

*Gardens at Hammock Beach  
Community Development District*

*Agenda*

*September 24, 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

September 17, 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 **Monday, September 24, 2018 at 9:30 AM at City Centré at Palm Coast Town Center, 145 City Place, Suite 300, Palm Coast, FL 32164. Please note the date 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 Kenneth Belshe
  - B. Discussion of Appointment of an Individual to Fulfill Board Vacancy
  - C. Administration of Oath of Office to Newly Appointed Board Member
  - D. Consideration of Resolution 2018-03 Electing Officers
4. Approval of Minutes of the June 5, 2018 Meeting
5. Public Hearing
  - A. Consideration of Resolution 2018-04 Adopting the Fiscal Year 2019 Budget and Relating to the Annual Appropriations
6. Consideration of Fiscal Year 2019 Funding Agreement
7. Staff Reports
  - A. District Manager's Report
    - i. Balance Sheet and Income Statement
    - ii. Ratification of Fiscal Year 2018 Funding Request #2
    - iii. Approval of Fiscal Year 2019 Meeting Schedule
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 Kenneth Belshe. Section B is the discussion of appointment of individual to fulfill the Board vacancy. Section C is the administration of the Oath of Office to the newly appointed Board Member and Section D is the consideration of Resolution 2018-03 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 June 5, 2018 meeting. The minutes are enclosed for your review.

The fifth order of business opens the public hearing. Section A is the consideration of Resolution 2018-04 adopting the Fiscal Year 2019 budget and relating to the annual appropriations. A copy of the Resolution and proposed budget are enclosed for your review.

The sixth order of business is consideration of Fiscal Year 2019 funding agreement. A copy of the agreement 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 2018 funding request #2. A copy of the funding request and supporting invoices are enclosed for your review. Section 3 is the approval of the Fiscal Year 2019 meeting schedule. A sample notice 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. Flint", with a stylized flourish at the end.

George S. Flint  
District Manager

CC: Darrin Mossing, GMS

Enclosures

## SECTION III

# SECTION A

**RESIGNATION**

I, KENNETH W. BELSHE, hereby resign from any and all Board of Supervisor positions in GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT, effective as of June 21, 2018.

A handwritten signature in dark ink, appearing to read 'K. Belshe', is written over a horizontal line.

KENNETH W. BELSHE

# SECTION D



**RESOLUTION 2018-03**

**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 24<sup>th</sup> day of September, 2018.

**ATTEST:**

**GARDENS AT HAMMOCK BEACH  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

## SECTION IV

MINUTES OF MEETING  
GARDENS AT HAMMOCK BEACH  
COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the Gardens at Hammock Beach Community Development District was held on Monday, June 5, 2018 at 9:30 a.m. at City Centré at Palm Coast Town Center, 145 City Place, Suite 300, Palm Coast, Florida.

Present and constituting a quorum were:

Kenneth Belshe	Chairman
Clint Smith	Vice Chairman
Daniel Baker	Assistant Secretary
Carlton Grant	Assistant Secretary
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. Mr. Baker and Mr. Grant were present; however, a resignation was received from Terry Bechtold, which reduced the number of Board Members to two. The rules contemplate that when you have two members, a third person could be appointed for purposes of a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

Mr. Flint: Before we accept the resignation of Terry Bechtold, we have three seats open. For purposes of a quorum, the two remaining Board Members need to appoint someone in order to conduct business. Are there any nominations?

Mr. Baker: I nominate Kenneth Belshe to Seat 3.

On MOTION by Mr. Baker, seconded by Mr. Grant, with all in favor, the appointment of Kenneth Belshe to Seat 3, was approved.

*Mr. Flint administered the Oath of Office to Mr. Belshe.*

Mr. Flint: I will notarize the oath for you. In your Supervisor packet, there is an informational sheet and Form 1, Statement of Financial Interest, which is a financial disclosure form required by the State of Florida, which has to be filed with the Supervisor of Elections in the County that you live in. It is important to file this form within 30 days of today's meeting, because it's tracked by the Commission on Ethics, and you have the potential of being fined \$25 a day, for maximum of \$1,500. Each year, the Supervisor of Elections will mail a renewal to you on June 1, which is due on July 1 of each year. When you leave the Board, you must file Form 1F within 60 days of leaving the Board. We will mail Form 1F to you as a reminder, but we included it in here for your information. As a Board member, under Chapter 190, you are entitled to receive compensation of \$200 per meeting. If you don't choose to accept the compensation, you can waive it. In this case, you would probably be taking it out of one pocket and putting it in the other. It's up to the Board Members on whether you choose to waive it or accept it. If you choose to accept it, W-4 and I-9 Forms are in your packet.

