

**THE HAMMOCKS
COMMUNITY DEVELOPMENT
DISTRICT**

JANUARY 10, 2024

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

Board of Supervisors:

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

David Wenck, District Manager
Whitney Sousa, District Counsel
Tonja Stewart, District Engineer

Meeting Agenda

January 10, 2024 - 8:00 a.m.

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

CONFERENCE CALL IN: 301-715-8592

CONFERENCE ID: # 226 115 9400

- 1. Call to Order and Roll Call**
- 2. Public Comments on Agenda Items**
- 3. Consent Agenda**
 - A. Approval of the Minutes of the December 13, 2023 Meeting [Page 5]
 - B. Approval of November 2023 Financial Statements [Page 9]
- 4. Staff Reports**
 - A. District Manager
 - B. District Attorney
 - C. District Engineer
 - D. SOLitude
 - i. Pond Maintenance Report [Page 23]
- 5. Old Business**
 - A. Discussion of Playground
 - B. Discussion of Sound Barrier Trees
- 6. Supervisors' Requests**
- 7. Audience Comments**
- 8. Adjournment**

NOTE: Next Meeting Scheduled for February 14, 2024

District Office:

210 N. University Drive, Suite 702
Coral Springs, Florida

Meeting Location:

Brentwood Clubhouse
8504 Sandpiper Ridge Avenue
Tampa, Florida

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, December 13, 2023 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:

David Wenck	District Manager
Residents	

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

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Wenck called the meeting to order at 8:00 a.m. and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items

- A resident (Jeff) inquired about the playground and discussion ensued.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. **Approval of the Minutes of the November 8, 2023 Meeting**
- B. **Approval of October 2023 Financial Statements**
- C. **Approval of Audit Engagement for FY 2023**

Ms. Plantikow MOVED to approve the Consent Agenda and Mr. Manero seconded the motion.

- Ms. Plantikow noted on the minutes Mr. Roberts should be Mr. Wenck.
- Mr. Wenck noted the audit engagement is an amount not to exceed \$5,600.

On VOICE vote, with all in favor, the Consent Agenda was approved as amended. (5-0)

The record will reflect Ms. Rodriguez joined the meeting.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Manager

None.

B. District Attorney

None.

C. District Engineer

None.

D. SOLitude

i. Pond Maintenance Report

- Mr. Manero noted he continues to be displeased with the ponds. He addressed that they have never put this contract out to bid which he thinks they should do.
- Discussion ensued on an RFP with Mr. Manero noting it is a small contract and could be informal.
- Mr. Wenck noted if there are areas of the ponds, they want addressed they can give that direction.
 - Mr. Manero noted they get a lot of resident complaints at the HOA. Mr. Wenck noted he can forward those complaints to him or direct them to him.

The record will reflect Ms. Rodriguez joined the meeting.

- Discussion continued on ponds with it being noted the one at the end of Starfinder was not supposed to be a pond.

FIFTH ORDER OF BUSINESS

Old Business

A. Discussion of Playground

- Ms. Rodriguez noted she has nothing to report except that one resident is willing to become part of the committee.

B. Discussion of Sound Barrier Trees

- Ms. Rodriguez noted the trees are dead.
- Discussion ensued on the trees, gator bags and irrigation. The Board requested bids to replace the Leland Cypress trees.

December 13, 2023

- Mr. Wenck noted he received an email from a resident who does not want a dog park and wanting information on the playground.

SIXTH ORDER OF BUSINESS

Supervisors' Requests

- Mr. Manero further addressed the HOA changing landscapers. He noted that he has told Red Tree the boulevard cost needs to be split with Esplanade per his conversation with Diane.
- Mr. Wenck inquired if the Board still wants him to set up a supervisor training with the DM, District Engineer and District Counsel. He will continue to try to get a date from the Supervisors, District Engineer and District Counsel to set something up.

SEVENTH ORDER OF BUSINESS

Audience Comments

- A resident (Jeff) addressed barrier trees installed at the Lakes of Northwood. He inquired about putting the playground back by the water line in the area the CDD was mowing.
 - It was noted this area does not belong to the CDD, it is the City of Tampa.
 - The resident addressed parking for a playground.
- Mr. Manero addressed people driving over the sidewalk to the pond off the boulevard and inquired if they have thought about putting in a barrier to stop this.
 - Mr. Wenck noted the CDD does not own this property.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

Frances Plantikow
Chairperson

3B.

