

*Gardens at Hammock Beach
Community Development District*

Agenda

June 25, 2019

AGENDA

Gardens at Hammock Beach Community Development District

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

June 18, 2019

**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 25, 2019 at 9:00 AM** at **City Centre at Palm Coast Town Center, 145 City Place, Suite 300, Palm Coast, FL 32164**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the April 16, 2019 Meeting
4. Public Hearing
 - A. Consideration of Resolution 2019-04 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations
5. Consideration of Fiscal Year 2020 Funding Agreement
6. Consideration of Proposal with VGlobalTech Regarding ADA Website Compliance
7. Staff Reports
 - A. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Fiscal Year 2019 Funding Request #4
 - iii. Consideration of Fiscal Year 2019 Funding Request #5
 - iv. Approval of Fiscal Year 2020 Meeting Schedule
 - v. Presentation of Number of Registered Voters – 0
 - vi. Statement of Financial Disclosure Filing Reminder
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 the approval of the minutes of the April 16, 2019 Board of Supervisors meeting. The minutes are enclosed for your review.

The fourth order of business opens the public hearing. Section A is the consideration of Resolution 2019-04 adopting the Fiscal Year 2020 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 consideration of Fiscal Year 2020 funding agreement. A copy of the agreement is enclosed for your review.

The sixth order of business is consideration of proposal with VGlobalTech regarding ADA website compliance. A copy of the proposal 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 2019 Funding Request #4, and Section 3 is consideration of Fiscal Year 2019 funding request #5. Copies of both funding requests and supporting invoices are enclosed for your review. Section 4 is the approval of the Fiscal Year 2020 meeting schedule. A sample notice is enclosed for your review. Section 5 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 6 is Statement of Financial Disclosure Filing Reminder. A list of filers from the Commission on Ethics website 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,



George S. Flint
District Manager

CC: Darrin Mossing, GMS

Enclosures

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 Tuesday, April 16, 2019 at 9:00 a.m. at City Centré at Palm Coast Town Center, 145 City Place, Suite 300, Palm Coast, Florida.

Present and constituting a quorum were:

Clint Smith	Chairman
David Lusby	Vice Chairman
William Livingston	Assistant Secretary

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. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: No members of the public are present.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Member

Mr. Flint: I administered the Oath of Office to Mr. Smith prior to the meeting so we don't need to have it on the record.

B. Consideration of Resolution 2019-01 Canvassing and Certifying the Results of the Landowner's Election

Mr. Flint: You have Resolution 2019-01 in your agenda package. The Landowners' Election was held on November 26, 2018. The proxy holder for the Landowner attended and three seats were available. They only nominated one person, Clint Smith and cast 800 votes. So, Mr. Smith would serve a four-year term. We would ask the Board to adopt Resolution 2019-01.

On MOTION by Mr. Livingston seconded by Mr. Lusby with all in favor Resolution 2019-01 Canvassing and Certifying the Results of the Landowners' Election was adopted.

Mr. Flint: Congratulations!

C. Election of Officers

D. Consideration of Resolution 2019-02 Electing Officers

Mr. Flint: Every time there is an election, the Board is required to elect officers. Currently, Mr. Smith is Chairman, Mr. Lusby is Vice Chairman, Mr. Livingston is Assistant Secretary, I'm Secretary and Ariel Lovera, the District Accountant is Treasurer. We can handle each seat individually or if a Board Member has a slate of officers, we can have that in one motion.

On MOTION by Mr. Livingston seconded by Mr. Lusby with all in favor electing the current slate of officers as evidenced by Resolution 2019-02 was adopted.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the September 24, 2018 Board of Supervisors Meeting and Acceptance of the Minutes of the November 26, 2018 Landowners' Meeting

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

Mr. Baker: I didn't have anything.

Mr. Flint: We can handle the approval of both minutes in one motion.

On MOTION by Mr. Smith seconded by Mr. Livingston with all in favor approval of the minutes of the September 24, 2018 Board of Supervisors meeting and acceptance of the minutes of the November 26, 2018 Landowners' Meeting were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2019-03 Approving the Proposed Fiscal Year 2020 Budget and Setting a Public Hearing

Mr. Flint: Each year, the Board is required to approve a Proposed Budget and set the date, place and time of the public hearing for its final consideration. The approval of the

Proposed Budget has to occur at least 60 days before the public hearing, which we are recommending to be held on June 25, 2019 at 9:00 a.m. at this location. The Proposed Budget is attached to the resolution as Exhibit A, which totals \$16,975 and is identical to the current year budget. It contemplates a Developer Funding Agreement as the revenue sources. Are there any questions on the resolution?

Mr. Smith: Will it be formally adopted on June 25th?

Mr. Flint: Yes. The public hearing will be on June 25th.

Mr. Lusby: Is it a preliminary adoption?

Mr. Flint: Yes. The statutes require the Board to approve a Proposed Budget at least 60 days before final adoption. It doesn't really serve as a ceiling, but if you are collecting assessments, if there's going to be an increase, you would consider it at that time because you have mailed notice and other requirements. In this case, it's a Developer Funding Agreement. So, at the public hearing, this budget could change if needed, as long as we aren't collecting assessments. There is a process we would have to through to do that, but this budget doesn't bind the Board from making changes at the public hearing. Normally, the public hearing would be in the August timeframe, but there is not a lot going on with this District.

Mr. Lusby: June 25th is fine.

Mr. Livingston: As long as it doesn't change because I'm leaving the next day.

Mr. Flint: It shouldn't change because we have to advertise for the public hearing. If the Board is okay with the date and the Proposed Budget, a motion to adopt the resolution would be in order.

On MOTION by Mr. Lusby seconded by Mr. Livingston with all in favor Resolution 2019-03 Approving the Proposed Budget for Fiscal Year 2020 and Setting a Public Hearing for June 25, 2019 at 9:00 a.m. at City Centr  at Palm Coast Town Center, 145 City Place, Suite 300, Palm Coast, Florida was approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposal with VGlobalTech Regarding ADA Website Compliance

Mr. Flint: I am going to suggest that the Board defer action on this item, but we wanted to get it on the agenda. Even though this District is inactive at this point, there are still some legal obligations that the District has. Because the statutes require the District to have a website,

we created a website, but there is a list of information that must be on that website. However, within the last year, there have been some lawsuits against local governments, even private entities like Winn Dixie. I think Target might have gotten sued as well, claiming compliance issues under the American with Disabilities Act (ADA). I think there were 18 lawsuits against CDDs. Last year it was the same complaint.