Mr. Belshe: Is the form to waive or accept in here?

Mr. Flint: You would waive it on the record. If you accept it, you can file the W-4 and I-9 Forms with my office, as we process those payments. As a Board Member, you are a public official, so you are subject to the Sunshine and Public Record Laws and other laws that apply to public officials. I'm sure that you are aware of those laws. The Government in the Sunshine Law is the most important one. The basic premise is that you cannot talk to other Board Members about CDD business, outside of a publicly noticed meeting. That goes for texts, emails, verbal communication, that sort of thing. The other important law has to do with public records. Anything you have in your possession that's CDD related, could be subject to a public records request, so we always suggest that you keep it separate from your other business or personal information.

**A. Acceptance of Resignation of Terry Bechtold**

Mr. Flint: Since we now have three Board Members, the Board can accept the resignation from Mr. Bechtold.

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

**B. Discussion of Appointment of Individuals to Fulfill Board Vacancies**

Mr. Flint: We have two remaining seats. Are there any nominations to fill either of those seats?

Mr. Belshe: I nominate Bill Livingston and Clint Smith.

On MOTION by Mr. Belshe, seconded by Mr. Baker, with all in favor, the appointments of Bill Livingston and Clint Smith to the CDD Board, were approved.

**C. Administration of Oath of Office to Newly Appointed Board Members**

*Mr. Flint being a Notary Public of the State of Florida administered the Oaths of Office to Mr. Livingston and Mr. Smith.*

**D. Consideration of Resolution 2018-01 Electing Officers**

Mr. Flint: Resolution 2018-01 provides for the election of a Chairman, Vice Chairman, Secretary, Assistant Secretary, Treasurer and Assistant Treasurer. The Chairman and Vice Chairman must be Board Members. The other offices do not need to be Board Members. Typically, the Chairman and Vice Chairman are Board Members and the other three Board Members would be Assistant Secretaries, so they can attest the signature if they need to, of the Chairman and Vice Chairman. The District Manager has historically been Secretary and the District Accountant serves as Treasurer. That allows us to administratively handle the bank accounts, sign checks, etc. I request that I be appointed an Assistant Secretary and that the Accountant, Ariel Lovera, be elected Assistant Treasurer.

Mr. Belshe: I think we should do it in the easiest and efficient way.

Mr. Livingston: I propose electing Ken as Chairman, Clint as Vice Chairman, I will be an Assistant Secretary, George will be Secretary and the Accountant as Assistant Treasurer.

On MOTION by Mr. Livingston, seconded by Mr. Smith, with all in favor, Resolution 2018-01 Electing Officers, designating Kenneth Belshe as Chairman, Clint Smith as Vice Chairman, Daniel Baker, Carlton Grant and William Livingston as Assistant Secretaries, George Flint as Secretary and Ariel Lovera as Treasurer, was adopted.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the July 17, 2017 Meeting**

Mr. Flint: The minutes were provided in the agenda package.

Mr. Belshe: I assume that the new Board Members don't have to vote, because we weren't in attendance at that meeting.

Mr. Flint: You are required to vote on the minutes. The only time that you cannot vote is if you have a conflict of interest.

On MOTION by Mr. Baker, seconded by Mr. Grant, with all in favor, the minutes of the July 17, 2017 meeting, as presented, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of District Consent to Assignment of Developer Funding Agreement**

Mr. Flint: In the current fiscal year, the budget was attached to a Developer Funding Agreement, that obligated the Hammock Beach River Club, LLC. to fund the expenses of the District. As part of the transaction, the Funding Agreement was assigned to Palm Coast Intercoastal, LLC., so this consent is consenting to that assignment. There will be a new Funding Agreement in August when you adopt your budget for next year, as this consent expires at the end of the fiscal year.

