

*Gardens at Hammock Beach  
Community Development District*

*Agenda*

*June 5, 2018*

# AGENDA

# *Gardens at Hammock Beach*

## *Community Development District*

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135 W. Central Blvd., Suite 320, Orlando, Florida 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

May 29, 2018

**Board of Supervisors  
Gardens at Hammock Beach  
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Gardens at Hammock Beach Community Development District** will be held **Tuesday, June 5, 2018 at 9:30 AM at City Centre at Palm Coast Town Center, 145 City Place, Suite 300, Palm Coast, FL 32164. Please note the time and location of the meeting.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Acceptance of Resignation of Terry Bechtold
  - B. Discussion of Appointment of Individuals to Fulfill Board Vacancies
  - C. Administration of Oath of Office to Newly Appointed Board Members
  - D. Consideration of Resolution 2018-01 Electing Officers
4. Approval of Minutes of the July 17, 2017 Meeting
5. Consideration of District Consent to Assignment of Developer Funding Agreement
6. Consideration of Resolution 2018-02 Approving the Proposed Fiscal Year 2019 Budget and Setting a Public Hearing
7. Staff Reports
  - A. District Manager's Report
    - i. Balance Sheet and Income Statement
    - ii. Ratification of Fiscal Year 2017 Funding Request #5
    - iii. Presentation of Number of Registered Voters – 0
    - iv. Designation of **November 26, 2018** as Landowners' Meeting Date
8. Other Business
9. Supervisors Requests
10. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is Organizational Matters. Section A is the acceptance of the resignation of Terry Bechtold. Section B is the discussion of appointment of individuals to fulfill the Board vacancies. Section C is the administration of the Oath of Office to the newly appointed Board Members and Section D is the consideration of Resolution 2018-01 electing officers. A copy of the Resolution is enclosed for your review.

The fourth order of business is the approval of the minutes of the July 17, 2017 meeting. The minutes are enclosed for your review.

The fourth order of business opens the public hearing to adopt the Fiscal Year 2018 budget. Section A is the consideration of Resolution 2017-03 adopting the Fiscal Year 2018 budget and relating to the annual appropriations. A copy of the Resolution and proposed budget are enclosed for your review.

The fifth order of business is the consideration of the District Consent to Assignment of Developer Funding Agreement. A copy of the document is enclosed for your review.

The sixth order of business is the consideration of Resolution 2018-02 approving the proposed budget for the Fiscal Year 2019 and setting a public hearing. Once approved, the proposed budget will be transmitted to the governing authorities at least 60 days prior to the final budget hearing. A copy of the Resolution and proposed budget is enclosed for your review.

The seventh order of business is staff reports. Section 1 of the District Manager's Report includes the balance sheet and income statement for your review. Section 2 is the ratification of Fiscal Year 2017 funding request #5. A copy of the funding request and supporting invoices are enclosed for your review. Section 3 is the presentation of the number of registered voters within the boundaries of the District. A copy of the letter from the Flagler County Supervisor of Elections is enclosed for your review. Section 4 is the designation of November 26, 2018 as the landowners' meeting date. A copy of the instructions, sample agenda and landowners' proxy is enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. S. Flint", is written above the printed name.

George S. Flint  
District Manager

CC: Darrin Mossing, GMS

Enclosures

## SECTION III

# SECTION A

January 26, 2018

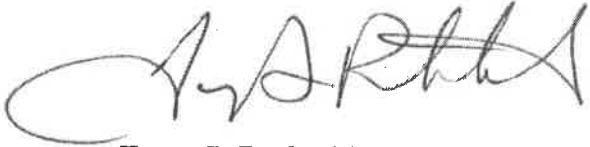
Mr. George Flint  
District Manager  
Gardens of Hammock Beach CDD Community Development District  
135 W. Central Blvd.  
Suite 320  
Orlando, Florida 32801

Dear Mr. Flint:

This is my written resignation from the Board of Supervisors of the Gardens of Hammock Beach CDD Community Development District effective January 26, 2018.

Please accept my resignation and feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Terry G. Bechtold". The signature is stylized with a large, sweeping initial "T" and "B".

Terry G. Bechtold

## SECTION D



**RESOLUTION 2018-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
GARDENS AT HAMMOCK BEACH COMMUNITY  
DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF  
THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Gardens at Hammock Beach Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE GARDENS AT HAMMOCK BEACH  
COMMUNITY DEVELOPMENT DISTRICT:**

**Section 1.** \_\_\_\_\_ is elected Chairperson.

**Section 2.** \_\_\_\_\_ is elected Vice-Chairperson.

**Section 3.** \_\_\_\_\_ is elected Secretary.

**Section 4.** \_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.

**Section 5.** \_\_\_\_\_ is elected Treasurer.

**Section 6.** \_\_\_\_\_ is elected Assistant Treasurer.

**Section 7.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 5<sup>th</sup> day of June, 2018.

**ATTEST:**

**GARDENS AT HAMMOCK BEACH  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice-Chairperson

# MINUTES

MINUTES OF MEETING  
GARDENS AT HAMMOCK BEACH  
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Gardens at Hammock Beach Community Development District was held on Monday, July 17, 2017 at 9:00 a.m. at Hammock Beach Resort, 200 Ocean Crest Drive, Suite 31, Palm Coast, Florida.

Present and constituting a quorum were:

Daniel Baker	Chairman
Terry Bechtold	Vice Chairman
Carlton Grant	Secretary
Bryan Arnold	Treasurer

Also present was:

George Flint	District Manager
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**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order at 9:00 a.m.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the April 24, 2017 Meeting**

Mr. Flint: Does the Board have any additions, deletions, or corrections to the minutes?

Mr. Baker: I have none.

On MOTION by Mr. Baker, seconded by Mr. Grant, with all in favor, the minutes of the April 24, 2017 meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Public Hearing**

- A. Consideration of Resolution 2017-04 Adopting the Fiscal Year 2018 Budget and Relating to the Annual Appropriations**

Mr. Flint: At this time, we will open the public hearing. Resolution 2017-04 was included in your agenda package, with the proposed budget that the Board approved in April. The proposed budget is identical to the current year. It contemplates a developer contribution to fund it. This is a public hearing, but no members of the public are present to provide comments; therefore, we will close the public comment portion and bring it back to the Board for consideration of the resolution.

