 66,037	\$ 25,434	\$ 40,603		
12/13/21	\$ 13,901	\$ 568	\$ 284	\$ 14,753	\$ 5,682	\$ 9,071		
01/05/22	\$ 18,790	\$ 628	\$ 383	\$ 19,801	\$ 7,627	\$ 12,175		
02/04/22	\$ 6,502	\$ 135	\$ 133	\$ 6,770	\$ 2,607	\$ 4,162		
03/04/22	\$ 2,355	\$ 24	\$ 48	\$ 2,427	\$ 935	\$ 1,492		
04/06/22	\$ 4,398	\$ -	\$ 90	\$ 4,487	\$ 1,728	\$ 2,759		
06/09/22	\$ 275	\$ -	\$ 6	\$ 281	\$ 108	\$ 173		
06/16/22	\$ 3,589	\$ -	\$ 75	\$ 3,665	\$ 1,412	\$ 2,253		
TOTAL	\$ 537,428	\$ 22,107	\$ 10,970	\$ 570,505	\$ 219,731	\$ 350,774		
% COLLECTED						100%	100%	100%
TOTAL OUTSTANDING				\$ -	\$ -	\$ -	\$ -	

Cash and Investment Report

July 31, 2022

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Valley	n/a	1.25%	\$76,339
Checking Account - Operating	Hancock	n/a	0.00%	\$53,958
MMA	Bank United	Money Market Account	0.35%	\$350,668
			Subtotal	\$480,965

Debt Service Funds

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
Series 2016 Reserve	US Bank	US Bank Open Ended CP	0.005%	\$128,240
Series 2016 Revenue Fund	US Bank	US Bank Open Ended CP	0.005%	\$111,160
			Subtotal	\$239,400
			Total	\$720,365

The Hammocks CDD

Bank Reconciliation

Bank Account No. 7492 VALLEY BANK GF CHECKING
Statement No. 07-22
Statement Date 7/31/2022

G/L Balance (LCY)	76,339.15	Statement Balance	78,194.69
G/L Balance	76,339.15	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	78,194.69
Subtotal	76,339.15	Outstanding Checks	1,855.54
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	76,339.15	Ending Balance	76,339.15
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
7/29/2022	Payment	4189	STRALEY & ROBIN	1,404.00	0.00	1,404.00
7/29/2022	Payment	4190	SOLITUDE LAKE MANAGEMENT	451.54	0.00	451.54
Total Outstanding Checks.....				1,855.54		1,855.54

THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 6/1/22 to 7/31/22

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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BANK UNITED MMA - (ACCT# XXXXX0998)

Check	135	06/10/22	Vendor	HAMMOCKS CDD	060122-4	TRANSFER FROM BU MM TO VALLEY CK	Cash with Fiscal Agent	103000	\$40,000.00
Account Total									\$40,000.00

VALLEY BANK GF CHECKING - (ACCT# XXXXX7492)

