

**HAMMOCK BAY  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
SPECIAL MEETING  
DECEMBER 18, 2015**

**HAMMOCK BAY  
COMMUNITY DEVELOPMENT DISTRICT  
AGENDA  
DECEMBER 18, 2015 at 9:00 a.m. CST**

Hammock Bay Welcome Center  
Located at 1669 State Highway 20, Freeport Florida 32569

<b>District Board of Supervisors</b>	Chairman Supervisor Supervisor Supervisor Supervisor	Trish Dalton Robert Sullivan Tim Edwards Norman Kaiser Manny Vital
<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 9:00 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.

December 18, 2015

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

Dear Board Members:

The Special Meeting of the Board of Supervisors of the Hammock Bay Community Development District will be held on **Friday, December 18, 2015 at 9:00 a.m., CST** at the Hammock Bay Welcome Center, located at 1669 State Highway 20, Freeport Florida 32569. 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
  - B. District Engineer
  - C. District Manager
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of Resolution 2016-01; Re-Designating Officers ..... Tab 01 Page 04
  - B. Consideration of the Board of Supervisors Meeting Minutes September 10, 2015..... Tab 02 Page 05
  - C. Consideration of Operations and Maintenance Expenditures December 2015 ..... Tab 03 Page 10
  - D. Review of Financial Statements Month Ending October 31, 2015..... Tab 04 Page 31
- 5. BUSINESS ITEMS**
  - A. Update on Refinancing
  - B. Trustmark Term Sheet ..... Tab 05 Page 38
  - C. Consideration of Arbitrage Rebate Report ..... Tab 06 Page 40
  - D. Discussion on Controlled Burn
  - E. General Matters of the District
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. 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