

# ***The Hammocks Community Development District***

**February 11, 2026**

**Agenda Package**

2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33706

## **CLEAR PARTNERSHIPS**



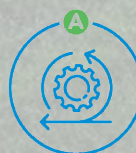
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

# THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT

**Board of Supervisors:**

Frances Plantikow, Chairperson  
Mike Henke, Vice Chairperson  
Alex Manero, Assistant Secretary  
Keiton Best, Assistant Secretary  
Eva Sahakian, Assistant Secretary

**Staff:**

Wesley Elias, District Manager  
Whitney Sousa, District Counsel  
Robert Dvorak, District Engineer  
Diana Kapatsyna, District Admin Assistant  
Christian Haller, Accountant  
Howard Neal, Field Services Director

## REGULAR MEETING AGENDA

**Wednesday, February 11, 2026 – 8:00 a.m.**

**TEAMS: Dial-in by phone: +1 646-838-1601 Phone conference ID: 786 317 492#**

**Meeting ID: 234 972 172 543 5 Passcode: qq3ot6fc**

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- 1. Call to Order and Roll Call**
- 2. Audience Comments** – *Three- (3) Minute Time Limit Per Speaker*
- 3. Business Administration**
  - A. Consideration of Minutes of January 14, 2026 Regular Meeting.....Page 3
- 4. Staff Reports**
  - A. District Accountant
  - B. SOLitude Report.....Page 6
  - C. District Counsel Report
  - D. District Engineer's Report
  - E. District Manager
- 5. Business Items**
  - A. Consideration of Resolution 2026-03; Removing and Appointing Treasurer.....Page 14
  - B. Consideration of Resolution 2026-04; General Election.....Page 15
  - C. Discussion of Dog Park Locations
- 6. Board of Supervisors' Requests and Comments**
- 7. Adjournment**

*The next meeting is scheduled for Wednesday, March 4, 2026, at 8:00 a.m.*

**District Office:**

Inframark c/o The Hammocks CDD  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

<https://www.thehammockscdd.com/>

**Meeting Location**

Brentwood Clubhouse  
8504 Sandpiper Ridge Avenue  
Tampa, Florida 33647

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

The regular meeting of the Board of Supervisors of the Hammocks Community Development District was held on Wednesday, January 14, 2026, and called to order 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 Chairperson
Alex Manero	Assistant Secretary
Keiton Best	Assistant Secretary
Eva Sahakian	Assistant Secretary

Also present was:

Wesley Elias	District Manager, Inframark
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*This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.*

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

The meeting was called to order, and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

A resident proposed recreation court consideration for the Board.

**THIRD ORDER OF BUSINESS**

**Business Administration**

**A. Consideration of the Minutes of December 10, 2025, Regular Meeting**

On MOTION by Ms. Henke seconded by Mr. Plantikow, with all in favor, the regular meeting minute from December 10, 2025, was approved as presented. 4-0
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**B. Administer Oath of Office to New Board Member**

The Oath of Office was administered to Eva Sahakian to serve on Seat 5 for the Board of Supervisor at The Hammocks CDD.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Accountant**

The accountant provided an update of the financials to the Board.

**B. SOLitude Report**

The Aquatics report was presented and the Board reviewed with no further discussion.

**C. District Counsel Report**

There being none, the next item followed.

**D. District Engineer's Report**

Mr. Dvorak provided update to the Board on Pond #2 and Pond #6

The Board of supervisors directed Mr. Dvorak to gather proposals for Pond #6 removal of the fish.

**E. District Manager**

Mr. Elias informed the Board of their next scheduled meeting date which will be held on Wednesday, February 11, 2026, at 8:00 a.m.

**FIFTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Sail/Shade Structure Proposals**

**i. Playground Boss #122925-43839 & 122925-43840**

**ii. Shady Sails #448 & #453**

A discussion ensued over the various proposals provided. After reviewing the proposals, the Board approved Shady Sails proposal option 1 for \$10,600.00, pending further review by Board members.

On MOTION by Ms. Henke seconded by Mr. Plantikow, with all in favor, proposal #453 by *Shady Sails* for \$10,600 pending further review by Board members, was approved as presented. 5-0

**B. Consideration of Basketball Courts Proposals**

A discussion ensued to review various proposals of full court and half court options.

The Board approved proposal from Precision Court for the half court option in the amount of \$30,925.00.

On MOTION by Ms. Minero seconded by Ms. Sahakian, with all in favor, proposal by *Precision Courts, LLC*, for \$30,925.00, was approved as presented. 5-0

**C. Consideration of Playground Sod Replacement**

The Board will not move forward with any sod replacement proposals.

**D. Consideration of Turf Installation Proposal**

A discussion ensued on three (3) proposals which were as presented as follows:

- Red Tree for \$30,000
- Pine Lake option 1 for \$29,312 and option 2 for \$24,411.43

- Turf Pros for \$11,000

Mr. Elias stated that he will be meeting with another Turf Company after the meeting and recommended if the Board would like to place a “not to exceed” of \$11,000 authorizing Chairman and District Manager a “not to exceed” of \$11,000, pending last proposal from last vendor.