Check	4170	06/02/22	Employee	EILYN RIVERA	PAYROLL	June 02, 2022 Payroll Posting			\$184.70
Check	4171	06/08/22	Vendor	STRALEY & ROBIN	21575	PROFESSIONAL SERVICE THROUGH 5/15/22	ProfServ-Legal Services	001-531023-51401	\$2,165.71
Check	4172	06/10/22	Vendor	HAMMOCKS CDD C/O US BANK N.A.	060122-14	TRANSFER OF TAX RECEIPTS (SERIES 2016)	Due From Other Funds	131000	\$2,703.88
Check	4173	06/10/22	Vendor	HAMMOCKS CDD C/O US BANK N.A.	060922	TRANSFER OF TAX RECEIPTS (SERIES 2016)	Due From Other Funds	131000	\$174.48
Check	4174	06/14/22	Vendor	TAMPA BAY TIMES/TIMES PUBLISHING	25636-060122	NOTICE OF MEETING 6/1/2022	Legal Advertising	001-548002-51301	\$350.50
Check	4175	06/17/22	Vendor	BUCCANEER LANDSCAPE MANAGEMENT	69532	6/2022 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$10,170.00
Check	4175	06/17/22	Vendor	BUCCANEER LANDSCAPE MANAGEMENT	69533	6/2022 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$3,390.00
Check	4176	06/17/22	Vendor	SOLITUDE LAKE MANAGEMENT	PI-A00826987	6/2022 LAKE & POND MGMT	Contracts-Lakes	001-534084-53901	\$451.54
Check	4177	06/22/22	Employee	FRANCES K. PLANTIKOW	PAYROLL	June 22, 2022 Payroll Posting			\$184.70
Check	4178	06/22/22	Employee	MICHAEL J. HENKE	PAYROLL	June 22, 2022 Payroll Posting			\$184.70
Check	4179	06/22/22	Employee	EILYN RIVERA	PAYROLL	June 22, 2022 Payroll Posting			\$184.70
Check	4180	06/23/22	Vendor	GRAU AND ASSOCIATES	22485	AUDIT FYE 9/30/2021	Auditing Services	001-532002-51301	\$2,800.00
Check	4181	06/23/22	Vendor	HAMMOCKS CDD C/O US BANK N.A.	061622-5	TRANSFER OF TAX RECEIPTS (SERIES 2016)	Due From Other Funds	131000	\$2,201.72
Check	4182	06/28/22	Vendor	TAMPA BAY TIMES/TIMES PUBLISHING	061522-25636	O&M ASSESSMENTS AFFIDAVIT MATERIAL	Legal Advertising	001-548002-51301	\$1,755.21
Check	4183	06/28/22	Vendor	INFRAMARK, LLC	79024	6/2022 MANAGEMENT SERVICE	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,127.58
Check	4183	06/28/22	Vendor	INFRAMARK, LLC	79024	6/2022 MANAGEMENT SERVICE	Postage and Freight	001-541006-51301	\$4.24
Check	4184	07/12/22	Vendor	BUCCANEER LANDSCAPE MANAGEMENT	70073	7/2022 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$10,170.00
Check	4185	07/12/22	Vendor	TAMPA BAY TIMES/TIMES PUBLISHING	0000230441	NOTICE OF PUBLIC HEARING 6/22/22	Legal Advertising	001-548002-51301	\$427.00
Check	4186	07/15/22	Employee	FRANCES K. PLANTIKOW	PAYROLL	July 15, 2022 Payroll Posting			\$184.70
Check	4187	07/15/22	Employee	MICHAEL J. HENKE	PAYROLL	July 15, 2022 Payroll Posting			\$184.70
Check	4188	07/15/22	Employee	EILYN RIVERA	PAYROLL	July 15, 2022 Payroll Posting			\$174.70
Check	4189	07/29/22	Vendor	STRALEY & ROBIN	21742	GENERAL PROFESSIONAL SERVICE THRU 6/15/22	ProfServ-Legal Services	001-531023-51401	\$1,404.00
Check	4190	07/29/22	Vendor	SOLITUDE LAKE MANAGEMENT	PI-A00849634	7/2022 LAKE & POND MGMT	Contracts-Lakes	001-534084-53901	\$451.54
ACH	DD117	06/22/22	Employee	MICHELLE RODRIGUEZ	PAYROLL	June 22, 2022 Payroll Posting			\$184.70
ACH	DD118	06/22/22	Employee	ALEX J. MANERO	PAYROLL	June 22, 2022 Payroll Posting			\$184.70
ACH	DD119	07/15/22	Employee	MICHELLE RODRIGUEZ	PAYROLL	July 15, 2022 Payroll Posting			\$184.70
ACH	DD120	07/15/22	Employee	ALEX J. MANERO	PAYROLL	July 15, 2022 Payroll Posting			\$184.70
Account Total									\$44,769.10

Total Amount Paid	\$84,769.10
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3C.