On MOTION by Mr. Baker, seconded by Mr. Bechtold, with all in favor, Resolution 2017-04 adopting the Fiscal Year 2018 budget and the annual appropriations, was adopted.

Mr. Flint: We will close the public hearing.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Fiscal Year 2018 Developer Funding Agreement**

Mr. Flint: The Developer Funding Agreement was included in your agenda package. The resolution that the Board just approved will be attached to the Developer Funding Agreement, which is between the District and Hammock Beach River Club LLC. In lieu of imposing assessments, we are suggesting that you enter into this agreement, which is identical to prior years agreements. Are there any questions? Not hearing any, we need a motion to approve.

On MOTION by Mr. Baker, seconded by Mr. Bechtold, with all in favor, the Developer Funding Agreement between the District and Hammock Beach River Club LLC, for Fiscal Year 2018, was approved.

#### **SIXTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. District Manager's Report**

##### **i. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financial statements through June 30, 2017.

Mr. Baker: Is there a bill?

Mr. Arnold: Yes, for \$68.

Mr. Flint: We have \$68 in Accounts Payable and cash of \$464.

Mr. Baker: Is it for the advertising of this meeting?

Mr. Flint: Yes. There was a notice for the Daytona News Journal for \$68.15. Are there any questions on the financials?

Not hearing any, the next item followed.

**ii. Consideration of Funding Request #4**

Mr. Flint: We have Funding Request #4 in the amount of \$1,118.15. Are there any questions on the Funding Request? If not, we need a motion to approve it.

On MOTION by Mr. Baker, seconded by Mr. Bechtold, with all in favor, Funding Request #4 in the amount of \$1,118.15 was approved.

**iii. Approval of Fiscal Year 2018 Meeting Schedule**

This item was not discussed.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Request**

Mr. Arnold: What do I need to do to resign?

Mr. Flint: Since we have four people here, if you want to step down, you can resign on the record or submit a letter.

Mr. Arnold: I would like to resign from the Board.

Mr. Flint: We need a motion to accept Bryan's resignation.

On MOTION by Mr. Baker, seconded by Mr. Bechtold, with all in favor, the resignation of Bryan Arnold, was accepted.

Mr. Flint: You need to fill out Form 1F, within 60 days of today.

Mr. Arnold: Will they mail it to me?

Mr. Flint: I can give you a copy. Is there anything else from the Board?

Not hearing any,

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Baker, seconded by Mr. Bechtold, with all in favor, the meeting was adjourned at 9:05 a.m.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

## SECTION V

**DISTRICT CONSENT TO ASSIGNMENT**

The Gardens at Hammock Beach Community Development District ("District") hereby consents to (i) the assignment of all of Hammock Beach River Club, LLC's rights, privileges, duties, obligations, liabilities and responsibilities under that certain Fiscal Year 2018 Funding Agreement dated July 17, 2017 ("Agreement") to and in favor of Palm Coast Intracoastal, LLC, and (ii) the assumption by Palm Coast Intracoastal, LLC of all of Hammock Beach River Club, LLC's rights, privileges, duties, responsibilities, liabilities and obligations, including but not limited to monetary obligations, under the Agreement. By execution hereof, the District hereby forever releases, relieves and discharges Hammock Beach River Club, LLC from any and all obligations or liabilities under the Agreement as they relate to the District. If for any reason whatsoever the closing of the sale of the Property legally described on Exhibit "A" attached hereto is not consummated by the parties on or before June 15, 2018, this Consent to Assignment shall automatically be void and of no further force or effect.

**IN WITNESS WHEREOF**, the District has caused this Consent to Assignment to be executed in it is name by its duly authorized officer as of the \_\_\_\_\_ day of May, 2018.

ATTEST:

Gardens at Hammock Beach  
Community Development District

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/ Vice Chairman

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of May, 2018, by \_\_\_\_\_ and \_\_\_\_\_ as the Chairman of the Board of Supervisors of Gardens at Hammock Beach Community Development District, on behalf of said District. He [ ] is personally known to me or has [ ] produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public; State of Florida

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

My Commission No.: \_\_\_\_\_



**EXHIBIT "A" – Page 1 of 3**  
**Legal Description of Property**

A portion of Lots 1, 3, 7, 8 and 9 and all of Lots 4, 10, 11 and 12, Block C, Bunnell Development Company's Land as recorded in Plat Book 1, Page 1, in the Public Records of Flagler County, Florida, together with a portion of Government Section 14, 38, and 39, Township 12 South, Range 31 East, Flagler County, Florida, situated in Government Sections 11, 14, 38 and 39, Township 12 South, Range 31 East, Flagler County, Florida, being more particularly described as follows:

Commence at the intersection of the East right of way line of John Anderson Highway (State Road 201) and the North line of said Section 38-12-31; thence South 71°47'17" West, a distance of 100.00 feet to a point on the West right of way line of John Anderson Highway (State Road 201), also being the Point of Beginning; thence along said West right of way line the following three courses: South 18°10'26" East, a distance of 3,184.36 feet to a point of curvature of a non-tangent curve concave Northeasterly having a radius of 1,196.28 feet, a central angle 22°09'26" and a chord distance of 459.74 feet which bears South 29°14'21" East; thence Southeasterly along the arc of said curve a distance of 462.62 feet; thence South 40°21'41" East, a distance of 776.28 feet; thence departing said West right of way line South 69°18'47" West, a distance of 1433.82 feet, thence North 20°41'22" West, a distance of 995.98, thence North 24°04'44" West, a distance of 1618.01 feet; thence North 86°17'06" West, a distance of 2,604.28 feet; thence North 60°37'10" West, a distance of 341.50 feet; thence North 43°23'02" West, a distance of 2,172.87 feet, thence North 30°47'31" East, a distance of 1,526.35 feet; thence North 45°31'15" East, a distance of 902.38 feet; thence North 40°14'18" West, a distance of 1,732.75 feet; thence North 06°10'40" West, a distance of 189.68 feet; thence North 00°15'33" West, a distance of 614.90 feet; thence North 88°32'16" East, a distance of 257.93 feet; thence North 01°27'08" West, a distance of 1,087.72 feet to a point on the South line of State Road No. 100; thence along said South right of way line South 89°29'03" East, a distance of 959.81 feet; thence departing said South right of way line South 00°30'57" West, a distance of 210.00 feet; thence South 89°29'03" East, a distance of 210.00 feet; thence South 00°30'57" West, a distance of 389.92 feet; thence South 89°28'38" East, a distance of 822.42 feet; thence South 00°06'48" East, a distance of 1,704.61 feet; thence North 88°51'12" East, a distance of 1350.55 feet; thence South 01°10'32" East, a distance of 660.84 feet; thence North 88°37'17" East, a distance of 158.75 feet; thence South 18°14'40" East, a distance of 330.09 feet; thence North 88°50'11" East, a distance of 330.04 feet to a point on the West right of way line of John Anderson Highway (State Road 201); thence along said right of way line South 18°15'00" East, a distance of 1,788.60 feet to the Point of Beginning.