Mr. Livingston: It was the same attorney.

Mr. Flint: They are all insured by the same entity, Florida Insurance Alliance, which insures over 300 CDDs. They settled the litigation. I think they paid \$2,500 per District, but part of the settlement was that the Districts would be compliant within 24 months; however, that doesn't prevent another entity from coming forward and filing suit. In fact, there have been some more lawsuits. This was not on anyone's radar. It's not just CDDs. Its cities and counties and even private entities. So, we are trying to bring the websites into compliance. We can develop websites, but to be compliance with the ADA, it has to be in a certain language, according to Web Content Accessibility Guidelines (WCAG) standards. So, we met with four or five different companies and VGlobalTech is the most cost-effective solution to the issue. They are significantly less than some of the other ones out there. We negotiated a volume price on Districts. We are bringing this forward, but because the District is somewhat inactive, the budget is small and this would be a significant portion of the budget, I wanted to bring it up today. We have the proposal in the agenda package and we put it back on the June agenda. In the meantime, I can talk with Ken, since they are funding the operations, to explain the situation to him, but at some point, if the District continues to exist, we are going to have to do this.

Mr. Livingston: At this time, you are spending \$2,375 to set it up.

Mr. Flint: Yes.

Mr. Livingston: Then there is a maintenance cost.

Mr. Flint: We recommend you just do the first portion and if need be, come back and do the annual, which is \$1,350.

Mr. Livingston: Is the downside of not doing it, getting sued and settling it for \$2,500 or you don't know?

Mr. Flint: The downside is that Florida Insurance Alliance, which insures the majority of the Districts, are not going to cover the Districts if they are not taking steps to address it. I met with them last week and he used to serve on an Advisory Board, but I was the Chair of their

Governing Board for six years. So that's the downside. If they don't provide insurance, the other options are going to be more expensive. So ultimately, it is going to cost the District.

Mr. Livingston: It's not a lot of money relative to the budget.

Mr. Flint: This is the smallest budget out of all the Districts I manage.

Mr. Livingston: Keep your fingers crossed that nothing happens.

Mr. Flint: I suggest we put it back on the June agenda and the Board can deal with it at that time.

Mr. Livingston: In the meantime, you will talk to Ken?

Mr. Flint: Yes. I think Ken and I need to talk about the plans for the District going forward on what they want to do. If the Board is okay with that, then we will table it.

Mr. Livingston: Is Ken here?

Mr. Flint: Not yet.

Mr. Livingston: I did some work for him on the bond process. I think it's still with Gary because I haven't received any feedback. They were exploring whether they wanted to do something with the District. If they did then obviously everything would change and we would become a real District.

Mr. Flint: Interest rates are favorable right now.

Mr. Livingston: What are they doing?

Mr. Flint: Its below 5% or 4.75%, which is pretty good.

Mr. Livingston: Prime is 5.5%.

Mr. Flint: There is a municipal benchmark that they go off of, which has actually gone down 400 basis points over the last five months.

Mr. Livingston: So they are still tax free then.

Mr. Flint: Yes.

Mr. Livingston: All of that litigation worked itself out.

Mr. Flint: Yes, but you still have to be careful with Districts that are solely commercial that may never transition to resident control. That was part of the issue. So, a lot of times with Districts that are commercial, that may never trigger the 250 registered voters. You might do private taxable on that, but the interest rates are still pretty good on the taxable because you have to get a tax opinion from bond counsel and sometimes they are a little leery of commercial Districts.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint: We have the unaudited Financial Statements through March 31, 2019. No action is required by the Board. We have a whopping \$1,046 in our bank account, unrestricted.

Mr. Livingston: Why don't we invest it?

Mr. Flint: I don't think its earning interest. On the Statement of Revenue and Expenditures, so far, we spent \$995 this fiscal year through the first six months.

ii. Ratification of Fiscal Year 2019 Funding Requests #1 - #3

Mr. Flint: Funding Requests #1 - #3 were submitted to the developer under the Funding Agreement. Funding Requests #1 and #3 are for Fiscal Year 2018, which totals \$539.87. It includes advertising and management costs. We bill by the meeting. Funding Request #2 is for Fiscal Year 2019, totaling \$175. It is for the annual \$175 that goes to the Department of Economic Opportunity. Are there any questions on the Financial Statements or Funding Requests? If not, we need a motion to ratify Funding Requests #1 - #3.

On MOTION by Mr. Livingston seconded by Mr. Smith with all in favor ratification of Funding Requests #1 - #3 were approved.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Flint: That is all the business I have. Was there any other business that the Board wanted to discuss that was not on the agenda?

Mr. Lusby: At the last meeting, we discussed the name and whether there was any objection from the seller. I don't know, but I think it was you or someone else who touched based with them.

Mr. Flint: I reached out to Daniel Baker and he didn't express any concern, so at some point if the District becomes active, the District might want to consider filing a petition with Flagler County to change the name.

Mr. Lusby: I think it was supposed to become an active CDD. If we were just doing bonds that's one thing, but for long-term maintenance, it would be misleading.

Mr. Flint: Right. At that point, you would have District Counsel engaged. You would have an attorney representing the District and they could advise you to prepare the petition to change the name. Short of that, I didn't perceive any major concerns on their part, but I don't have anything in writing either.

Mr. Lusby: Either way. If we had a written objection it would be one thing.

Mr. Flint: Yes, I assure they would send the letter first and give an opportunity to comply if there was a concern.

Mr. Lusby: If they cover it in the mortgage because there is seller financing on it, then there is really nothing they can really do about it. They can obviously get an injunction, but they are not going to do that. As long as you are active, you would probably spend \$10,000 changing the name, which doesn't make any sense.

Mr. Flint: Right, because there's a process.

Mr. Lusby: It depends on who you hire.