On MOTION by Mr. Belshe, seconded by Mr. Smith, with all in favor, approving the District's Consent to Assignment of Developer Funding Agreement, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-02 Approving the Proposed Fiscal Year 2019 Budget and Setting a Public Hearing**

Mr. Flint: Resolution 2018-02 approves the Proposed Budget and sets the date, place and time of the public hearing for its final consideration. The Board is required to approved a Proposed Budget by June 15<sup>th</sup> of each year. It's not a binding document, but it is a requirement. There is also a requirement that we send the budget to Flagler County, at least 60 days before the public hearing. They have the ability to comment on it. They don't have any approval authority. We've never received a comment from Flagler County or any other city or county we ever sent one to, but it is a process that we have to go through. The Proposed Budget is not binding on the Board. You can make changes between now and at the public hearing, if the Board chooses to.

Mr. Belshe: You can't increase it though, right?

Mr. Flint: At this point, it's a Developer Funding Agreement for the Operating Budget, so you could increase it. If we imposed assessments, then there are some additional noticing requirements that we would have to go through, if it was going to increase. At this point, this budget could go up or down, because no assessments are associated with it.

Mr. Baker: Just for context, we established the budget in the event that we wanted to activate the development, so it was a placeholder, but we operated efficiently. You may want to take a look at the structure.

Mr. Belshe: The actual is not much.

Mr. Baker: George did a good job and I recommend the continuation of GMS.

Mr. Flint: Obviously, this is not a realistic budget going forward, but you can amend the budget at any time, if you chose to do it later. The bottom line is, because you don't have assessments funding this, you have a lot of flexibility.

Mr. Belshe: What is the actual cost of operation for a year?

Mr. Baker: \$4,000.

Mr. Flint: That is for two meetings and GMS charges \$2,000. There are also bank fees and advertising costs.

Mr. Belshe: You don't have an attorney or engineer.

Mr. Flint: No, so I recommend that you engage District Counsel and a District Engineer. Are there any other questions on the proposed budget? Hearing none, we need a motion to approve the Resolution.

On MOTION by Mr. Belshe, seconded by Mr. Smith, with all in favor, Resolution 2018-02 Approving the Proposed Fiscal Year 2019 Budget and Setting a Public Hearing for August 20, 2018 at 9:30 a.m. at the City Centre at Palm Coast Town Center, 145 City Place, Suite 300, Palm Coast, Florida, was adopted.

**SEVENTH 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 April 30, 2017. No action is required by the Board. I will note on Page 4, that the schedule needs to be corrected. There are no outstanding funding requests.

Mr. Belshe: You have some money in the bank.

Mr. Baker: \$466.99.

Mr. Flint: Part of that was to cover bank fees.

**ii. Ratification of Fiscal Year 2017 Funding Request #5**

Mr. Flint: Funding Request #5, in the amount of \$1,110.99, was paid on February 12, 2018. This was for the prior fiscal year. It includes advertising, FedEx and bank fees. It has already been funded, so we are asking for the Board to ratify it.

On MOTION by Mr. Belshe, seconded by Mr. Livingston, with all in favor, ratification of Funding Request #5 for Fiscal Year 2017, was approved.

**iii. Presentation of Number of Registered Voters – 0**

Mr. Flint: We are required each year to announce the number of registered voters within the District as of April 15<sup>th</sup>. We included a letter from the Supervisor of Elections, indicating that there are no registered voters within the boundaries of the District. Once you hit 250 registered voters and the District is six years old, two of the five seats transition to General Election, which means you have to live within the District and be a registered voter, to serve on the Board. Each year we track this, as required by the Florida Statutes. There is no action on that.

**iv. Designation of November 26, 2018 as Landowners' Meeting Date**



Mr. Flint: There is a Landowners' Meeting that needs to be scheduled for this November. It can occur at any time in November. We are suggesting November 26, 2018, which is the Monday after Thanksgiving, but it's not a Board Meeting, it's a Landowner Election. The only one who needs to attend is a landowner or proxyholder that is designated by the landowner and myself. A sample agenda for the Landowner Election is in your agenda package, as well as the form of the landowner proxy.