**Notice of Meetings for the Fiscal Year 2023
The Hammocks
Community Development District**

The Board of Supervisors of The Hammocks Community Development District will hold their meetings for Fiscal Year 2023 at the Brentwood Clubhouse, 8504 Sandpiper Ridge Avenue, Tampa, Florida on the **second** Wednesday of every other month at 8:00 a.m. as follows unless indicated otherwise:

November 9, 2022
January 11, 2023
March 8, 2023
May 10, 2023
July 12, 2023
September 13, 2023

Meetings may be continued to a date and time certain which will be announced at the meeting. There may be occasions when one or more Supervisors may participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (954) 603-0033. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the hearing and meeting.

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 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 such appeal is to be based.

David Wenck
District Manager

3D.

RESOLUTION 2022-5

A RESOLUTION REMOVING BOB NANNI AS SECRETARY, AND TRUMAINE EASY AS TREASURER AND STEPHEN BLOOM AS ASSISTANT TREASURER AND APPOINTING DAVID WENCK AS SECRETARY, STEPHEN BLOOM AS TREASURER AND DAVID WENCK AS ASSISTANT TREASURER OF THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of The Hammocks Community Development District desire to remove Bob Nanni as Secretary and appoint David Wenck as Secretary, remove Trumaine Easy as Treasurer and appoint Stephen Bloom as Treasurer, remove Stephen Bloom as Assistant Treasurer and appoint David Wenck as Assistant Treasurer;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT:

1. David Wenck is appointed Secretary.
2. Stephen Bloom is appointed Treasurer.
3. David Wenck is appointed Assistant Treasurer.

Adopted this 14th day of September 2022

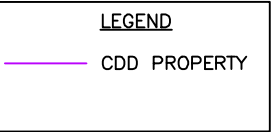
Frances Plantikow
Chairman

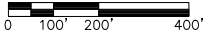
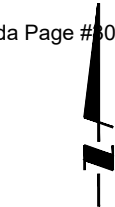
David Wenck
Secretary

Fourth Order of Business


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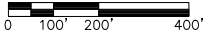
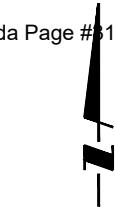


LEGEND

 CDD PROPERTY

Save: 1/2/2018 1:51 PM WUSE [Plotted: 1/26/2020 4:06 PM WUSE] V:\2156\active\215600303\land_development\working\001 - OwnershipMap\Aerial_Sheet\215600303-001X02-CDD_Ownership_Map.dwg, layout: 24x36