NINTH ORDER OF BUSINESS

Supervisor's Request

Mr. Flint: Not hearing any, if there isn't anything else that we need to discuss, we need a motion to adjourn the meeting.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Smith seconded by Mr. Lusby with all in favor the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2019-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019 submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Gardens at Hammock Beach Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set June 25, 2019, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and

at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2019 and/or revised projections for Fiscal Year 2020.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Gardens at Hammock Beach Community Development District for the Fiscal Year Ending September 30, 2020", as adopted by the Board of Supervisors on June 25, 2019.
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Gardens at Hammock Beach Community Development District, for the fiscal year beginning October 1, 2019, and ending September 30, 2020, the sum of \$ 16,975 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ <u>16,975</u>
TOTAL ALL FUNDS	\$ <u>16,975</u>

Section 3. Budget Amendments

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original

appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 25TH DAY OF JUNE, 2019.

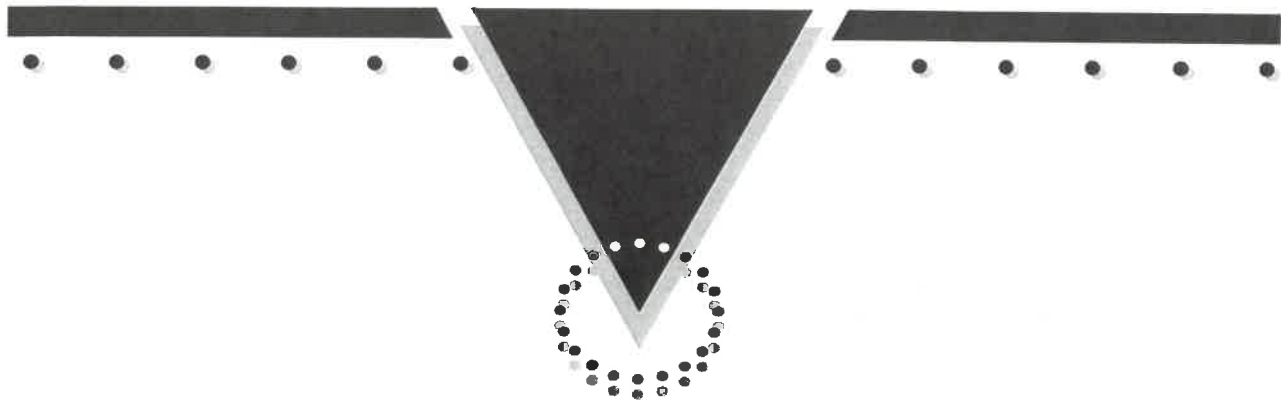
ATTEST:

**BOARD OF SUPERVISORS OF THE
GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____

Its: _____



Gardens at Hammock Beach Community Development District

**Proposed Budget
FY 2020**



Table of Contents

1 General Fund

2-3 General Fund Narrative

Gardens at Hammock Beach

Community Development District

<u>Description</u>	<u>Adopted Budget FY2019</u>	<u>Proposed Budget FY2020</u>
<u>Revenues</u>		
Developer Contributions	\$16,975	\$16,975
Total Revenues	\$16,975	\$16,975
<u>Expenditures</u>		
<u>Administrative</u>		
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
Total Expenditures	\$16,975	\$16,975
Excess Revenues/(Expenditures)	\$0	\$0

Gardens at Hammock Beach
Community Development District
GENERAL FUND BUDGET

REVENUES:

Developer Contributions

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

EXPENDITURES:

Administrative:

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, etc.

Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

**Gardens at Hammock Beach
Community Development District**
GENERAL FUND BUDGET

Postage

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability, public officials' liability and property insurance coverages. The District does not maintain insurance.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for Board meetings, public hearings, etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the fiscal year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

SECTION V

Gardens at Hammock Beach Community Development District
Fiscal Year 2020 Funding Agreement

This Agreement is made and entered into this **25th day of June, 2019** by and between:

Gardens at Hammock Beach Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Flagler County, Florida (hereinafter "District"), and

Palm Coast Intracoastal, LLC, the primary landowner and developer in the District (hereinafter "Developer").

Recitals

WHEREAS, the District was established by Ordinance No. 2006-21 of the Flagler County Florida Board of County Commissioners, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including roads, surface water management systems, water and waste water systems, offsite improvements, landscaping, irrigation and other infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns real property within the District, which property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2020, which year commences on October 1, 2019, and concludes on September 30, 2020; and

WHEREAS, the budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A**; and

WHEREAS, the District will need a funding mechanism to enable it to proceed with its operations and services during the Fiscal Year 2020 as described in **Exhibit A**; and

WHEREAS, the Developer desires to provide such funds as are necessary to allow the District to proceed with its operations for Fiscal Year 2020 as described in **Exhibit A**, and as may be amended from time to time by the District.

NOW, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as **Exhibit A** (as finalized and amended from time to time), within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

5. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer.

6. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations,

covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. The Agreement shall take effect as of October 1, 2019.

In witness whereof, the parties execute this agreement the day and year first written above.

Attest:

**Gardens at Hammock Beach
Community Development District**

Secretary / Assistant Secretary

Chairman / Vice Chairman

Witnesses:

Palm Coast Intracoastal, LLC

By: _____

By: _____

[Print Name]

Its: _____

[Print Name]

Exhibit A: Fiscal Year 2020 Budget

SECTION VI

Gardens at Hammock Beach CDD Website Compliance Proposal

(URL: <http://www.gardensathammockbeachcdd.com/>)

Website Accessibility for People with Disabilities as per

Nondiscrimination requirements of Title II of the American Disabilities Act (ADA)

Date	Version#	Comments	Author
May 25, 2018	1.0	Initial version	VB Joshi
June 18, 2018	1.1	Added document conversion cost	VB Joshi Kristen Thornburgh
June 21, 2018	1.2	Added WCAG Standards Compliance	VB Joshi
August 10, 2018	1.3	Added CDD Specific details	VB Joshi
Jan 5 th 2019	1.4	Discussion with Management Company	VB Joshi
Feb 15 th 2019	2.0	Human Audit Seal	VB Joshi



VGlobalTech's Compliance Seal & Human Audit Compliance Seal



VGlobalTech the ADA, WCAG Compliance Experts, with over 100 ADA & WCAG compliant websites created (....and counting) to-date! We have also partnered with a non-profit agency to conduct Human Audit and Certification Seal

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Call: 321-947-7777 | Email: contact@VGlobalTech.com

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1.0 The Law

Source:

http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0189/Sections/0189.069.html

189.069 Special districts; required reporting of information; web-based public access.—

(1) Beginning on October 1, 2015, or by the end of the first full fiscal year after its creation, each special district shall maintain an official website containing the information required by this section. Each special district shall submit its official website address to the department.