Mr. Baker: All you have to do is sign a proxy as the landowner or Jerry could sign it.

Mr. Flint: You can make anyone a proxyholder.

Mr. Baker: I never went to one. I always signed a proxy.

Mr. Flint: If you are okay with that date, I would ask for a motion designating November 26, 2018 as the Landowners' Meeting.

On MOTION by Mr. Belshe, seconded by Mr. Smith, with all in favor, designating November 26, 2018 as the Landowners' Meeting, was approved.

## **EIGHTH ORDER OF BUSINESS**

### **Other Business**

Mr. Flint: That's all we have on the agenda. Is there any other business?

Mr. Belshe: How is the District named in the agreement? There was a prohibition on the use of certain names.

Mr. Baker: Correct.

Mr. Belshe: Obviously, this is a standalone legal entity. I don't know how anybody feels about the name of the District.

Mr. Grant: Is there a process to change the name?

Mr. Flint: You have the petition Flagler County to amend it. It's not as easy as you think, to change the name of a Government, and there would be some costs associated with it. You would want to engage in an attorney to prepare a petition to submit to the County.

Mr. Belshe: Daniel, as you understand it, did that prohibition include using this?

Mr. Baker: I thought about it when I saw this agenda. It's not a marketing tool. I can talk to our folks and see if it's a hard and fast process.

Mr. Belshe: If you decide to issue bonds, it would be worth going through the process, because of the confusion of having the CDD called “*Gardens at Hammock Beach*”, when you call the development “*Casa\_\_\_\_\_*.” In the meantime, it’s fine.

Mr. Grant: We will just leave it alone for now.

Mr. Baker: That’s fine.

Mr. Flint: Normally the CDD’s name is not out front anyway.

Mr. Belshe: Eventually, down the road, there will be elections and people will have signs out in their yard. If you make the decision not to use the CDD for anything, then it should be dissolved, because there’s an ongoing cost of having it.

Mr. Flint: We can deal with that later, if you want to. Is there anything else?

Mr. Baker: In terms of my seat on the Board, I appreciate all of your service, George and the opportunity to participate in setting up this CDD, but that service has come to an end, so I am going to formally resign my seat. I will send a formal letter.

Mr. Flint: We need a motion to accept Mr. Baker’s resignation.

On MOTION by Mr. Belshe, seconded by Mr. Smith, with all in favor, the resignation of Daniel Baker, was accepted.

Mr. Grant: George, following Daniel’s resignation, I would like to formally submit my resignation.

Mr. Flint: We need a motion to accept Mr. Grant’s resignation.

On MOTION by Mr. Belshe, seconded by Mr. Smith, with all in favor, the resignation of Carlton Grant, was accepted.

## **NINTH ORDER OF BUSINESS**

### **Supervisor’s Request**

Mr. Flint: Is there anything else from the Board?

Mr. Belshe: Yes. Is our next meeting, August 20<sup>th</sup>?

Mr. Flint: Yes. Its set by Resolution, for the primary purpose of adopting the annual budget. The public hearing was scheduled for August 20, 2018 at 9:30 a.m. at this location.

Mr. Belshe: Could it be held by telephone?

Mr. Flint: You need to have three Board members physically here. They could be on the phone or not attend.

Mr. Belshe: I will not be in the State on August 20<sup>th</sup>.

Mr. Smith: I may not be here either.

Mr. Flint: Do we want to reconsider the Resolution?

Mr. Belshe: Is there a date certain that the public hearing has to occur before?

Mr. Flint: It must happen before September 30<sup>th</sup>. If you were doing assessments, the public hearing must occur in August, but since you are not issuing assessments, you can schedule the public hearing all the way up to September 30<sup>th</sup>, which is the end of the Fiscal Year.

Mr. Belshe: Can we choose that date later or does it need to be done today?

Mr. Flint: It should be set by Resolution, because we need to advertise it.

Mr. Belshe: I would like to go out as far as we can.