On MOTION by Ms. Minero seconded by Ms. Sahakian, with all in favor, authorizing Chairman and District Manager a “not to exceed” of \$11,000, pending last proposal from last vendor ***Turf Pros***, was approved as presented. 5-0

**SIXTH ORDER OF BUSINESS**

**Board of Supervisors’ Requests and Comments**

The Board discussed a couple of potential locations for a future dog park.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Henke seconded by Mr. Best, with all in favor, the meeting was adjourned at 9:05 a.m. 5-0

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Mike Henke  
Vice Chairperson



# The Hammocks CDD Waterway Inspection Report

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**Reason for Inspection:**

**Inspection Date:** 2026-01-28

**Prepared for:**

District Manager

**Prepared by:**

Kevin Wilt, Service Manager

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<b>SITE ASSESSMENTS</b>	
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<b>MANAGEMENT/COMMENTS SUMMARY</b>	6,7
<b>SITE MAP</b>	8

## Site: 1

### Comments:

Site looks good

Site looks good. No issues to report

### Action Required:

Routine maintenance next visit

### Target:



## Site: 2

### Comments:

Site looks good

Site is in good shape with very minor algae treated during inspection. It does have some shoreline erosion.

### Action Required:

Routine maintenance next visit

### Target:



## Site: 3

### Comments:

Site looks good

Normal shoreline growth observed today. Minor submerged weeds exposed due to water level drop. Gulf Spike rush is bouncing back really well.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



## Site: 4

### Comments:

Normal growth observed

Site is in good shape with very minor shoreline growth.

### Action Required:

Routine maintenance next visit

### Target:

Submersed vegetation



## Site: 5

### Comments:

Site looks good

Site is in good shape very minor shoreline grasses. Free of algae.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



## Site: 6

### Comments:

Site looks good

Normal Growth observed. Site treated during inspection.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



## Site: 7

### Comments:

Site looks good

Site is in good shape normal shoreline growth observed

### Action Required:

Routine maintenance next visit

### Target:



## Site: 8

### Comments:

Treatment in progress

Sites algae is pretty much all gone. Minor shoreline grass. Treatment done during inspection

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



## Site: 9

### Comments:

Site looks good

Site is in good shape with no issues to report. Minor moss growing on shoreline.

### Action Required:

Routine maintenance next visit

### Target:



## Management Summary

This month site remained in good shape.

Site 8 has cleared up from algae. We will continue to monitor and treat to prevent it from returning.

All other sites are pretty much free on shoreline grass growth. We are starting to see the grass growth slow down. Sites have been pretty good with trash as well. We will continue to stay on top of any new growth and algae.

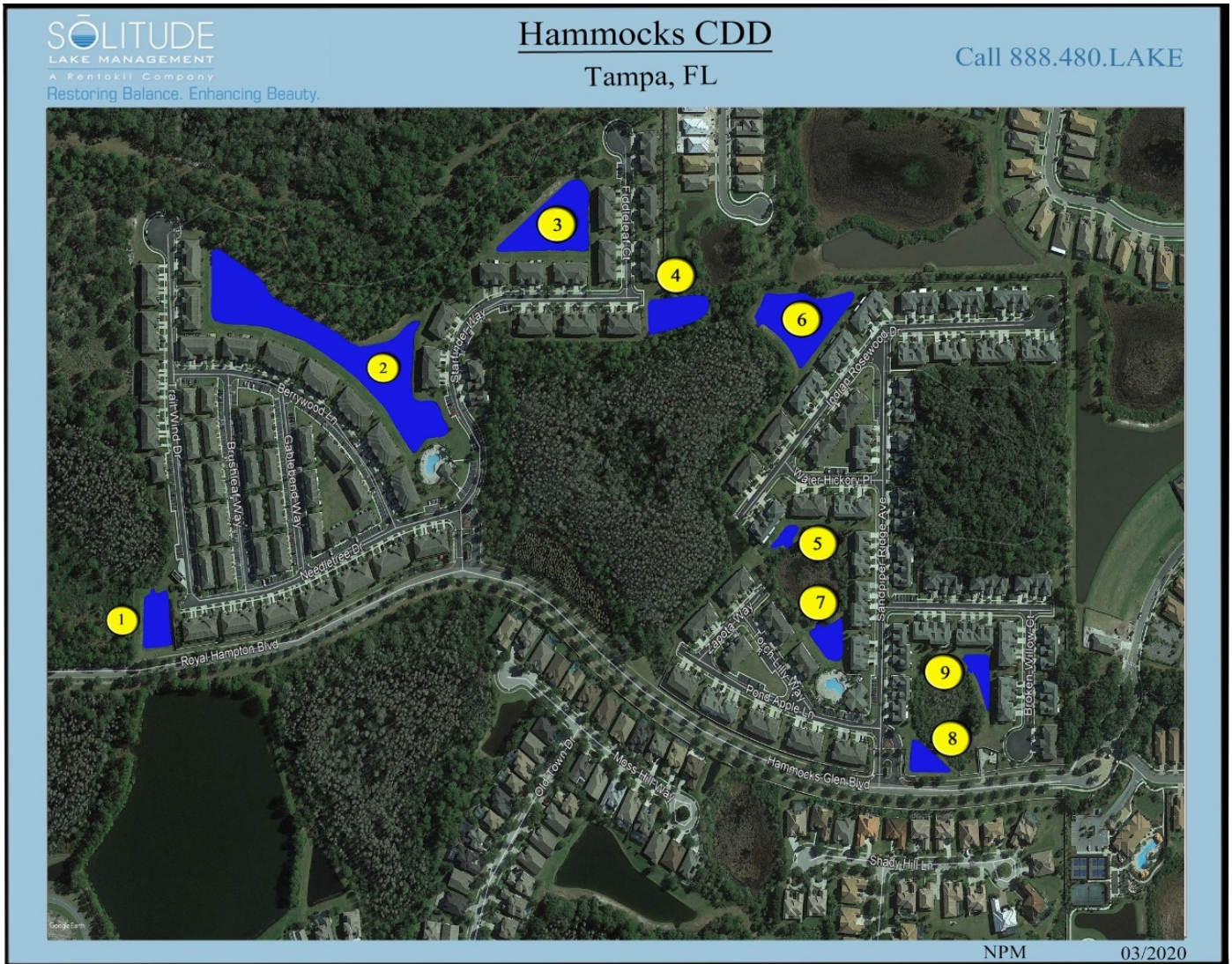
We did notice some shoreline erosion starting on sites 2 and 6. I can provide a estimate for repair if you would like. Please just let me know.