(a) Each independent special district shall maintain a separate website.

(b) Each dependent special district shall be prominently displayed on the home page of the website of the local general-purpose government upon which it is dependent with a hyperlink to such webpages as are necessary to provide the information required by this section. A dependent special district may maintain a separate website providing the information required by this section.

(2)(a) A special district shall post the following information, at a minimum, on the district's official website:

1. The full legal name of the special district.
2. The public purpose of the special district.
3. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
4. The fiscal year of the special district.
5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
6. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.

7. A description of the boundaries or service area of, and the services provided by, the special district.
 8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.
 9. The primary contact information for the special district for purposes of communication from the department.
 10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
 11. The budget of the special district and any amendments thereto in accordance with s.189.016.
 12. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district.
 13. A listing of its regularly scheduled public meetings as required by s. 189.015(1).
 14. The public facilities report, if applicable.
 15. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).
 16. At least 7 days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, excluding confidential and exempt information. The information must remain on the website for at least 1 year after the event.
- (b) The department's website list of special districts in the state required under s. 189.061 shall include a link for each special district that provides web-based access to the public for all information and documentation required for submission to the department pursuant to subsection

2.0 ADA & WCAG Compliance – Introduction

Every individual must have equal access to information whether it is in person service or online. This is a general agreement and understanding of access.

The Internet has dramatically changed the way state and local governments do business. Today, government agencies routinely make much more information about their programs, activities, and services available to the public by posting it on their websites. As a result, many people can easily access this information seven day a week, 24 hours a day.

Many government services and activities are also provided on websites because the public is able to participate in them at any time of day and without the assistance of government personnel. Many government websites offer a low cost, quick, and convenient way of filing tax returns, paying bills, renewing licenses, signing up for programs, applying for permits or funding, submitting job applications, and performing a wide variety of other activities.

The **Americans with Disabilities Act (ADA)** and, if the government entities receive federal funding, the Rehabilitation Act of 1973 generally require that state and local governments provide qualified individuals with disabilities equal access to their programs, services, or activities unless doing so would fundamentally alter the nature of their programs, services, or activities or would impose an undue burden. One way to help meet these requirements is to ensure that government websites have accessible features for people with disabilities, using the simple steps described in this document. An agency with an inaccessible website may also meet its legal obligations by providing an alternative accessible way for citizens to use the programs or services, such as a staffed telephone information line. These alternatives, however, are unlikely to provide an equal degree of access in terms of hours of operation and the range of options and programs available.

The World Wide Web Consortium (W3C) sets the main international standards for the World Wide Web and its accessibility. W3C created the Web Content Accessibility Guidelines (WCAG 2.0 and 2.1) which are similar to Section 508, but on an international level. WCAG 2.0 and 2.1 requires specific techniques for compliance and is more current than Section 508.

Many countries and international organizations require compliance with WCAG 2.0 and 2.1. The guidelines are categorized into three levels of compliance: A (must support), AA (should support), and AAA (may support). Representatives from the accessibility community around the world participate in the evolution of these guidelines.

Source: <https://www.w3.org/WAI/standards-guidelines/wcag/>

Visit <http://vglobaltech.com/website-compliance/> for more details, do a website compliance check on your website and to download a PDF proposal.

2.1 Common Problems and VGlobalTech Solutions for Website Accessibility

2.1.1 Problem: Images Without Text Equivalents

Solution: Add a Text Equivalent to Every Image

Adding a line of simple HTML code to provide text for each image and graphic will enable a user with a vision disability to understand what it is. Add a type of HTML tag, such as an “alt” tag for brief amounts of text or a “longdesc” tag for large amounts, to each image and graphic on your agency’s website.

The words in the tag should be more than a description. They should provide a text equivalent of the image. In other words, the tag should include the same meaningful information that other users obtain by looking at the image. In the example of the mayor’s picture, adding an “alt” tag with the words “Photograph of Mayor Jane Smith” provides a meaningful description.

In some circumstances, longer and more detailed text will be necessary to convey the same meaningful information that other visitors to the website can see. For example, a map showing the locations of neighborhood branches of a city library needs a tag with much more information in text format. In that instance, where the map conveys the locations of several facilities, add a “longdesc” tag that includes a text equivalent description of each location shown on the map – e.g., “City Center Library, 433 N. Main Street, located on North Main Street between 4th Avenue and 5th Avenue.”

2.1.2 Problem: Documents Are Not Posted In an Accessible Format

Solution: Post Documents in a Text-Based Format

Always provide documents in an alternative text-based format, such as HTML or RTF (Rich Text Format), in addition to PDF. Text-based formats are the most compatible with assistive technologies.

2.1.3 Problem: Specifying Colors and Font Sizes

Solution: Avoid Dictating Colors and Font Settings

Websites should be designed so they can be viewed with the color and font sizes set in users’ web browsers and operating systems. Users with low vision must be able to specify the text and background colors as well as the font sizes needed to see webpage content.

2.1.4 Problem: Videos and Other Multimedia Lack Accessible Features

Solution: Include Audio Descriptions and Captions

Videos need to incorporate features that make them accessible to everyone. Provide audio descriptions of images (including changes in setting, gestures, and other details) to make videos accessible to people who are blind or have low vision. Provide text captions synchronized with the video images to make videos and audio tracks accessible to people who are deaf or hard of hearing.