*\*\*\*Due to a technical issue with the audio recording, the remainder of the meeting was summarized.\*\*\**

On MOTION by Mr. Belshe, seconded by Mr. Smith, with all in favor, amending the adoption of Resolution 2018-02 Approving the Proposed Fiscal Year 2019 Budget, to reschedule the Public Hearing for September 18, 2018 at 9:30 a.m. at the City Centre at Palm Coast Town Center, 145 City Place, Suite 300, Palm Coast, Florida, was approved.

## **TENTH ORDER OF BUSINESS**

## **Adjournment**

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

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

## SECTION V

# SECTION A

## **RESOLUTION 2018-04**

### **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, 2018, AND ENDING SEPTEMBER 30, 2019.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2018 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 September 24, 2018, 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 2018 and/or revised projections for Fiscal Year 2019.
- 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, 2019", as adopted by the Board of Supervisors on September 24, 2018.
- 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, 2018, and ending September 30, 2019, the sum of \$ \_\_\_\_\_ 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	\$ _____
TOTAL ALL FUNDS	\$ _____

## **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 24<sup>TH</sup> DAY OF SEPTEMBER, 2018.

ATTEST:

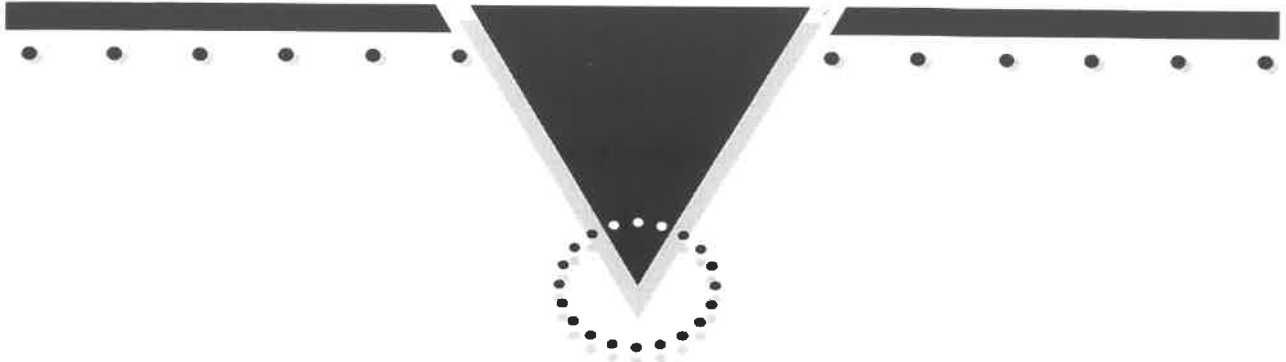
**BOARD OF SUPERVISORS OF THE  
GARDENS AT HAMMOCK BEACH  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary

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

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





**Gardens at Hammock  
Beach  
Community Development  
District**

**Proposed Budget  
FY 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 VI

**Gardens at Hammock Beach Community Development District**  
**Fiscal Year 2019 Funding Agreement**

This Agreement is made and entered into this **24<sup>th</sup> day of September, 2018**, 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 2019, which year commences on October 1, 2018, and concludes on September 30, 2019; 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 2019 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 2019 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, 2018.

**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 Intacoastal, LLC**

\_\_\_\_\_

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

\_\_\_\_\_  
[Print Name]

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

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

\_\_\_\_\_

\_\_\_\_\_  
[Print Name]