**EXHIBIT "A" – Page 2 of 3**  
**Legal Description of Property**

Together with

A portion of Sections 13, 14 and 38, Township 12 South, Range 31 East, Flagler County, Florida, being more particularly described as follows:

Beginning at the intersection of the East right of way line of John Anderson Highway (State Road 201) and the North line of said Section 38-12-31; thence along said East right-of-way line North 18°15'00" West, a distance of 2,087.53 feet; thence departing said East right of way line North 88°47'52" East, a distance of 710.35 feet to a point on the West line of Section 13-12-31; thence along said West Section line North 01°13'40" West, a distance of 661.23 feet to a point on the North line of Section 13-12-31; thence along said North Section line North 88°36'18" East, a distance of 1,890.40 feet to the point on the West right-of-way line of Florida Intracoastal Waterway; thence along said West right of way line the following two courses: South 13°59'25" East, a distance of 2,750.14 feet; thence South 21°17'55" East, a distance of 1265.83 feet; thence departing said West right of way line and along a Westerly line of the Historic Channel of Haw Lover Creek, South 03°54'35" West, a distance of 148.38 feet; thence South 19°27'08" East, a distance of 643.95 feet, thence South 68°38'53" East, a distance of 113.53 feet to a point on the aforesaid Intracoastal right-of-way, thence South 21°17'55" East, a distance of 647.80 feet; thence departing said right-of-way South 69°10'09" West, a distance of 2520.12 feet to a point on the East right of way line of John Anderson Highway (State Road 201); thence along said East right-of-way line the following three courses: North 40°21'41" West, a distance of 74.31 feet to a point of curvature of a non-tangent curve concave Northeasterly having a radius of 1,095.28 feet, a central angle of 22°09'21" and a chord distance of 421.29 feet which bears North 29°14'17" West; thence Northwesterly along the arc of said curve a distance of 423.92 feet; thence North 18°10'26" West, a distance of 3,184.44 feet to the Point of Beginning.

Formerly known as GARDENS AT HAMMOCK BEACH, according to the plat thereof as recorded in Plat Book 35, Pages 80 through 100, Public Records of Flagler County, Florida.

LESS AND EXCEPT: The land contained in the Quit Claim Deed recorded in Official Records Book 1620, Page 434, Public Records of Flagler County, Florida.

LESS AND EXCEPT: The land contained in the Special Warranty Deed recorded in Official Records Book 1636, Page 1694, Public Records of Flagler County, Florida.

LESS AND EXCEPT: The land contained in the Special Warranty Deed recorded in Official Records Book 1789, Page 750, Public Records of Flagler County, Florida.

LESS AND EXCEPT: Tracts PL-2 and PL-3, GARDENS AT HAMMOCK BEACH, according to the plat thereof as recorded in Plat Book 35, Pages 80 through 100, Public Records of Flagler County, Florida.

**EXHIBIT "A" – Page 3 of 3**  
**Legal Description of Property**

TOGETHER WITH

A parcel of land in the South 1/2 of Section 11, Township 12 South, Range 31 East, Flagler County, Florida more particularly described as follows:

Commence at the Southwest corner of Government Section 11, Township 12 South, Range 31 East as monumented by a 4" x 4" concrete monument inscribed with a "t"; thence along the Southerly line of said Section 11 North 88°51'19" East a distance of 2591.75 feet to the Point of Beginning; thence North 00°06'41" East a distance of 1287.36 feet; thence North 88°28'36" East, a distance of 680.27 feet; thence South 01°24'50" East, a distance of 345.10 feet; thence South 88°36'24" West, a distance of 150.00 feet; thence South 01°28'15" East, a distance of 300.30 feet; thence North 88°36'24" East, a distance of 150.00 feet; thence South 01°08'43" East, a distance of 24.77 feet; thence North 88°54'22" East, a distance of 749.54 feet to a point on the Westerly right of way line of State Road 201, (also known as John Anderson Highway); thence along said Westerly right of way line, South 18°11'55" East, a distance of 401.46 feet; thence departing said right of way line, South 77°14'08" West, a distance of 99.57 feet; thence South 01°16'02" East, a distance of 216.94 feet; thence South 88°50'35" West, a distance of 126.47 feet to a point on the Southerly line of aforesaid Section 11; thence along said Southerly line South 88°51'19" West, a distance of 1,350.55 feet to the Point of Beginning.

TOGETHER WITH

A parcel of land in Section 12, Township 12 South, Range 31 East, Flagler County, Florida more particularly described as follows:

Begin at the Southwest corner of said Government Section 12, thence departing said Southerly line North 01°30'23" West a distance of 1203.23 feet along the Westerly line of said Section 12; thence North 88°52'15" East, a distance of 649.96 feet; thence South 19°00'52" East, a distance of 1,265.64 feet; thence South 88°56'30" West, along said Section line, a distance of 1,030.73 feet to the Point of Beginning.