**The Hammocks
Community Development District**

Financial Report

November 30, 2023

Prepared by



Table of Contents

<u>FINANCIAL STATEMENTS</u>	Page #
Balance Sheet - All Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balances	
General Fund	2-3
Debt Service Funds	4
 <u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments	5
Cash & Investment Report	6
Bank Reconciliation	7
Check Register	8

**The Hammocks
Community Development District**

Financial Statements

(Unaudited)

November 30, 2023

Balance Sheet
November 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	\$ 380,470	\$ -	\$ 380,470
Due From Other Funds	-	48,718	48,718
Investments:			
Money Market Account	236,589	-	236,589
Prepayment Account	-	64	64
Reserve Fund	-	127,696	127,696
Revenue Fund	-	61,598	61,598
TOTAL ASSETS	\$ 617,059	\$ 238,076	\$ 855,135
LIABILITIES			
Accounts Payable	\$ 8,326	\$ -	\$ 8,326
Due To Other Funds	48,718	-	48,718
TOTAL LIABILITIES	57,044	-	57,044
FUND BALANCES			
Restricted for:			
Debt Service	-	238,076	238,076
Assigned to:			
Operating Reserves	58,520	-	58,520
Reserves - Ponds	174,978	-	174,978
Unassigned:	326,517	-	326,517
TOTAL FUND BALANCES	\$ 560,015	\$ 238,076	\$ 798,091
TOTAL LIABILITIES & FUND BALANCES	\$ 617,059	\$ 238,076	\$ 855,135

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 14,000	\$ 2,333	\$ (76,429)	\$ (78,762)
Special Assmnts- Tax Collector	241,789	48,358	33,758	(14,600)
Special Assmnts- Discounts	(9,672)	(1,934)	(1,373)	561
TOTAL REVENUES	246,117	48,757	(44,044)	(92,801)
EXPENDITURES				
Administration				
P/R-Board of Supervisors	12,000	2,000	2,000	-
FICA Taxes	918	153	153	-
ProfServ-Engineering	1,000	167	438	(271)
ProfServ-Legal Services	2,000	333	388	(55)
ProfServ-Mgmt Consulting	47,000	7,833	(670)	8,503
ProfServ-Trustee Fees	3,750	3,750	4,041	(291)
Auditing Services	5,400	-	-	-
Postage and Freight	250	42	9	33
Insurance - General Liability	11,805	11,805	7,558	4,247
Printing and Binding	100	17	(5)	22
Legal Advertising	3,500	583	-	583
Misc-Bank Charges	1,200	200	171	29
Misc-Assessment Collection Cost	4,836	967	648	319
Misc-Web Hosting	3,000	500	1,578	(1,078)
Office Supplies	100	17	-	17
Annual District Filing Fee	175	175	175	-
Total Administration	97,034	28,542	16,484	12,058
Field				
Contracts-Landscape	65,610	10,935	-	10,935
Contracts-Lakes	5,418	903	903	-
R&M-Fence	2,000	333	-	333
R&M-Mulch	11,000	-	-	-
Misc-Contingency	45,055	7,509	-	7,509
Reserve - Ponds	20,000	-	-	-
Total Field	149,083	19,680	903	18,777
TOTAL EXPENDITURES	246,117	48,222	17,387	30,835

