

**HAMMOCK BAY  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING AND PUBLIC HEARING  
AUGUST 22, 2016**

**HAMMOCK BAY  
COMMUNITY DEVELOPMENT DISTRICT  
AGENDA  
AUGUST 22, 2016 at 9:30 a.m. CST**

Hammock Bay Welcome Center  
Located at 74 Great Hammock Bend, Freeport Florida 32439

|                                      |   |  |
|--------------------------------------|---|--|
| <b>District Board of Supervisors</b> | Chairman<br>Vice Chairman<br>Supervisor<br>Supervisor<br>Supervisor | Robert Sullivan<br>Tim Edwards<br>Trish Dalton<br>Manny Vital<br>Norman Kaiser |
| <b>District Manager</b>              | Meritus   | Brian Lamb   |
| <b>District Attorney</b>             | Hopping Green & Sams, P.A.  | Tucker Mackie  |
| <b>District Engineer</b>             | Connelly & Wicker, Inc.   | Tyler Strickland   |

*All cellular phones and pagers must be turned off while in the meeting room*

**The District Agenda is comprised of four different sections:**

The meeting will begin at 9:30 a.m. CST with the first section called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The second section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The third section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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 the appeal is to be based.

August 22, 2016

Board of Supervisors  
**Hammock Bay**  
**Community Development District**

Dear Board Members:

The Regular Meeting and Public Hearing of the Board of Supervisors of the Hammock Bay Community Development District will be held on **Monday, August 22, 2016 at 9:30 a.m., CST** at the Hammock Bay Welcome Center, located at 74 Great Hammock Bend, Freeport Florida 32439. Included below is the agenda:

**Conference Call Information: Dial 1-866-906-9330 Access Code: 4863181**

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
  - A. District Counsel
    1. Memo Regarding Legislative Changes ..... Tab 01 Page 04
    2. Prompt Payment Policies and Procedures ..... Tab 02 Page 07
  - B. District Engineer
  - C. District Manager
- 4. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2017 BUDGET**
  - A. Open Public Hearing on Proposed Fiscal Year 2017 Budget
  - B. Staff Presentations
  - C. Public Comment
  - D. Close Public Hearing on Proposed Fiscal Year 2017 Budget
  - A. Consideration of Resolution 2016-07; Adopting Fiscal Year 2017 Budget ..... Tab 03 Page 19
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Resolution 2016-08; Assessment Resolution ..... Tab 04 Page 30
  - B. Consideration of Resolution 2016-09; Designation of Treasurer & Asst. Treasurer ..... Tab 05 Page 32
  - C. Consideration of Resolution 2016-10; Setting FY 2017 Meeting Schedule ..... Tab 06 Page 33
  - E. General Matters of the District
- 6. CONSENT AGENDA**
  - A. Consideration of the Board of Supervisors Meeting Minutes May 23, 2016 ..... Tab 07 Page 35
  - B. Consideration of Operations and Maintenance Expenditures August 2016 ..... Tab 08 Page 39
  - C. Review of Financial Statements Month Ending June 30, 2016 ..... Tab 09 Page 53
- 7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,



Brian Lamb  
District Manager