## SECTION VI

## RESOLUTION 2018-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2018/2019 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Gardens at Hammock Beach Community Development District ("**District**") prior to June 15, 2018, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2018 and ending September 30, 2019 ("**Fiscal Year 2018/2019**"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2018/2019 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 20, 2018

HOUR: 9:30 a.m.

LOCATION: City Centré at Palm Coast Town Center  
145 City Place, Suite 300  
Palm Coast, Florida 32164

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Flagler County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

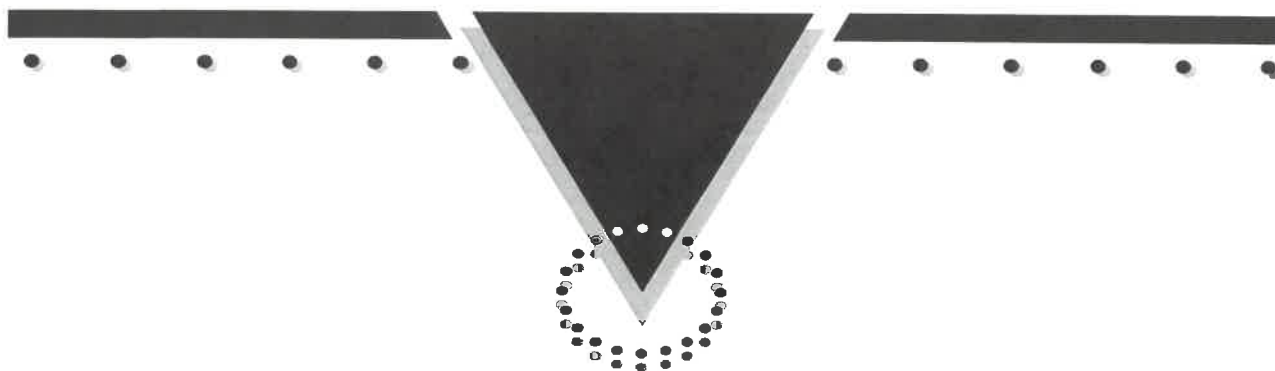
**PASSED AND ADOPTED THIS 5<sup>h</sup> DAY OF JUNE, 2018.**

ATTEST:

**GARDENS AT HAMMOCK BEACH  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_



**Gardens at Hammock  
Beach  
Community Development  
District**

**Proposed Budget  
FY 2019**



# Gardens at Hammock Beach

## Community Development District

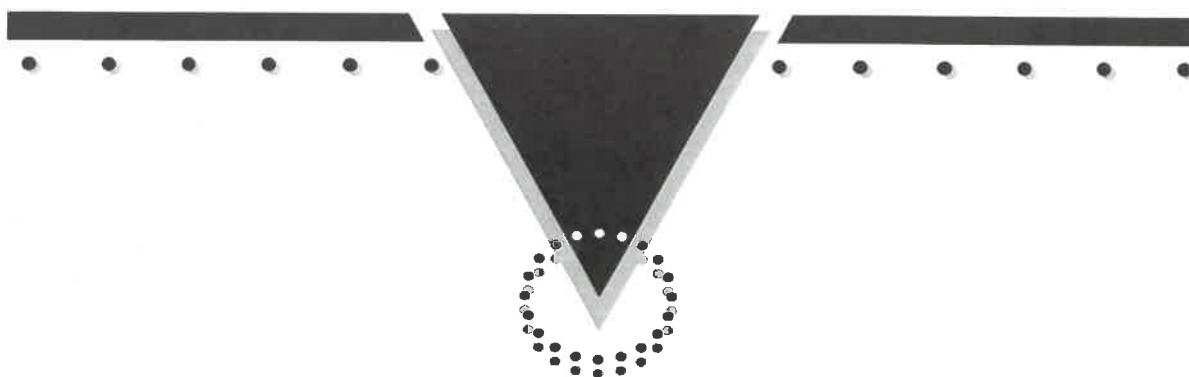
<u>Description</u>	<u>Adopted Budget FY2018</u>	<u>Proposed Budget FY2019</u>
<b><u>Revenues</u></b>		
Developer Contributions	\$16,975	\$16,975
<b>Total Revenues</b>	<b><u>\$16,975</u></b>	<b><u>\$16,975</u></b>
<b><u>Expenditures</u></b>		
<i><u>Administrative</u></i>		
Annual Audit	\$2,500	\$2,500
Engineering	\$5,000	\$5,000
Attorney	\$5,000	\$5,000
Management Fees	\$2,000	\$2,000
Information Technology	\$100	\$100
Telephone	\$100	\$100
Postage	\$250	\$250
Insurance	\$0	\$0
Printing & Binding	\$250	\$250
Legal Advertising	\$500	\$500
Other Current Charges	\$1,000	\$1,000
Office Supplies	\$100	\$100
Dues, Licenses & Subscriptions	\$175	\$175
<b>Total Expenditures</b>	<b><u>\$16,975</u></b>	<b><u>\$16,975</u></b>
<b>Excess Revenues/(Expenditures)</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>



## SECTION VII

# SECTION A

# SECTION 1



# **Gardens at Hammock Beach Community Development District**

**Unaudited Financial Reporting**

**April 30, 2018**



# Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Month to Month</u>
4	<u>Developer Contributions Schedule</u>

**Gardens at Hammock Beach**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**April 30, 2018**

	<u>General</u>
<b><u>ASSETS:</u></b>	
CASH	\$1,166
DUE FROM DEVELOPER	\$0
<b>TOTAL ASSETS</b>	<u><u>\$1,166</u></u>
<b><u>LIABILITIES:</u></b>	
ACCOUNTS PAYABLE	\$0
<b><u>FUND EQUITY:</u></b>	
FUND BALANCES:	
UNRESTRICTED	\$1,166
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<u><u>\$1,166</u></u>

# Gardens at Hammock Beach

## Community Development District

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending April 30, 2018

#### REVENUES:

DEVELOPER CONTRIBUTIONS

\$16,975

\$9,902

\$700

(\$9,202)

#### **TOTAL REVENUES**

\$16,975

\$9,902

\$700

(\$9,202)