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Excess (deficiency) of revenues Over (under) expenditures	-	535	(61,431)	(61,966)
Net change in fund balance	\$ -	\$ 535	\$ (61,431)	\$ (61,966)
FUND BALANCE, BEGINNING (OCT 1, 2023)	621,446	621,446	621,446	
FUND BALANCE, ENDING	\$ 621,446	\$ 621,981	\$ 560,015	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 18	\$ 3	\$ 2,598	\$ 2,595
Special Assmnts- Tax Collector	350,774	70,155	48,975	(21,180)
Special Assmnts- Discounts	(14,031)	(2,806)	(1,992)	814
TOTAL REVENUES	336,761	67,352	49,581	(17,771)
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	7,015	1,403	940	463
Total Administration	7,015	1,403	940	463
Interest Expense	-	-	57,120	(57,120)
Total	-	-	57,120	(57,120)
Debt Service				
Principal Debt Retirement	205,000	-	-	-
Interest Expense	114,400	57,200	-	57,200
Total Debt Service	319,400	57,200	-	57,200
TOTAL EXPENDITURES	326,415	58,603	58,060	543
Excess (deficiency) of revenues Over (under) expenditures	10,346	8,749	(8,479)	(17,228)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	10,346	-	-	-
TOTAL FINANCING SOURCES (USES)	10,346	-	-	-
Net change in fund balance	\$ 10,346	\$ 8,749	\$ (8,479)	\$ (17,228)
FUND BALANCE, BEGINNING (OCT 1, 2023)	246,555	246,555	246,555	
FUND BALANCE, ENDING	\$ 256,901	\$ 255,304	\$ 238,076	

**The Hammocks
Community Development District**

Supporting Schedules

November 30, 2023

**Non-Ad Valorem Special Assessments
Hillsborough County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2024**

Date Received	Net Amt Rcvd	Discount / (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation	
					General Fund Assessments	Debt Service Fund Assessments
ASSESSMENTS LEVIED FY 2024				\$ 592,563	\$ 241,789	\$ 350,774
Allocation %				100%	41%	59%
11/08/23	\$ 5,311.06	\$ 284	\$ 108	\$ 5,703	\$ 2,327.23	\$ 3,376.21
11/17/23	\$ 45,266.12	\$ 1,925	\$ 924	\$ 48,114	\$ 19,632.59	\$ 28,481.86
11/22/23	\$ 27,203.55	\$ 1,157	\$ 555	\$ 28,915	\$ 11,798.60	\$ 17,116.75
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
TOTAL	\$ 77,781	\$ 3,365	\$ 1,587	\$ 82,733	\$ 33,758	\$ 48,975
% COLLECTED				14%	14%	14%
TOTAL OUTSTANDING				\$ 509,830	\$ 208,031	\$ 301,799

Cash and Investment Report
November 30, 2023

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	5.45%	\$361,164
Checking Account	Hancock	n/a	0.00%	\$19,306
MMA	Bank United	Money Market Account	5.45%	\$236,589
Cash with Fiscal Agent				\$43,190
			Subtotal	\$660,249

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	5.30%	\$127,696
Series 2016 Revenue Fund	US Bank	US Bank Open Ended CP	5.30%	\$61,598
			Subtotal	\$189,294
			Total	\$849,543

The Hammocks CDD

Bank Reconciliation

Bank Account No. 7492 VALLEY BANK GF CHECKING
 Statement No. 11-23
 Statement Date 11/30/2023

G/L Balance (LCY)	361,164.11	Statement Balance	374,371.62
G/L Balance	361,164.11	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	374,371.62
Subtotal	361,164.11	Outstanding Checks	13,207.51
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	361,164.11	Ending Balance	361,164.11
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
6/8/2023	Payment	4279	THE HAMMOCKS TOWNHOMES HOA, INC	1,883.17	0.00	1,883.17
6/22/2023	Payment	4285	THE HAMMOCKS TOWNHOMES HOA, INC	3,766.34	0.00	3,766.34
11/30/2023	Payment	4337	EGIS INSURANCE ADVISORS	7,558.00	0.00	7,558.00
Total Outstanding Checks.....				13,207.51		13,207.51