				ACTIVITY	INITIALS/EMP. NO.	DATE	<div><div><div><div><div>WilsonMiller</div><div><small>WilsonMiller, Inc. - FL Lic# LC-000170 WilsonMiller, Inc. - Certificate of Authorization #01</small></div></div></div><div><div>Planners - Engineers - Ecologists - Surveyors - Landscape Architects - Transportation Consultants</div><div>WilsonMiller, Inc.</div><div>2205 North 20th Street - Tampa, Florida 33605 - Phone 800-225-9000 - Fax 800-225-0009 - Web-Site www.wilsonmiller.com</div></div></div></div> <tr><td colspan="4"></td><td>DESIGNED BY:</td><td></td><td></td><td>CLIENT:</td><td colspan="3">HAMMOCKS CDD</td><td>DATE:</td><td colspan="2">11/6/18</td><td>TITLE:</td><td colspan="2">HAMMOCKS CDD OWNERSHIP MAP</td><td>INDEX NUMBER:</td><td colspan="2">215600303-001X02-CDD Ownership Map</td></tr> <tr><td colspan="4"></td><td>DRAWN BY:</td><td>MWO/02365</td><td>11/6/18</td><td>PROJECT:</td><td colspan="3">HAMMOCKS</td><td>HORIZONTAL SCALE:</td><td colspan="2">---</td><td>VERTICAL SCALE:</td><td colspan="2">---</td><td>SHEET NUMBER:</td><td colspan="2">1</td></tr> <tr><td colspan="4"></td><td>CHECKED BY:</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td colspan="4"></td><td>CONTRACT ADMIN. BY:</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>ΔREV NO.</td><td>REVISION</td><td>DATE</td><td>DRAWN BY / EMP. NO.</td><td>CHECKED BY / EMP. NO.</td><td>WM APPROVED BY:</td><td></td><td></td><td></td><td></td><td></td><td></td><td>SEC:</td><td>TWP:</td><td>RGE:</td><td>CROSS REFERENCE FILE NO.:</td><td>PROJECT NUMBER:</td><td colspan="2"></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>1</td><td>27</td><td>19</td><td></td><td>06459-CDD-001</td><td colspan="2"></td></tr>					DESIGNED BY:			CLIENT:	HAMMOCKS CDD			DATE:	11/6/18		TITLE:	HAMMOCKS CDD OWNERSHIP MAP		INDEX NUMBER:	215600303-001X02-CDD Ownership Map						DRAWN BY:	MWO/02365	11/6/18	PROJECT:	HAMMOCKS			HORIZONTAL SCALE:	---		VERTICAL SCALE:	---		SHEET NUMBER:	1						CHECKED BY:																			CONTRACT ADMIN. BY:															ΔREV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:							SEC:	TWP:	RGE:	CROSS REFERENCE FILE NO.:	PROJECT NUMBER:															1	27	19		06459-CDD-001		
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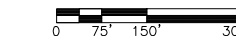


LEGEND

HOA PROPERTY

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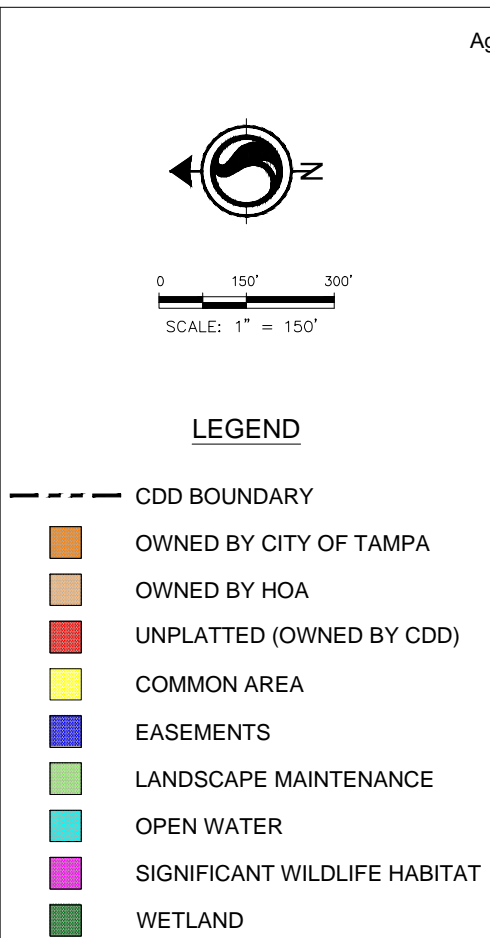


LEGEND

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|  | CDD PROPERTY |
|  | HOA PROPERTY |
|  | OPEN WATER |



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Client/Project HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT			
THE HAMMOCKS			
Tampa, Florida			
Title HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT OWNERSHIP & MAINTENANCE MAP			
Permit-Seeal			
Project Number: 215600303			
File Name: 215600303-001X07			
Vw: _____	Tls: _____	Vm: _____	13.10.14
Dwn: _____	Chcd: _____	Disn: _____	YYMM.DD
Drawing No. X07			
Revision		Sheet	
0		1 of 1	

4D.