2.1.5 Web Content Accessibility Guidelines (WCAG)

Understanding the Four Principles of Accessibility

The guidelines and Success Criteria are organized around the following four principles, which lay the foundation necessary for anyone to access and use Web content. Anyone who wants to use the Web must have content that is:

1. **Perceivable** - Information and user interface components must be presentable to users in ways they can perceive.
 - This means that users must be able to perceive the information being presented (it can't be invisible to all of their senses)
2. **Operable** - User interface components and navigation must be operable.
 - This means that users must be able to operate the interface (the interface cannot require interaction that a user cannot perform)
3. **Understandable** - Information and the operation of user interface must be understandable.
 - This means that users must be able to understand the information as well as the operation of the user interface (the content or operation cannot be beyond their understanding)
4. **Robust** - Content must be robust enough that it can be interpreted reliably by a wide variety of user agents, including assistive technologies.
 - This means that users must be able to access the content as technologies advance (as technologies and user agents evolve, the content should remain accessible)

If any of these are not true, users with disabilities will not be able to use the Web.

Under each of the principles are guidelines and Success Criteria that help to address these principles for people with disabilities. There are many general usability guidelines that make content more **usable by all people**, including those with disabilities. However, in WCAG 2.1, we only include those guidelines that address problems particular to people with disabilities. This includes issues that block access or interfere with access to the Web more severely for people with disabilities.

See reference section at the end of this document for more information and websites for ADA, Usability and other important compliance issues and solutions.

VGlobalTech development and business management team shall study these compliance guidelines and with our technical capabilities apply these to make your website accessible, compatible and fully functional for all people, including those with disabilities.

Upon full remediation the CDD Website shall receive VGlobalTech's and Human Audit Compliance Seals

3.0 Pricing

Website Complexity: **Small Level Websites**

**VGlobalTech team shall complete the following critical tasks for client website.
All costs below are per website / CDD:**

3.1 One time (website conversion and compliance cost):

	Task
1.	Perform ADA Website Compliance Check for current website – Update ALL webpages on the website / Create new website with all current content. Create an accessibility before and after document, code review, html updates, plugins / security updates required for ADA and WCAG compliance
2.	Cross-Device Check (Website needs to appear as per ADA standards on Mobile Phones, Tablets, Desktops etc). Braille Readers, Other assistance technology compatibility
3.	ADA Standards application (as per Section 1 above). ADA.gov, Web Content Accessibility Guidelines (WCAG)
4.	PDF Documents conversion (to Text, HTML etc) as needed for ADA Compliance / Reader Compliance
5.	Create a webpage showing websites ADA Compliance efforts
6.	Create customized footer with VGlobalTech’s ADA Compliance Seal (valid for 1 year only)
	Total (one-time compliance / conversion cost): \$2375 / one time

3.2 ADA Compliance Yearly Maintenance and Upgrade starting after initial conversion is completed (Annual Maintenance – It is critical to maintain compliance as websites get updated):

VGlobalTech team shall complete the following critical tasks for client website. All costs below are per website / CDD:

	Task
1.	Perform ADA Website Compliance Check for current website – All new webpages on the website
2.	Cross-Device Check (Website needs to appear as per ADA standards on Mobile Phones, Tablets, Desktops etc)
3.	Update footer with VGlobalTech’s ADA Compliance Seal (extended for current year)
4.	Support (upto 8 hr / month) for the year including updates to newly added pages, upgrade to new standards (if any). Posting new documents, minutes, agendas etc to the websites as needed – Worry Free Monthly Maintenance.
5.	PDF Documents conversion (to Text, HTML etc) as needed for ADA Compliance / Reader Compliance – Upto 2 years of documents only as required by Florida Statute
	Annual Maintenance (starts after initial compliance engagement quoted above section is complete): \$1350 / year (can be broken up into smaller monthly bills)

This proposal includes following points, stipulations terms and conditions:

*(1) conference call or in person meetings per month with client to review metrics, results and monthly recaps **unless otherwise noted*

* email and phone communication

*Anything out of the scope of work in the above proposal will be addressed and client will be immediately notified. After notification of additional work, a subsequent quote will be provided to cover that work.

*Client is responsible to adhering to timelines as far as information required to complete the task is concerned. If timelines are not adhered to and exceed 15 business days past the current marketing months, last day, all work will end. A new month with new allocated costs will be presented for future work to commence. No refunds and owed work will be due unless otherwise agreed upon. **An Invoice will be provided once signature approval of this project proposal. Payments will be made to VGLOBALTECH**

*Client is responsible for verifying quality of work, providing feedback, verifying that compliance has been met as required. VGlobalTech team shall not be responsible for any legal ramifications arising from work not done as per external agencies / organizations / associations needs if proper feedback is not provided by the customer. VGlobalTech's work will be in best faith but cannot guarantee all compliance / legal needs since we are not the SME's in the compliance area. VGlobalTech shall not be liable for any legal ramifications arising from compliance issues.

Refund Policy: The client may halt work and request for a refund within seven days of the date of signing this services agreement by mailing a signed letter to the main address listed on www.VGlobalTech.com website. If client requests a refund within seven days of the date of signing their agreement they shall be liable to pay for all work completed and will be refunded the remaining balance of the initial payment if billable work has not exceeded a charge that would be greater than client's initial payment. If client requests a refund after the seven days from the date of the signing of the agreement client is liable to pay for all work completed plus an additional 25% of any remaining balance that may still be due. Once line item projects are complete no refunds will be issued. **Confidentiality:** All information between client and service provider inclusive of technical and business information relating to proprietary ideas, patentable ideas and/or trade secrets, existing and/or contemplated products and services, research and development, production, costs, profit and margin information, finances and financial projections, customers, clients, marketing, and current or future business plans and models, regardless of whether such information is designated as "Confidential Information" at the time of its disclosure and will be treated as such and with absolute confidentiality and will not be shared or used, which will be maintained at all times. The client is not allowed to disclose their price with any third parties. Doing so is in breach of this agreement. All information development will be shared and proprietary information and property between client and service providers.

4.0 Proposal Acceptance:

To accept these project, associated costs and conditions as listed above please sign and date below.

The VGlobalTech proposed solution and terms have been accepted by the customer and the VGlobalTech team can proceed with the project. All payments shall be made according to this agreement.