#### EXPENDITURES:

#### ADMINISTRATIVE:

ANNUAL AUDIT

\$2,500

\$0

\$0

\$0

ENGINEERING

\$5,000

\$2,917

\$0

\$2,917

ATTORNEY

\$5,000

\$2,917

\$0

\$2,917

MANAGEMENT FEES

\$2,000

\$0

\$0

\$0

INFORMATION TECHNOLOGY

\$100

\$58

\$0

\$58

TELEPHONE

\$100

\$58

\$0

\$58

POSTAGE

\$250

\$146

\$0

\$146

PRINTING & BINDING

\$250

\$146

\$0

\$146

LEGAL ADVERTISING

\$500

\$292

\$0

\$292

OTHER CURRENT CHARGES

\$1,000

\$583

\$100

\$483

OFFICE SUPPLIES

\$100

\$58

\$0

\$58

DUES, LICENSE, & SUBSCRIPTIONS

\$175

\$175

\$0

\$175

#### **TOTAL EXPENDITURES**

\$16,975

\$7,350

\$100

\$7,250

#### **EXCESS REVENUES (EXPENDITURES)**

\$0

\$600

#### **FUND BALANCE - Beginning**

\$0

\$566

#### **FUND BALANCE - Ending**

\$0

\$1,166

**Gardens at Hammock Beach  
Community Development District**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>REVENUES</b>													
DEVELOPER CONTRIBUTIONS	\$700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$700
<b>TOTAL REVENUES</b>	<b>\$700</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$700</b>
<b>EXPENDITURES</b>													
AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ENGINEERING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ATTORNEY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MANAGEMENT FEE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
COMPUTER TIME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PRINTING & BINDING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER CURRENT CHARGES	\$40	\$15	\$15	\$15	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DUES, LICENSE, & SUBSCRIPTIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$40</b>	<b>\$15</b>	<b>\$15</b>	<b>\$15</b>	<b>\$15</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$100</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$660</b>	<b>(\$15)</b>	<b>(\$15)</b>	<b>(\$15)</b>	<b>(\$15)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$600</b>



**Gardens at Hammock Beach Community Development District  
Developer Contributions/Due from Developer**

<b>Funding Request #</b>	<b>Date Prepared</b>	<b>Date Payment Received</b>	<b>Check Amount</b>	<b>Total Funding Request</b>	<b>General Fund Portion (16)</b>	<b>General Fund Portion (17)</b>	<b>General Fund Portion (18)</b>	<b>Over and (short) Balance Due</b>
1	11/30/15	12/15/15	\$ 175.00	\$ 175.00	\$ 175.00	\$ -		\$ -
2	4/8/16	7/25/16	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ -		\$ -
3	7/8/16	7/15/16	\$ 1,110.15	\$ 1,110.15	\$ 1,110.15	\$ -		\$ -
4	8/16/16	8/25/16	\$ 135.67	\$ 135.67	\$ 135.67	\$ -		\$ -
5	10/20/16	11/7/16	\$ 21.09	\$ 21.09	\$ 21.09	\$ -		\$ -
1	11/18/16	12/6/16	\$ 637.59	\$ 637.59	\$ -	\$ 637.59		\$ -
2	4/13/17	6/27/17	\$ 1,050.00	\$ 1,050.00	\$ -	\$ 1,050.00		\$ -
3	5/24/17	6/27/17	\$ 116.43	\$ 116.43	\$ -	\$ 116.43		\$ -
4	7/7/17	7/27/17	\$ 1,118.15	\$ 1,118.15	\$ -	\$ 1,118.15		\$ -
5	10/18/17	2/12/18		\$ 1,110.99		\$ 410.99	\$ 700.00	\$ 1,110.99
<b>Due from Developer</b>			<b>\$ 5,364.08</b>	<b>\$ 6,475.07</b>	<b>\$ 2,441.91</b>	<b>\$ 3,333.16</b>	<b>\$ 700.00</b>	<b>\$ 1,110.99</b>

**Total Developer Contributions FY18**

**\$ 700.00**

## SECTION 2

# Gardens At Hammock Beach

Community Development District

Funding Request FY17 - #5

October 18, 2017

Payee		General Fund	
<b>1</b>	<b>Daytona News-Journal</b>		
	Inv# I02262046-09272017 - FY18 Notice of Meetings - Sept 2017	\$	24.10
<b>2</b>	<b>Fedex</b>		
	Inv# 5-867-87105 - Delivery - July 2017	\$	81.34
<b>3</b>	<b>Suntrust Bank Fees</b>		
	FY 17 Account Analysis Fees	\$	305.55
	Oct 24.93		
	Nov 25.13		
	Dec 26.09		
	Jan 26.27		
	Feb 24.94		
	Mar 24.95		
	Apr 24.95		
	May 25.15		
	Jun 25.16		
	Jul 26.31		
	Aug 26.50		
	Sep 25.17		
<b>4</b>	<b>Primary Checking - Cash to avoid monthly bank service charge fees</b>	\$	700.00

**Total: \$ 1,110.99**

Please make check payable to:

**Gardens at Hammock Beach CDD**

New Address:

1412 South Narcoossee Rd

Saint Cloud FL 34771

Wire Funds To:

**Gardens At Hammock Beach CDD**

SunTrust Bank, NA

ABA#061000104

Acct# 1000049279945

Contact: Kelly Lawler

(407) 237-1072

# The Daytona Beach News-Journal

Daytona Beach News-Journal  
The Sunday News-Journal  
Southeast Volusia Edition  
West Volusia Edition  
News-Journal Focus  
Flagler/Palm Coast News-Tribune  
Volusia Review

Advertiser / Client Name		Billing Date	
GARDENS AT HAMMOCK BEACH		9/28/2017	
Customer Account #		Total Amount Due	
1008098		\$24.10	
Customer Type		Terms of Payment	Page
Legal		Upon Receipt	1
Invoice Number : I02262046-09272017			

## Advertising Invoice

GARDENS AT HAMMOCK BEACH  
GARDENS AT HAMMOCK BEACH CDD  
ATTN ACCTS PAYABLE  
135 W CENTRAL BLVD - STE 320  
ORLANDO, FL 32801