Blue dye is still be utilized and will minor rain is forecast it should hold well.

If there are any questions or concerns, please don't hesitate to reach out: [Kyle.Wilson@solitudelake.com](mailto:Kyle.Wilson@solitudelake.com)

Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
1	Site looks good		Routine maintenance next visit
2	Site looks good		Routine maintenance next visit
3	Site looks good	Shoreline weeds	Routine maintenance next visit
4	Normal growth observed	Submersed vegetation	Routine maintenance next visit
5	Site looks good	Shoreline weeds	Routine maintenance next visit
6	Site looks good	Shoreline weeds	Routine maintenance next visit
7	Site looks good		Routine maintenance next visit
8	Treatment in progress	Surface algae	Routine maintenance next visit
9	Site looks good		Routine maintenance next visit



**RESOLUTION 2026-03**

**A RESOLUTION REMOVING LEAH POPELKA AS  
TREASURER AND APPOINTING STEPHEN BLOOM AS  
TREASURER OF THE HAMMOCKS COMMUNITY  
DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of The Hammocks Community Development District desires to remove Leah Popelka as Treasurer and appoint Stephen Bloom as Treasurer;

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

1. Leah Popelka is removed as Treasurer.
2. Stephen Bloom is appointed Treasurer.

Adopted this 11<sup>th</sup> day of February, 2026

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Frances K. Plantikow  
Chairman

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Wesley Elias  
Secretary

## **RESOLUTION 2026-04**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT'S USE OF THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT'S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION.**

**WHEREAS**, The Hammocks Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

**WHEREAS**, the Board of Supervisors of The Hammocks Community Development District (hereinafter the "Board") seeks to implement section 190.006(3)(A)(2)(c), Florida Statutes and to instruct the Hillsborough Supervisor of Elections (the "Supervisor") to conduct the District's General Elections.

**WHEREAS**, the Supervisor has requested the District adopt a resolution confirming the District's use of the Supervisor for the purpose of conducting the District's future supervisor elections in conjunction with the General Election; and

**WHEREAS**, the District desires to continue to use the Supervisor for the purpose of conducting the District's supervisor elections in conjunction with the General Election.

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

**Section 1.** The Board is currently made up of the following individuals: Alex Manero, Frances K. Plantikow, Keiton Best, Mike Henke and Eva Sahakian.

**Section 2.** The term of office for each member of the Board is as follows:

Seat 1	Supervisor Alex	Expires 2028
Seat 2	Supervisor Frances	Expires 2028
Seat 3	Supervisor Keiton	Expires 2026
Seat 4	Supervisor Mike	Expires 2026
Seat 5	Supervisor Eva	Expires 2028

**Section 3.** Seat 3, currently held by Keiton Best, Seat 4, currently held by Mike Henke are scheduled for the General Election on November 10, 2026.

**Section 4.** Pursuant to section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

**Section 5.** The term of office for the individuals to be elected to the Board in the November 2026 General Election is four years.

**Section 6.** The District hereby instructs the Supervisor to continue conducting the District's elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

**PASSED AND ADOPTED THIS 11<sup>th</sup> DAY OF FEBRUARY, 2026.**

**ATTEST:**

**THE HAMMOCKS COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairman/Vice Chairman