Select Proper Option Below, Sign and Date, Return to contact@vglobaltech.com:

☐ ***Section 3.1: One time (website conversion and compliance cost):***

☐ ***Section 3.1: One time (website conversion and compliance cost)***

+

Section 3.2 ADA Compliance Yearly Maintenance and Upgrade starting after initial conversion is completed (Annual Maintenance – It is critical to maintain compliance as websites get updated):

For Customer

Date

VB Joshi

For VGlobalTech

Date

5.0 References:

ADA Best Practices Tool Kit for State and Local Governments:

<https://www.ada.gov/pcatoolkit/chap5toolkit.htm>

U.S. Department of Justice, Civil Rights Division, *Disability Rights Section*

<https://www.ada.gov/websites2.htm>

Web design Standards: <https://www.w3schools.com/>

Web Content Accessibility Guidelines (WCAG) <https://www.w3.org/TR/WCAG21/>

VGlobalTech Web Content Accessibility Implementation and Checkpoints:

<http://vglobaltech.com/website-compliance/>



BBB Rating: A+

[Click for Profile](#)



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Page 13 of 13

Your strategic partner for Web Design, Software, Marketing, and SEO solutions.

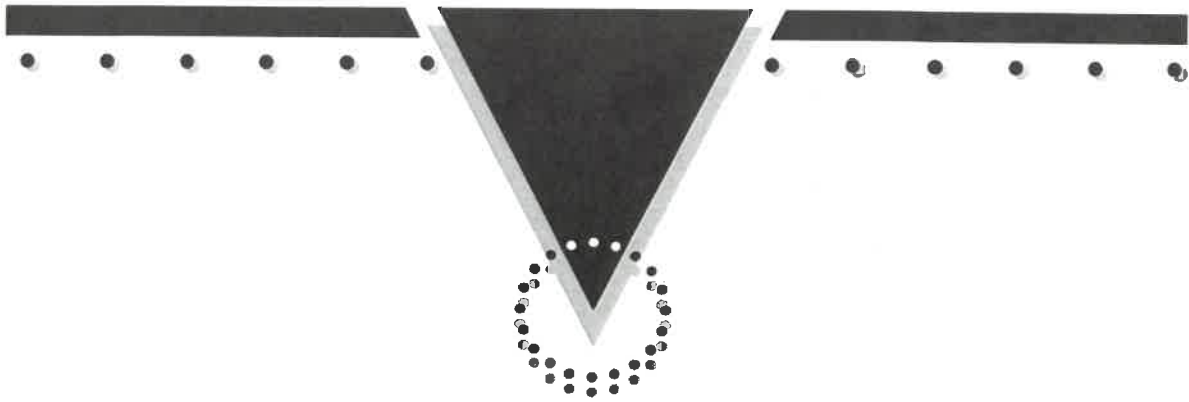
Call: 321-947-7777 | Email: contact@VGlobalTech.com

Private and Confidential Document. No part of this document shall be produced, sent, copied to any parties it is not intended for. It is intended for the entities listed clearly on this proposal. Any distribution without written consent shall be prosecuted.

SECTION VII

SECTION A

SECTION 1



Gardens at Hammock Beach Community Development District

Unaudited Financial Reporting

May 31, 2019



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
May 31, 2019

	<u>General</u>
<u>ASSETS:</u>	
CASH	\$2,072
TOTAL ASSETS	<u><u>\$2,072</u></u>
<u>LIABILITIES:</u>	
ACCOUNTS PAYABLE	\$1,055
<u>FUND EQUITY:</u>	
FUND BALANCES:	
UNRESTRICTED	\$1,016
TOTAL LIABILITIES & FUND EQUITY	<u><u>\$2,072</u></u>

Gardens at Hammock Beach

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending May 31, 2019

	BUDGET	PRORATED BUDGET THRU 5/31/19	ACTUAL THRU 5/31/19	VARIANCE
<u>REVENUES:</u>				
DEVELOPER CONTRIBUTIONS	\$16,975	\$11,317	\$2,310	(\$9,006)
TOTAL REVENUES	\$16,975	\$11,317	\$2,310	(\$9,006)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
ANNUAL AUDIT	\$2,500	\$2,500	\$0	\$2,500
ENGINEERING	\$5,000	\$3,333	\$0	\$3,333
ATTORNEY	\$5,000	\$3,333	\$0	\$3,333
MANAGEMENT FEES	\$2,000	\$1,000	\$1,000	\$0
INFORMATION TECHNOLOGY	\$100	\$67	\$50	\$17
TELEPHONE	\$100	\$67	\$0	\$67
POSTAGE	\$250	\$167	\$124	\$43
PRINTING & BINDING	\$250	\$167	\$5	\$161
LEGAL ADVERTISING	\$500	\$333	\$956	(\$623)
OTHER CURRENT CHARGES	\$1,000	\$667	\$120	\$547
OFFICE SUPPLIES	\$100	\$67	\$0	\$67
DUES, LICENSES, & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
TOTAL EXPENDITURES	\$16,975	\$11,875	\$2,430	\$9,445
EXCESS REVENUES (EXPENDITURES)	\$0		(\$120)	
FUND BALANCE - Beginning	\$0		\$1,136	
FUND BALANCE - Ending	\$0		\$1,016	

**Gardens at Hammock Beach
Community Development District**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
REVENUES													
DEVELOPER CONTRIBUTIONS	\$175	\$0	\$0	\$0	\$730	\$0	\$1,406	\$0	\$0	\$0	\$0	\$0	\$2,310
TOTAL REVENUES	\$175	\$0	\$0	\$0	\$730	\$0	\$1,406	\$0	\$0	\$0	\$0	\$0	\$2,310
EXPENDITURES													
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	\$1,000	\$0	\$0	\$0	\$0	\$0	\$1,000
COMPUTER TIME	\$0	\$0	\$0	\$0	\$0	\$0	\$50	\$0	\$0	\$0	\$0	\$0	\$50
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$124	\$0	\$0	\$0	\$0	\$0	\$124
PRINTING & BINDING	\$0	\$0	\$0	\$0	\$0	\$0	\$5	\$0	\$0	\$0	\$0	\$0	\$5
LEGAL ADVERTISING	\$0	\$730	\$0	\$0	\$0	\$0	\$226	\$0	\$0	\$0	\$0	\$0	\$956
OTHER CURRENT CHARGES	\$28	\$3	\$15	\$15	\$15	\$15	\$15	\$15	\$0	\$0	\$0	\$0	\$120
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DUES, LICENSES, & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
TOTAL EXPENDITURES	\$203	\$732	\$15	\$15	\$15	\$15	\$1,421	\$15	\$0	\$0	\$0	\$0	\$2,430
EXCESS REVENUES (EXPENDITURES)	(\$28)	(\$732)	(\$15)	(\$15)	\$715	(\$15)	(\$15)	(\$15)	\$0	\$0	\$0	\$0	(\$120)