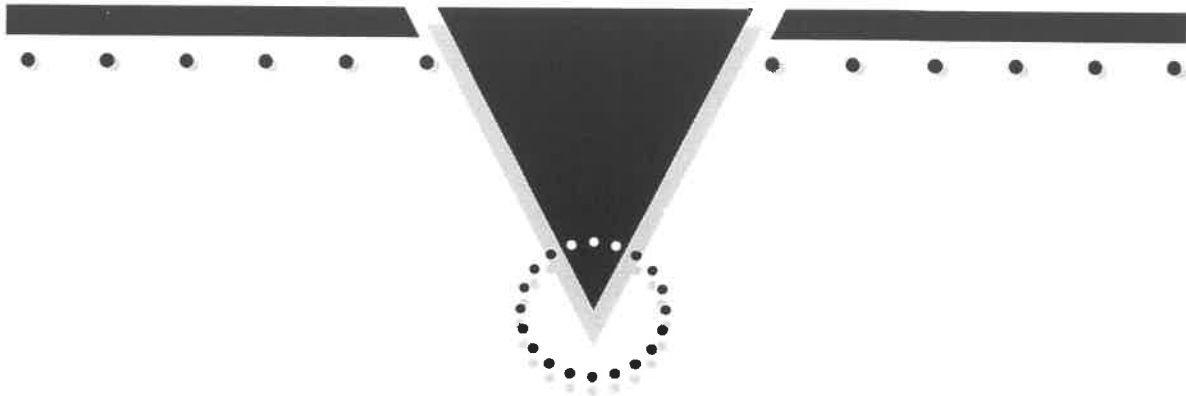
**Exhibit A: Fiscal Year 2019 Budget**

## SECTION VII

# SECTION A



# SECTION 1



**Gardens at Hammock Beach  
Community Development District**

**Unaudited Financial Reporting**

**August 31, 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**  
**August 31, 2018**

	<u>General</u>
<b><u>ASSETS:</u></b>	
CASH	\$1,070
<b>TOTAL ASSETS</b>	<u><u><b>\$1,070</b></u></u>
<b><u>LIABILITIES:</u></b>	
ACCOUNTS PAYABLE	\$0
<b><u>FUND EQUITY:</u></b>	
FUND BALANCES:	
UNRESTRICTED	\$1,070
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<u><u><b>\$1,070</b></u></u>

# Gardens at Hammock Beach

## Community Development District

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending August 31, 2018

**REVENUES:**

	BUDGET	PRORATED BUDGET THRU 8/31/18	ACTUAL THRU 8/31/18	VARIANCE
DEVELOPER CONTRIBUTIONS	\$16,975	\$15,560	\$2,009	(\$13,551)
<b>TOTAL REVENUES</b>	<b>\$16,975</b>	<b>\$15,560</b>	<b>\$2,009</b>	<b>(\$13,551)</b>

**EXPENDITURES:**

**ADMINISTRATIVE:**

ANNUAL AUDIT	\$2,500	\$2,500	\$0	\$2,500
ENGINEERING	\$5,000	\$4,583	\$0	\$4,583
ATTORNEY	\$5,000	\$4,583	\$0	\$4,583
MANAGEMENT FEES	\$2,000	\$1,000	\$1,000	\$0
INFORMATION TECHNOLOGY	\$100	\$92	\$50	\$42
TELEPHONE	\$100	\$92	\$0	\$92
POSTAGE	\$250	\$229	\$67	\$162
PRINTING & BINDING	\$250	\$229	\$18	\$211
LEGAL ADVERTISING	\$500	\$458	\$226	\$232
OTHER CURRENT CHARGES	\$1,000	\$917	\$130	\$787
OFFICE SUPPLIES	\$100	\$92	\$15	\$77
DUES, LICENSE, & SUBSCRIPTIONS	\$175	\$175	\$0	\$175

<b>TOTAL EXPENDITURES</b>	<b>\$16,975</b>	<b>\$14,950</b>	<b>\$1,506</b>	<b>\$13,444</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$503</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$566</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$1,070</b>	

**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	\$1,309	\$0	\$0	\$0	\$2,009
<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>\$1,309</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,009</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	\$1,000	\$0	\$0	\$0	\$1,000
COMPUTER TIME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50	\$0	\$0	\$0	\$50
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$0	\$0	\$0	\$0	\$0	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$67
PRINTING & BINDING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18	\$0	\$0	\$0	\$18
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$226	\$0	\$0	\$0	\$0	\$0	\$0	\$226
OTHER CURRENT CHARGES	\$40	\$15	\$15	\$15	\$15	\$0	\$0	\$0	\$15	\$15	\$0	\$0	\$130
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15	\$0	\$0	\$0	\$15
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>\$293</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,098</b>	<b>\$15</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,506</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$660</b>	<b>(\$15)</b>	<b>(\$15)</b>	<b>(\$15)</b>	<b>(\$15)</b>	<b>(\$293)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$211</b>	<b>(\$15)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$503</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 (17)</b>	<b>General Fund Portion (18)</b>	<b>Over and (short) Balance Due</b>
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	\$ -
Due from Developer			\$ 2,420.31	\$ 2,420.31	\$ 410.99	\$ 2,009.32	\$ -

**Total Developer Contributions FY18**

**\$ 2,009.32**

\*FY17 column total does not reflect all FY17 funding requests.