THE HAMMOCKS

Community Development District

**Payment Register by Fund
For the Period from 11/01/23 to 11/30/23
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	4330	11/07/23	INFRAMARK, LLC	103630	OCTOBER 2023 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67
001	4331	11/07/23	SOLITUDE LAKE MANAGEMENT	PSI015257	OCT 2023 MAINT LAKE ALL	Contracts-Lakes	534084-53901	\$451.54
001	4335	11/16/23	STRALEY & ROBIN	23826	PROFESSIONAL SERVICE THROUGH 10/15/23	ProfServ-Legal Services	531023-51401	\$388.00
001	4336	11/21/23	STANTEC CONSULTING SERVICES INC	2153494	GENERAL CONSULTING FOR PERIOD ENDING 9/29/23	ProfServ-Engineering	531013-51501	\$438.00
001	4337	11/30/23	EGIS INSURANCE ADVISORS	19496	10/01/23 INSURANCE	Insurance - General Liability	545002-51301	\$7,558.00
001	4332	11/14/23	FRANCES K. PLANTIKOW	PAYROLL	November 14, 2023 Payroll Posting			\$184.70
001	4333	11/14/23	MICHAEL J. HENKE	PAYROLL	November 14, 2023 Payroll Posting			\$184.70
001	4334	11/14/23	EILYN RIVERA	PAYROLL	November 14, 2023 Payroll Posting			\$174.70
001	DD148	11/14/23	MICHELLE RODRIGUEZ	PAYROLL	November 14, 2023 Payroll Posting			\$184.70
001	DD149	11/14/23	ALEX J. MANERO	PAYROLL	November 14, 2023 Payroll Posting			\$184.70
Fund Total								\$13,665.71

Total Checks Paid	\$13,665.71
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The Hammocks
COMMUNITY DEVELOPMENT DISTRICT
Tampa, Florida

Hammocks CDD Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2023-12-15

Prepared for:

David Wenck
Inframark

Prepared by:

Nick Margo, Aquatic Biologist

TABLE OF CONTENTS

	Pg
SITE ASSESSMENTS	
PONDS 1, 2, 3 _____	3
PONDS 4, 5, 6 _____	4
PONDS 7, 8, 9 _____	5
MANAGEMENT/COMMENTS SUMMARY _____	5, 6
SITE MAP _____	7

Site: 1

Comments:

Site looks good

The site is only about half full with a large portion of the shelf exposed. There is no algae or nuisance growth noted.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 2

Comments:

Normal growth observed

The site looks to need another herbicide application for the control of spatterdock but there is minimal shoreline weeds and no algae.

Action Required:

Routine maintenance next visit

Target:

Floating Weeds



Site: 3

Comments:

Site looks good

The site has some exposed basin on one corner but looks good with no nuisance vegetation or algae at this time.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 4

Comments:

Normal growth observed

The Gulf Spikerush is starting to encroach back to the other half now that the site is almost dry so we will reapply herbicide to that area.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 5

Comments:

Normal growth observed

The drainage area has some torpedograss regrowth that will require an herbicide application for control.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 6

Comments:

Normal growth observed

The site will require an herbicide application for the control of spatterdock. There is no algae or seasonal shoreline weeds noted.

Action Required:

Routine maintenance next visit

Target:

Floating Weeds



Site: 7

Comments:

Site looks good

The site is in good condition with no algae and minimal nuisance, shoreline vegetation.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 8

Comments:

Requires attention

The site will require an additional algicide application to control the algae bloom.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 9

Comments:

Normal growth observed

The site has some algae due to almost being dry.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Management Summary

We received a lot of rain the weekend after the inspection so things may look a little different. We had to do the inspection about a week earlier than normal due to the holiday and vacations at the end of the month.

Algae was found on site 8 & 9. 8 will require an algicide reapplication while site 9 should now have enough water to effectively treat.

The spatterdock was rebounding on site 2 and has popped up on site 6. Both will require an herbicide treatment and in the case on site 2 a reapplication.

The Gulf Spikerush needs to be pushed back a bit again on site 4 but it still looks good. Site 5 has some torpedograss in that drainage basin that require an herbicide application as well.

Other than 8 & 9 though, most of the sites are in good condition with minimal algae and minimal nuisance vegetation.

Thank You For Choosing SOLitude Lake Management.