The Hammocks
COMMUNITY DEVELOPMENT DISTRICT
Tampa, Florida

Hammocks CDD Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2022-09-01

Prepared for:

David Wenck
Inframark

Prepared by:

Jason Diogo, Aquatic Biologist

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MANAGEMENT/COMMENTS SUMMARY	5, 6
SITE MAP	7

Site: 1

Comments:

Site looks good

No issues observed at the time of inspection.

Action Required:

Routine maintenance next visit

Target:



September, 2022



September, 2022

Site: 2

Comments:

Normal growth observed

Reduction of Torpedograss in littoral shelf and Spadderdock Lillies noted. Further reduction scheduled for next maintenance.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2022



September, 2022

Site: 3

Comments:

Normal growth observed

Native Gulf Spikerush is healthy and thriving. Minor Torpedograss intrusion within the littoral shelf will be targeted during upcoming maintenance.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



September, 2022



September, 2022

Site: 4

Comments:

Normal growth observed

Floodplain mitigation site is in excellent condition with native vegetation thriving. Submersed Slender Spikerush can be seen in open water and will be targeted during upcoming service.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



September, 2022



September, 2022

Site: 5

Comments:

Normal growth observed

This very shallow site contains new growth of native Spatterdock Lillies and submersed Babytears. Population will be reduced during next service.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2022



September, 2022

Site: 6

Comments:

Site looks good

No issues observed at the time of inspection.

Action Required:

Routine maintenance next visit

Target:



September, 2022



September, 2022

Site: 7

Comments:

Site looks good
No issues observed at the time of inspection.

Action Required:

Routine maintenance next visit

Target:



September, 2022



September, 2022

Site: 8

Comments:

Normal growth observed
Site contains Planktonic Algae throughout. Treatment will be applied during upcoming maintenance. Expect 7-10 days for results following treatment.

Action Required:

Routine maintenance next visit

Target:

Planktonic algae



September, 2022



September, 2022

Site: 9

Comments:

Normal growth observed
Site contains minor Planktonic Algae on the surface. Treatment will be applied during upcoming maintenance. Expect 7-10 days for results following treatment.

Action Required:

Routine maintenance next visit

Target:

Planktonic algae



September, 2022



September, 2022

Management Summary

Overall, the sites are looking good for this time of year. Nuisance growth was minimal and all considered normal growth for a 4 week period.

Sites 2-4 all contain healthy populations of native vegetation that are contributing to excellent water quality. These sites rarely see any algal activity thanks to the nutrient absorbing capabilities of these plants.

Aesthetically, site 5 looks the worst, but this is mainly due to the extremely shallow water level. It only averages about a foot deep throughout and usually goes dry in the winter months. The growth that we do see in the pond is all native and beneficial. That being said, we will reduce the population to keep it from looking overgrown.

Moving forward we will also be administering more blue dye to aid aesthetics and help mitigate some algae growth. It's difficult for these sites to hold the color during this time of year as most of it tends to flow out of the pond with each heavy rain event. Nonetheless, we'll do what we can.