## SECTION 2



# Gardens At Hammock Beach

Community Development District

Funding Request FY18 - #2  
September 11, 2018

	Payee		General Fund
1	<b>Daytona News-Journal</b> Inv#I02300897-08242018 - Notice of FY19 Budget/BOS Meeting - September 2018	\$	617.73
2	<b>Fedex</b> Inv# 6-203-91855 - Delivery - May 2018	\$	66.71
3	<b>GMS-Central Florida, LLC</b> Inv#61 - Management Fees - September 2018	\$	1,014.70

**Total: \$ 1,699.14**

Please make check payable to:

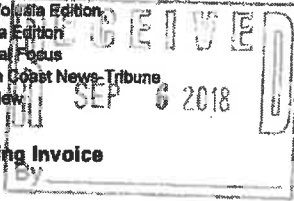
**Gardens at Hammock Beach CDD**  
New Address:  
1412 South Narcoossee Rd  
Saint Cloud FL 34771

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 Beach News-Tribune  
Volusia Review



Advertising Invoice  
By \_\_\_\_\_

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

Advertiser / Client Name		Billing Date	
GARDENS AT HAMMOCK BEACH		9/2/2018	
Customer Account #		Total Amount Due	
1008098		\$617.73	
Customer Type		Terms of Payment	Page
Legal		Upon Receipt	1
Invoice Number : 102300897-08242018			

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

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

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

Amount to Pay : **\$617.73**

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

Start Date	Ad# - Trans#	Pub	Description	P. O. Number	Times	Size/Charge	Amount
8/24/2018	0002300897	NJ	PUBLIC HEARING ON BUDGET AND REGULAR BD MTG	LAUREN VANDERVEER	2	1.00 x 68Lines	\$617.73

Amount to Pay : **\$617.73**

# 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		9/2/2018	
Customer Account #		Total Amount Due	
1008098		\$617.73	
Customer Type		Terms of Payment	Page
Legal		Upon Receipt	1
Invoice Number : 102300897-08242018			

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

**Mary Files**

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

**PUBLIC NOTICE**

**L 2300897**

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

**AUGUST 24, 31, 2018**

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

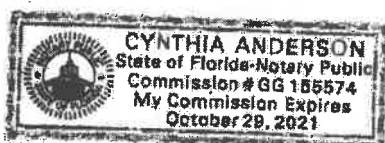
*Mary Files*

Sworn to and subscribed before me

This 31<sup>ST</sup> of AUGUST

A.D. 2018

*Cynthia Anderson*



**GARDENS AT HAMMOCK BEACH**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**NOTICE OF PUBLIC HEARING TO**  
**CONSIDER THE ADOPTION OF THE**  
**FISCAL YEAR 2018/2019 BUDGET**  
**AND NOTICE OF REGULAR BOARD**  
**OF SUPERVISORS MEETING**

The Board of Supervisors ("Board") of the Gardens at Hammock Beach Community Development District ("District") will hold a public hearing on Wednesday, August 29, 2018 at 9:00 a.m. at City Center at Palm Coast Town Center, 348 City Plaza, Suite 200, Palm Coast, FL 32164 for the purpose of hearing comments and objections to the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2018 and ending September 30, 2019 ("Fiscal Year 2018/2019"). A regular meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the separate and Proposed Budget may be obtained at the office of the District Manager, Governmental Management Services - Central Florida, LLC, 139 W. Central Blvd., Suite 320, Orlando, Florida 32801, (407) 441-6044 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record of the meeting. There may be concerns when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TDD) or 1-800-955-8770 (Voice). For and in contacting the District Manager's Office.

Each person who desires to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 each appeal is to be based.