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

Funding Request #	Date Prepared	Date Payment Received	Check Amount	Total Funding Request	General Fund Portion (17)	General Fund Portion (18)	General Fund Portion (19)	Over and (short) Balance Due
5	10/18/17	2/12/18	\$ 1,110.99	\$ 1,110.99	\$ 410.99	\$ 700.00	\$ -	\$ -
1	6/25/18	7/9/18	\$ 1,309.32	\$ 1,309.32	\$ -	\$ 1,309.32	\$ -	\$ -
2	9/11/18	10/3/18	\$ 1,699.14	\$ 1,699.14	\$ -	\$ 1,699.14	\$ -	\$ -
1	10/11/18	11/19/18	\$ 714.87	\$ 714.87	\$ -	\$ 539.87	\$ 175.00	\$ -
2	2/26/19	3/13/19	\$ 729.66	\$ 729.66	\$ -	\$ -	\$ 729.66	\$ -
3	4/9/19	5/6/19	\$ 1,055.40	\$ 1,055.40	\$ -	\$ -	\$ 1,055.40	\$ -
4	4/25/19	5/6/19	\$ 350.17	\$ 350.17	\$ -	\$ -	\$ 350.17	\$ -
5	6/17/19			\$ 1,050.00	\$ -	\$ -	\$ 1,050.00	\$ 1,050.00
Due from Developer			\$ 6,969.55	\$ 8,019.55	\$ 410.99	\$ 4,248.33	\$ 3,360.23	\$ 1,050.00

Total Developer Contributions FY19

\$ 3,360.23

SECTION 2

Gardens At Hammock Beach

Community Development District

Funding Request FY19 - #4
April 25, 2019

Payee		General Fund FY2019
1	Daytona News-Journal Inv# I02324857-04082019 - Notice of Meeting - April 2019	\$ 226.32
2	Fedex Inv# 6-522-20099 - Delivery - April 2019	\$ 123.85
		\$ 350.17

Total: \$ 350.17

Please make check payable to:

Gardens at Hammock Beach CDD
1412 South Narcoossee Rd
St. Cloud, FL 34771

Wire Funds To:

Gardens At Hammock Beach CDD
SunTrust Bank, NA
[REDACTED]
[REDACTED]
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		4/9/2019	
Customer Account #		Total Amount Due	
1008098		\$226.32	
Customer Type		Terms of Payment	Page
Legal		Upon Receipt	1
Invoice Number : 102324857-04082019			

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 : \$ 226.32

Check # : 146

Amount to Pay : \$226.32

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

Start Date	Ad# - Trans#	Pub	Description	P. O. Number	Times	Size/Charge	Amount
4/8/2019	0002324857	NJ	NOTICE OF MEETING	LAUREN	1	1.00 x 49Lines	\$226.32
			4/16/2019	VANDERVEER			
			# 4				
			310-513-48				
Amount to Pay :							\$226.32

RECEIVED

APR 10 2019

BY: _____

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		4/9/2019	
Customer Account #		Total Amount Due	
1008098		\$226.32	
Customer Type		Terms of Payment	Page
Legal		Upon Receipt	1
Invoice Number : 102324857-04082019			

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

THE NEWS-JOURNAL

Published Daily and Sunday
Daytona Beach, Volusia County, Florida

State of Florida,
County of Volusia

Before the undersigned authority personally appeared

Irene Zucker

who, on oath says that she is

LEGAL COORDINATOR

of The News-Journal, a daily and Sunday newspaper,
published at Daytona Beach in Volusia County, Florida; the
attached copy of advertisement, being a
.....

NOTICE OF MEETING

L 2324857

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

APRIL 8, 2019

Affiant further says that The News-Journal is a newspaper published at Daytona Beach, in said Volusia County, Florida, and that the said newspaper has heretofore been continuously published in said Volusia County, Florida, each day and Sunday and has been entered as second-class mail matter at the post office in Daytona Beach, in said Volusia 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

.....
Sworn to and subscribed before me

This 8TH of APRIL

A.D. 2019

Amelia Anderson
.....

49D



NOTICE OF MEETING
MANAGER AT DAYTONA BEACH
COMMUNITY DEVELOPMENT DISTRICT
The regular meeting of the Board of Supervisors of the County of Volusia at the County Administration Center, 100 N. Orange Avenue, Suite 200, will be held on Tuesday, April 9, 2019 at 9:00 AM, at City Center at Palm Court Plaza Center, 100 City Plaza, Suite 200, Palm Court, Suite 200. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 155 W. Central Blvd., Suite 200, Orlando, FL 32801. This meeting 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, Staff or other individuals will participate by telephone. Pursuant to the 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 least forty-eight (48) hours prior to the meeting by contacting the District Manager at (407) 841-5534. 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
L2324857 Apr. 8, 2019



Invoice Number	Invoice Date	Account Number	Page
6-522-20099	Apr 16, 2019	3595-2420-0	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

Internet: fedex.com

Invoice Summary**FedEx Express Services**

Total Charges	USD	\$123.85
TOTAL THIS INVOICE	USD	\$123.85

Other discounts may apply.

#2
310-513-42

RECEIVED
APR 19 2019

BY: _____

Detailed descriptions of surcharges can be located at 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.

Invoice Number	Invoice Amount	Account Number
6-522-20099	USD \$123.85	3595-2420-0

Remittance Advice

Your payment is due by May 01, 2019.