Hammocks CDD Waterway Inspection Report

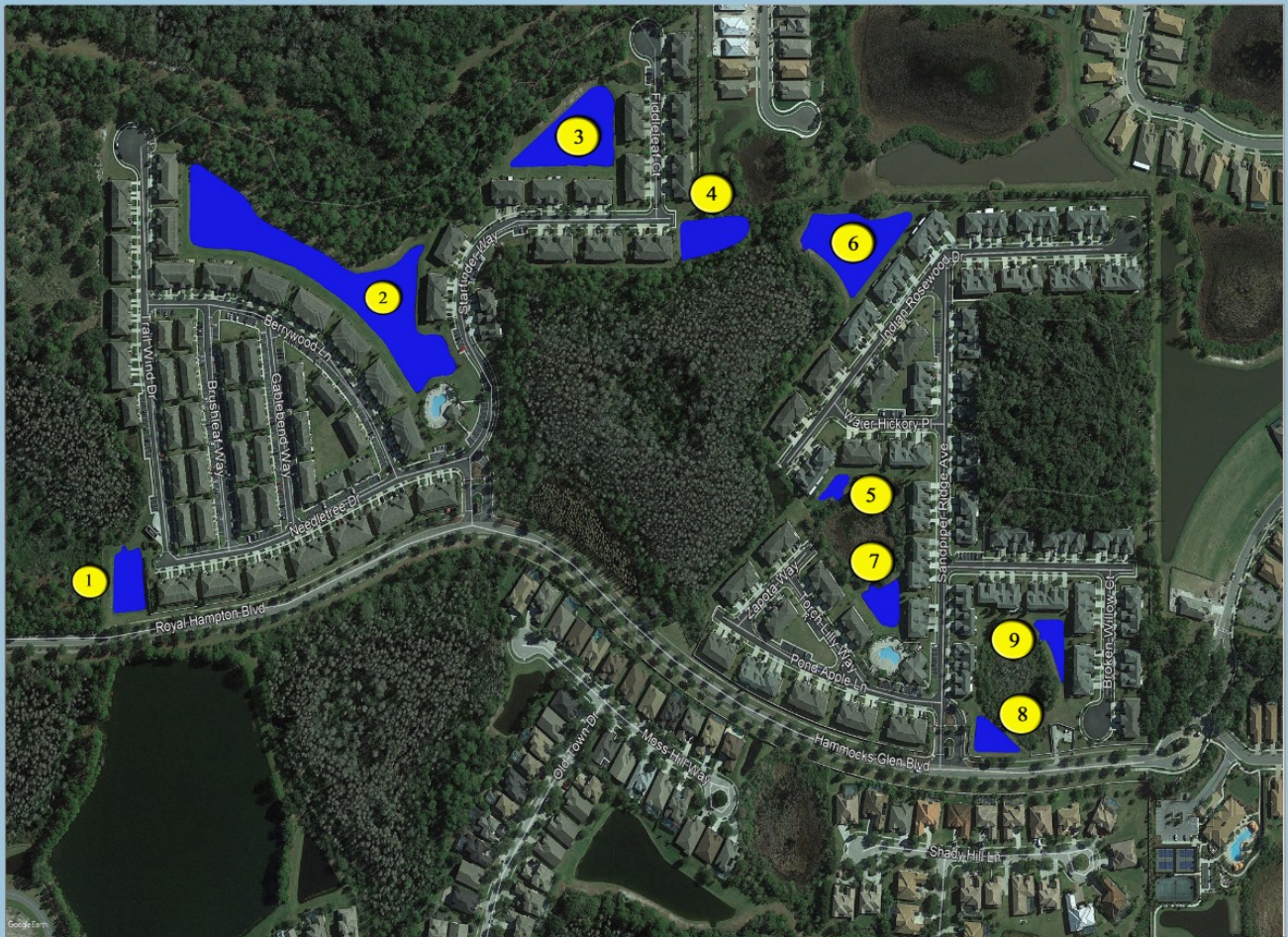
Agenda Page #29
2023-12-15

Site	Comments	Target	Action Required
1	Site looks good	Species non-specific	Routine maintenance next visit
2	Normal growth observed	Floating Weeds	Routine maintenance next visit
3	Site looks good	Species non-specific	Routine maintenance next visit
4	Normal growth observed	Species non-specific	Routine maintenance next visit
5	Normal growth observed	Torpedograss	Routine maintenance next visit
6	Normal growth observed	Floating Weeds	Routine maintenance next visit
7	Site looks good	Species non-specific	Routine maintenance next visit
8	Requires attention	Surface algae	Routine maintenance next visit
9	Normal growth observed	Surface algae	Routine maintenance next visit

SOLITUDE
LAKE MANAGEMENT
A Rentokil Company
Restoring Balance. Enhancing Beauty.

Hammocks CDD Tampa, FL

Call 888.480.LAKE



NPM 03/2020