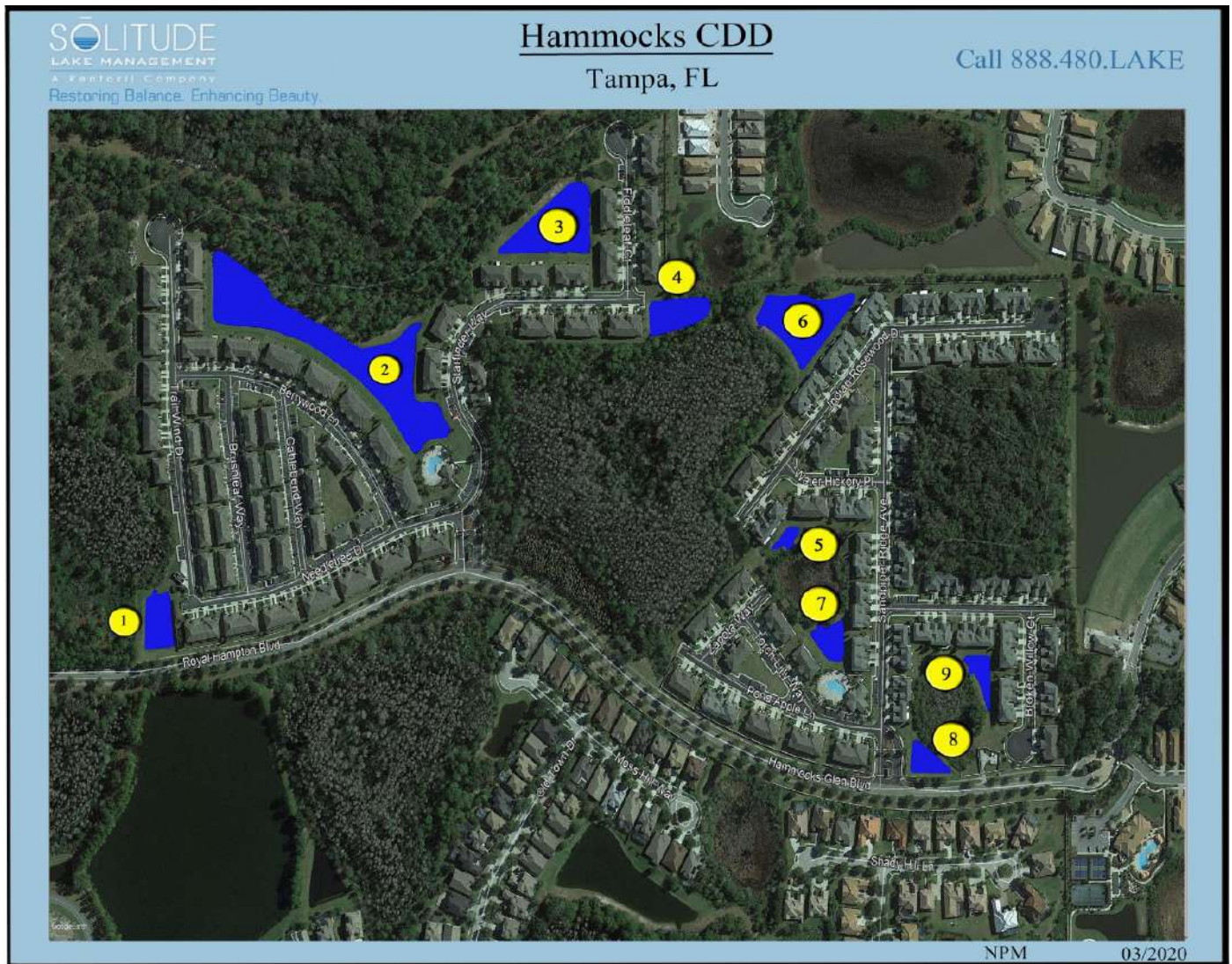
Feel free to reach out with any questions: jason.diogo@solitudelake.com

Thanks for choosing Solitude Lake Management!

Hammocks CDD Waterway Inspection Report

Agenda Page #41
2022-09-01

Site	Comments	Target	Action Required
1	Site looks good		Routine maintenance next visit
2	Normal growth observed	Species non-specific	Routine maintenance next visit
3	Normal growth observed	Torpedograss	Routine maintenance next visit
4	Normal growth observed	Submersed vegetation	Routine maintenance next visit
5	Normal growth observed	Species non-specific	Routine maintenance next visit
6	Site looks good		Routine maintenance next visit
7	Site looks good		Routine maintenance next visit
8	Normal growth observed	Planktonic algae	Routine maintenance next visit
9	Normal growth observed	Planktonic algae	Routine maintenance next visit



Fifth Order of Business

5A.

