652220099400001238513595242003000000000000000001238510

0041069 01 AB 0.409 **AUTO T9 0 1105 32801-243595 -C01-P41110-11



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



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



60013050027324

1105-01-00-0041069-0002-0071438

Invoice Number	Invoice Date	Account Number	Page
6-522-20099	Apr 16, 2019	3595-2420-0	2 of 3

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Apr 09, 2019

Cust. Ref.: Gardens at Hammock Beach

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.50% to this shipment.
- Distance Based Pricing, Zone 2
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient
Tracking ID	774926653484	George Flint	Clint Smith
Service Type	FedEx Standard Overnight	GMS - CF, LLC	8 Cadillac Place
Package Type	Customer Packaging	135 W. Central Blvd.	PALM COAST FL 32137 US
Zone	02	ORLANDO FL 32801 US	
Packages	1		
Rated Weight	3.0 lbs, 1.4 kgs	Transportation Charge	31.20
Delivered	Apr 10, 2019 17:48	Fuel Surcharge	2.99
Svc Area	A5	Residential Delivery	4.40
Signed by	see above	DAS Resi	4.20
FedEx Use	000000000/1283/02	Total Charge	USD \$42.79

Ship Date: Apr 09, 2019

Cust. Ref.: Gardens at Hammock Beach

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.50% to this shipment.
- Distance Based Pricing, Zone 2
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient
Tracking ID	774926661883	George Flint	David Lusby
Service Type	FedEx Standard Overnight	GMS - CF, LLC	21 Forest View Way
Package Type	Customer Packaging	135 W. Central Blvd.	ORMOND BEACH FL 32174 US
Zone	02	ORLANDO FL 32801 US	
Packages	1		
Rated Weight	3.0 lbs, 1.4 kgs	Transportation Charge	31.20
Delivered	Apr 10, 2019 17:35	Fuel Surcharge	2.67
Svc Area	A5	Residential Delivery	4.40
Signed by	see above	Total Charge	USD \$38.27
FedEx Use	000000000/1283/02		

FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!



Invoice Number	Invoice Date	Account Number
6-522-20099	Apr 16, 2019	3595-2420-0

Page
3 of 3

Ship Date: Apr 09, 2019

Payor: Third Party

Cust. Ref.: Gardens at Hammock Beach

Ref.#2

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.50% to this shipment.
- Distance Based Pricing, Zone 2
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient
Tracking ID	774928674004	George Flint	William Livingston
Service Type	FedEx Standard Overnight	GMS - CF, LLC	313 Cypress Street
Package Type	Customer Packaging	135 W. Central Blvd.	FLAGLER BEACH FL 32136 US
Zone	02	ORLANDO FL 32801 US	
Packages	1		
Rated Weight	3.0 lbs, 1.4 kgs	Transportation Charge	31.20
Delivered	Apr 10, 2019 12:44	Fuel Surcharge	2.99
Svc Area	A8	Residential Delivery	4.40
Signed by	see above	DAS Resi	4.20
FedEx Use	000000000/1283/02	Total Charge	USD \$42.79
Third Party Subtotal			USD \$123.85
Total FedEx Express			USD \$123.85

SECTION 3

Gardens At Hammock Beach

Community Development District

Funding Request FY19 - #5
June 17, 2019

Payee		General Fund FY2019	
1	Governmental Management Services-CF, LLC Inv# 65 - Management Fees - June 2019	\$	1,050.00
		\$	1,050.00

Total: \$ 1,050.00

Please make check payable to:

Gardens at Hammock Beach CDD
1412 South Narcoossee Rd
St. Cloud, FL 34771

Wire Funds To:

Gardens At Hammock Beach CDD
SunTrust Bank, NA
ABA# 061000109
RDT# 1000110775415
Contact: Kelly Lawler
(407) 237-1072

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 65
Invoice Date: 6/12/19
Due Date: 6/12/19
Case:
P.O. Number:

Bill To:

Gardens at Hammock Beach CDD
135 West Central Blvd.
Suite 320
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - June 2019		1,000.00	1,000.00
Information Technology - June 2019		50.00	50.00
		Total	\$1,050.00
		Payments/Credits	\$0.00
		Balance Due	\$1,050.00

SECTION 4

**NOTICE OF MEETINGS
GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2020**

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.

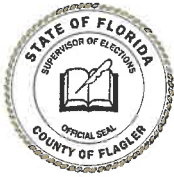
There may be occasions when one or more Supervisors will participate by telephone.

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

SECTION 5



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

April 15, 2019

Lauren Vanderveer
Gardens at the Hammock Beach CDD
135 W. Central Blvd, Suite 320
Orlando, Florida 32801

RE: CDD Registered Voters

Dear 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, 2019 is 0

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

Thank you,




Kaiti Lenhart
Supervisor of Elections

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APR 18 2019

BY:_____

SECTION 6

				Requirement	Fulfilled	
277150	2018	Livingston, William	<ul style="list-style-type: none"> Gardens at Hammock Beach Community Development District- Board of Supervisors 	Form 1 with Flagler County SOE	 06/03/2019	View Filing History
203926	2018	Lusby, David (Dave) Clary	<ul style="list-style-type: none"> Town Center at Palm Coast CDD- Town Center at Palm Coast Community Development Dst. Gardens at Hammock Beach Community Development District- Board of Supervisors 	Form 1 with Volusia County SOE	 05/28/2019	View Filing History
268286	2018	Smith, Clint	<ul style="list-style-type: none"> Palm Coast- PLDR Board Gardens at Hammock Beach Community Development District- Board of Supervisors 	Form 1 with Flagler County SOE	 Form Receipt Not Recorded	View Filing History
Search Again						

General Information about Filing Financial Disclosure

- Brochure: [A Guide to the Sunshine Amendment and Code of Ethics \(PDF\)](#)
- [Financial Disclosure Laws](#)
- [The Commission on Ethics Rules on Financial Disclosure](#)
- [Forms and Detailed Instructions](#)

For assistance with financial disclosure, you may wish to contact the Commission's Financial Disclosure Coordinator, Kimberly Holmes, at disclosure@leg.state.fl.us or (850) 488-7864. Address correspondence to P.O. Drawer 15709 Tallahassee, FL 32317-5709.