## Daytona News-Journal

P O Box 919423  
Orlando, FL 32891-9423  
Phone (866)470-7133

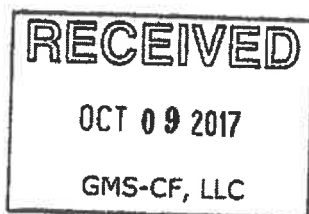
Amount Paid : \$ \_\_\_\_\_ . \_\_\_\_\_

Check # : \_\_\_\_\_

Amount to Pay : **\$24.10**

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

Start Date	Ad# - Trans#	Pub	Description	P. O. Number	Times	Size/Charge	Amount
✓ 9/27/2017	0002262046	PC	NOTICE OF MEETINGS	JAMIE-MARIE CORDER	1	1.00 x 43Lines	\$24.10
Amount to Pay :							\$24.10



4  
1.310.513 48

# The Daytona Beach News-Journal

Daytona News-Journal  
P O Box 919423  
Orlando, FL 32891-9423  
Phone (866)470-7133

Advertiser / Client Name		Billing Date	
GARDENS AT HAMMOCK BEACH		9/28/2017	
Customer Account #		Total Amount Due	
1008098		\$24.10	
Customer Type		Terms of Payment	Page
Legal		Upon Receipt	1
Invoice Number : I02262046-09272017			

THANK YOU FOR YOUR BUSINESS  
TERMS: NET DUE UPON RECEIPT

THIS IS A COURTESY CHARGE - DOES NOT ESTABLISH CREDIT ~ LATE PAYMENT MAY PREVENT ACCEPTANCE OF FUTURE ADVERTISING

**Flagler/Palm Coast  
NEWS-TRIBUNE**

Published Each Wednesday  
Flagler County, Florida

**State of Florida,  
County of Flagler**

Before the undersigned authority personally appeared

**Cynthia Anderson**

who, on oath says that she is .....

**LEGAL COORDINATOR**

of The Flagler/Palm Coast NEWS-TRIBUNE, a weekly newspaper, published in Flagler County, Florida; that the attached copy of advertisement, being a

**NOTICE OF MEETING**

**NT 2262046**

in the Court,  
was published in said newspaper in the issues.....

**SEPTEMBER 27, 2017**

Affiant further says that The Flagler/Palm Coast News-Tribune is a newspaper published in said Flagler County, Florida, and that the said newspaper has heretofore been continuously published in said Flagler County, Florida, each Wednesday and has been entered as second-class mail matter at the post office in Flagler Beach, in said Flagler County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

*Cynthia Anderson*

Sworn to and subscribed before me

This 27<sup>TH</sup> of **SEPTEMBER**

A.D. 2017

*Deborah Lynn Keesee*

49D

**NOTICE OF MEETINGS  
GARDENS AT HAMMOCK BEACH  
COMMUNITY DEVELOPMENT DISTRICT  
Fiscal Year 2018**

As required by Chapter 190 Florida Statutes, notice is being given that the Board of Supervisors of the Gardens at Hammock Beach Community Development District does not meet on a regular basis but will separately publish notice of meetings at least seven days prior to each Board meeting to include the date, time and location of said meetings. Meetings may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings 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.

George S. Flint  
Governmental Management Services -  
Central Florida, LLC  
District Manager

NT2262046, Sep. 27, 2017 It



DEBORAH LYNN KEESEE  
Notary Public - State of Florida  
Commission # GG 15276  
My Comm. Expires Jul 15, 2021  
Bonded through National Notary Assoc.



Invoice Number	Invoice Date	Account Number
5-867-87105	Jul 18, 2017	3595-2420-0

Page  
1 of 3

**Billing Address:**

GARDENS HAMMOCK BEACH CDD  
135 W CENTRAL BLVD STE 320  
ORLANDO FL 32801-2435

**Shipping Address:**

GARDENS HAMMOCK BEACH  
13574 VILLAGE PARK DR STE 265  
ORLANDO FL 32837-7696

**Invoice Questions?****Contact FedEx Revenue Services**

Phone: (800) 622-1147  
M-F 7 AM to 8 PM CST  
Sa 7 AM to 6 PM CST  
Fax: (800) 548-3020  
Internet: www.fedex.com

**Invoice Summary Jul 18, 2017****FedEx Express Services**

Transportation Charges		77.15
Special Handling Charges		4.19
Total Charges	USD	\$81.34
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$81.34</b>

2

Other discounts may apply.

RECEIVED

JUL 24 2017

BY: \_\_\_\_\_

Detailed descriptions of surcharges can be located at [fedex.com](http://fedex.com)

To ensure proper credit, please return this portion with your payment to FedEx.  
Please do not staple or fold. Please make check payable to FedEx.

☐ For change of address, check here and complete form on reverse side.

Invoice Number	Account Number	Amount Due
5-867-87105	3595-2420-0	USD \$81.34

**Remittance Advice**

Your payment is due by Aug 02, 2017

359524205867871054100000813493

0077313 01 AB 0.400 \*\*AUTO T9 0 1198 32801-243595 -C01-P77390-11



GARDENS HAMMOCK BEACH CDD  
135 W CENTRAL BLVD STE 320  
ORLANDO FL 32801-2435



FedEx  
P.O. Box 660481  
DALLAS TX 75266-0481



60012980029193

1198-01-00-0077313-0002-0184618



**Invoice Number**

5-867-87105

**Invoice Date**

Jul 18, 2017

**Account Number**

3595-2420-0

Page

3 of 3

**FedEx Express Shipment Detail By Payor Type (Original)****Ship Date:** Jul 10, 2017**Cust. Ref.:** Gardens at Hammock Beach**Ref.#2:****Payor:** Third Party**Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 2.00% to this shipment.
- Distance Based Pricing, Zone 2

Automation INET  
Tracking ID 779595601113  
Service Type FedEx Standard Overnight  
Package Type FedEx Pak  
Zone 02  
Packages 1  
Rated Weight 2.0 lbs, 0.9 kgs  
Delivered Jul 11, 2017 13:13  
Svc Area A5  
Signed by D.AILIA  
FedEx Use 000000000/1283/\_