George S. Phil  
District Manager  
Governmental Management  
Services - Central Florida, LLC  
LEADERSHIP Aug. 28, 2018 28

**Invoice Number**

6-203-91855

**Invoice Date**

Jun 05, 2018

**Account Number**

3595-2420-0

Page

1 of 3

(2)

**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 32837-7686

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

Phone: (800) 622-1147

M-F 7 AM to 8 PM CST

Sa 7 AM to 8 PM CST

Fax: (800) 548-3020

Internet: [www.fedex.com](http://www.fedex.com)*Delivery May 29**1-31-513-42***Invoice Summary Jun 05, 2018****FedEx Express Services**

Transportation Charges		59.22
Special Handling Charges		7.49
Total Charges	USD	\$66.71
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$66.71</b>

Other discounts may apply.

RECEIVED  
JUN 05 2018  
BY: \_\_\_\_\_

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

**6-203-91855**

Jun 05, 2018

3595-2420-0

Page  
2 of 3

## Adjustment Request

**Fax to (800) 548-3020**

Use this form to fax requests for adjustments due to the reasons indicated below. Requests for adjustments due to other reasons, including service failures, should be submitted by going to [www.fedex.com](http://www.fedex.com) or calling 800.622.1147. Please use multiple forms for additional requests.

**Please complete all fields in black ink.**

Requestor Name \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

Phone [ ]-[ ]-[ ] Fax# [ ]-[ ]-[ ]

**E-mail Address** \_\_\_\_\_ ☐ Yes, I want to update account contact with the above information.

Tracking Number

### Bill to Account

**\$ Amount**[illegible][illegible]

### ADR - Address Correction

**DVC - Declared Value**

**IAN - Invalid Acct #**

**INW - Incorrect Weight**

**INS - Incorrect Service**

**OCF - Grd Pick-up Fee**

**OCS - Exp Pick-up Fee**

**OVS - Oversize Surcharge**

**RSU - Residential Delivery**

**PND - Purchase Not Delivered**

**SDR - Saturday Delivery**

**For all Service failures or other surcharges please use our web site [www.fedex.com](http://www.fedex.com) or call (800) 622-1147**

Tracking Number

Code

**\$ Amount**

Rate information only (round to nearest inch)

**LBS**

L

W

H

[illegible]


1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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			X		X				
			X		X				
			X		X				
			X		X				
			X		X				

### FedEx Express Shipment Detail By Payor Type (Original)

Print Date: May 23, 2010

**Cast. Rel.: Gardens of Hathnook Beach**

## References

**Patron: Third Party**

17-06-92-

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.75% 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.
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET
Tracking ID	772345575791
Service Type	FedEx Standard Overnight
Package Type	Customer Packaging
Zone	02
Packages	1
Rated Weight	3.0 lbs, 1.4 kgs
Delivered	May 30, 2018 14:04
Svc Area	A6
Signed by	D.WHITTERS
FedEx Use	000000009/1283/

**Sander**  
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	
Fuel Surcharge	
DAS Comm	
<b>Total Charge</b>	

20.81  
2.50  
2.70  
\$36.01

USD

**\$34.91**

**Sale Date: May 26, 2012**

Cont. Nul: Gardens at Hammock Beach

**FILED:**

### Player: Third Party

**Model 93c**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.75% 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.
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET
Tracking ID	772345605776
Service Type	FedEx Standard Overnight
Package Type	Customer Packaging
Zone	02
Packages	1
Rated Weight	3.0 lbs, 1.4 kgs
Delivered	May 30, 2018 10:43
Svc Area	A2
Signed by	J.FLORES
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	
Fuel Surcharge	
<b>Total Charge</b>	

29.61  
2.29  

---

31.90

USD

**531.90**

**Third Party Subtotal**

USD

**256.71**

**Total FedEx Express**

USD

**\$65.71**

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

RECEIVED  
SEP 07 2018

BY: .....

## Invoice

Invoice #: 61  
Invoice Date: 9/4/18  
Due Date: 9/4/18  
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 - September 2018		1,000.00	1,000.00
Copies		14.70	14.70
Total			\$1,014.70
Payments/Credits			\$0.00
Balance Due			\$1,014.70

## SECTION 3



**NOTICE OF MEETINGS  
GARDENS AT HAMMOCK BEACH  
COMMUNITY DEVELOPMENT DISTRICT  
Fiscal Year 2019**

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