**Sender**  
George Flint  
GMS - CF, LLC  
135 W. Central Blvd.  
ORLANDO FL 32801 US

**Recipient**  
Daniel Baker  
Hammock Beach Resort  
200 Ocean Crest Drive  
PALM COAST FL 32137 US

Transportation Charge 25.97  
DAS Comm 2.60  
Fuel Surcharge 0.57  
**Total Charge**

**USD**

25.97  
2.60  
0.57  
**\$29.14**

**Ship Date:** Jul 10, 2017**Cust. Ref.:** Gardens at Hammock Beach**Ref.#2:****Payor:** Third Party**Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 2.00% to this shipment.
- Distance Based Pricing, Zone 2

Automation INET  
Tracking ID 779595617546  
Service Type FedEx Standard Overnight  
Package Type FedEx Pak  
Zone 02  
Packages 1  
Rated Weight 1.0 lbs, 0.5 kgs  
Delivered Jul 11, 2017 09:56  
Svc Area A2  
Signed by C.MEDINA  
FedEx Use 000000000/1283/\_

**Sender**  
George Flint  
GMS - CF, LLC  
135 W. Central Blvd.  
ORLANDO FL 32801 US

**Recipient**  
Carlton Grant  
Reunion Resort  
7593 Gathering Drive  
KISSIMMEE FL 34747 US

Transportation Charge 24.59  
Fuel Surcharge 0.49  
**Total Charge**

**USD**

24.59  
0.49  
**\$25.08**

**Ship Date:** Jul 10, 2017**Cust. Ref.:** Gardens at Hammock Beach**Ref.#2:****Payor:** Third Party**Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 2.00% to this shipment.
- Distance Based Pricing, Zone 2

Automation INET  
Tracking ID 779595663188  
Service Type FedEx Priority Overnight  
Package Type FedEx Pak  
Zone 02  
Packages 1  
Rated Weight 1.0 lbs, 0.5 kgs  
Delivered Jul 11, 2017 13:30  
Svc Area A6  
Signed by B.ARNOLD  
FedEx Use 000000000/1486/\_

**Sender**  
George Flint  
GMS - CF, LLC  
135 W. Central Blvd.  
ORLANDO FL 32801 US

**Recipient**  
Bryan Arnold  
8390 CHAMPIONS GATE BLVD  
DAVENPORT FL 33896 US

Transportation Charge 26.59  
Fuel Surcharge 0.53  
**Total Charge**

**USD**

26.59  
0.53  
**\$27.12**

**Third Party Subtotal****USD****\$81.34****Total FedEx Express****USD****\$81.34**



SunTrust Bank, All Regions

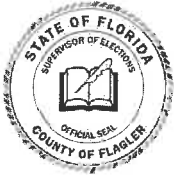
## CHECKING ACCOUNTS

Simple Business Checking			
Banking Transactions Per Statement Cycle	Monthly Maintenance Fee	Cost per Item <sup>1</sup>	Cash Deposit Fee <sup>2</sup>
5 or more	\$0	\$0.50 over 50	\$2.50 per \$1000 over \$2000
4 or less	\$5	\$0.50 over 50	\$2.50 per \$1000 over \$2000
Statement Fee	\$3		
<p>The following discounted fees apply as part of Simple Business Checking:</p> <ul style="list-style-type: none"> <li>- No monthly maintenance fee for the first 12 statement cycles. (12 statement cycles may not equal 12 full calendar months.)</li> <li>- Banking Transactions; Debit or credit transactions made (includes transactions such as those made with the assistance of a teller, at an ATM, or by Direct Deposit, mobile device, wire transfer, Online Cash Manager transfer, automatic transfer, telephone transfer, ACH debit or credit, online bill pay, mobile bill pay, check or Debit Card purchases including PIN point-of-sale (POS) and signature-based purchases). Bank fees and overdraft protection transfers are not included.</li> </ul> <p>*Paperless Online Statement: Electronic/Online statement provided through Online Cash Manager each statement cycle. Clients must select the option to no longer receive paper statements through U.S. mail, or a \$3 monthly fee applies. Online Cash Manager is required to access paperless online statements.</p> <p><sup>1</sup>Cost per item fees may be assessed for credits such as deposits and deposited items, and debits such as checks, ATM transactions, point-of-sale purchases, and ACH debits. Charges for providing coin and currency, for wire transfer services and other treasury management services typical of commercial enterprises may also apply as used. Contact your SunTrust Relationship Manager or Business Banker for details.</p> <p><sup>2</sup>Cash Deposits are accepted at the branch, at a Teller Connect machine, and at deposit-taking SunTrust ATMs. The Cash Deposit Fee is assessed on the aggregate amount of cash deposited into the account during a calendar month. The Cash Deposit Fee is charged monthly, and is assessed when the aggregate cash deposit amount is greater than \$2,000 and each \$1 thereafter. Deposit amounts greater than \$2000 are rounded up to nearest \$1,000 for fee calculation.</p> <p>The cash deposit fee in West Virginia, Maryland, Washington DC, and Virginia is \$0.0025 per \$1.00 over \$2,000.</p>			

Primary Business Checking (including Public Funds Primary Business Checking)			
Minimum Daily Collected Balance	Monthly Maintenance Fee	Cost Per Item <sup>3</sup>	Cash Deposit Fee <sup>4</sup>
\$1,000 or more	None	\$ 0.50 over 150	\$2.50 per \$1,000 over \$5,000
\$999 or less	\$15.00	\$ 0.50 over 150	\$2.50 per \$1,000 over \$5,000
<p><sup>3</sup>Cost per item fees may be assessed for credits such as deposits and deposited items, and debits such as checks, ATM transactions, point-of-sale purchases, and ACH debits. Charges for providing coin and currency, for wire transfer services and other treasury management services typical of commercial enterprises may also apply as used. Contact your SunTrust Relationship Manager or Business Banker for details.</p> <p><sup>4</sup>Cash Deposits are accepted at the branch, at a Teller Connect machine, and at deposit-taking SunTrust ATMs. The Cash Deposit Fee is assessed on the aggregate amount of cash deposited into the account during a calendar month. The Cash Deposit Fee is charged monthly, and is assessed when the aggregate cash deposit amount is greater than \$5,000 and each \$1 thereafter. Deposit amounts greater than \$5000 are rounded up to the nearest \$1,000 for fee calculation.</p> <p>The cash deposit fee in West Virginia, Maryland, Washington DC, and Virginia is \$0.0025 per \$1.00 over \$5,000.</p>			

Total Business Banking <sup>®</sup>			
Average Monthly Balance	Monthly Maintenance Fee	Cost Per Item <sup>6</sup>	Cash Deposit Fee <sup>7</sup>
\$5,000 or more	None	\$ 0.50 over 300	\$2.50 per \$1,000 over \$7,000
\$4,999 or less	\$20.00 <sup>5</sup>	\$ 0.50 over 300	\$2.50 per \$1,000 over \$7,000
<p>The following discounted fees apply only to the services purchased by the business or one business owner as part of the Total Business Banking Package:</p> <ul style="list-style-type: none"> <li>- No monthly maintenance fee for the first two statement cycles</li> <li>- 25% discount on first order of checks</li> <li>- Online Check Deposit implementation fee waiver<sup>8</sup></li> <li>- Personal Select Checking Account with no monthly maintenance fee</li> <li>- 10% commission discount on equity trades*</li> </ul> <p><sup>5</sup>The monthly maintenance fee can also be waived with a minimum daily collected balance of \$10,000 or more in a Business Savings Account, a Business Money Market Account, Business Money Market Performance Account or Business Advantage Money Market Account linked to the Total Business Banking Account.</p> <p><sup>6</sup>Cost per item fees may be assessed for credits such as deposits and deposited items, and debits such as checks, ATM transactions, point-of-sale purchases, and ACH debits. Charges for providing coin and currency, for wire transfer services and other treasury management services typical of commercial enterprises may also apply as used. Contact your SunTrust Relationship Manager or Business Banker for details.</p> <p><sup>7</sup>Cash Deposits are accepted at the branch, at a Teller Connect machine, and at deposit-taking SunTrust ATMs. The Cash Deposit Fee is assessed on the aggregate amount of cash deposited into the account during a calendar month. The Cash Deposit Fee is charged monthly, and is assessed when the aggregate cash deposit amount is greater than \$7,000 and each \$1 thereafter. Deposit amounts greater than \$7,000 are rounded up to the nearest \$1,000 for fee calculation.</p> <p>The cash deposit fee in West Virginia, Maryland, Washington DC, and Virginia is \$0.0025 per \$1.00 over \$7,000.</p> <p><sup>8</sup>For new Online Check Deposit clients only.</p> <p>*Securities and Insurance Products and Services: are not FDIC or any other Government Agency Insured • Are not Bank Guaranteed • May Lose Value</p> <p>Securities, insurance (including annuities and certain life insurance products) and other investment products and services are offered by SunTrust Investment Services, Inc. as SEC registered investment adviser and broker/dealer affiliate of SunTrust Banks, Inc. and a member of the FINRA and SIPC. Stock market investing involves risk, including fluctuating returns and loss of principal. Equity trades through SunTrust Investment Services, Inc.</p>			

## SECTION 3



***Kaiti Lenhart*** ★ FLAGLER COUNTY SUPERVISOR OF ELECTIONS

---

1769 E. Moody Boulevard, Building 2, Suite 101 ★ PO Box 901 ★ Bunnell, Florida 32110-0901  
Phone (386) 313-4170 ★ Fax (386) 313-4171 ★ [www.FlaglerElections.com](http://www.FlaglerElections.com)

April 16, 2018

RECEIVED  
APR 24 2018

Lauren Vanderveer  
Gardens at the Hammock Beach CDD  
135 W. Central Blvd, Suite 320  
Orlando, Florida 32801  
Phone: 407-841-5524

BY:\_\_\_\_\_

Lauren Vanderveer:

Per your request, in accordance with the requirements of Chapter 190(3) (a) (d), the total number of registered voters for the Gardens at the Hammock Beach Community Development District as of April 15, 2018 is 0.

If you have any questions or require any further assistance, please contact this office.

Sincerely,

***Kaiti Lenhart***  
Supervisor of Elections  
Flagler County, Florida

## SECTION 4

## **INSTRUCTIONS**

At the Board meeting, when the landowner's election is announced, instructions on how landowners may participate in the election, along with a sample proxy, shall be provided.

At a landowners meeting, landowners shall organize by electing a chair who shall conduct the meeting. The chair may be any person present at the meeting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions.

Nominations are made from the floor.

After all nominations are made, a ballot is distributed and votes are cast

Each landowner is entitled to one vote for each acre he owns or portion of an acre.

## **SAMPLE AGENDA**

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of a Chairman for the Purpose of Conducting the Landowners Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowners Questions and Comments
8. Adjournment

**LANDOWNER PROXY**  
**LANDOWNERS MEETING – November 26, 2018**

**GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT**  
**FLAGLER COUNTY, FLORIDA**

NOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

\_\_\_\_\_  
Proxy Holder

for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Gardens at Hammock Beach Community Development District** to be held at the **City Centre at Palm Coast Town Center, 145 City Place, Suite 300, Palm Coast, FL 32164 on November 26, 2018 at 9:30 AM**, and at any continuances or adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Landowner  
(or, if applicable, unauthorized representative of Landowner)

\_\_\_\_\_  
Signature of Landowner or Landowner Representative

\_\_\_\_\_  
Date

**Parcel Description**

**Acreage**

**Authorized Votes\***

\_\_\_\_\_  
[Legal Description on Following Pages]

**Total Number of Authorized Votes:**

\*Pursuant to section 190.006(2)(b), Florida Statutes (2008), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

**Please note that a particular real property is entitled to only one vote for each eligible acre of land or fraction thereof; two (2) or more persons who own real property in common that is one acre or less are together entitled to one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.) If more than one parcel, each must be listed or described.**