

*Gardens at Hammock Beach
Community Development District*

Agenda

June 12, 2020

AGENDA

Gardens at Hammock Beach

Community Development District

219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

June 5, 2020

**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 **Friday, June 12, 2020 at 1:00 PM via Zoom**; by following this link <https://zoom.us/j/94557664986> or by calling in via (646) 876-9923 and entering the Meeting ID: 945 5766 4986. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Appointment of Individuals to Fulfill the Board Vacancies in Seats 4 & 5
 - B. Administration of Oath of Office to Newly Appointed Supervisors
 - C. Election of Officers
 - D. Consideration of Resolution 2020-07 Electing Officers
4. Approval of Minutes of the February 27, 2020 Meeting
5. Consideration of Resolution 2020-08 Approving the Proposed Fiscal Year 2021 Budget and Setting a Public Hearing
6. Consideration of Interlocal Agreement with Flagler County Tax Collector
7. Ratification of Data Sharing Agreement with the Flagler County Property Appraiser
8. Staff Reports
 - A. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Fiscal Year 2020 Funding Requests #6 - #8
 - iii. Designation of **November 6, 2020** as Landowner Meeting Date
 - iv. Presentation of Number of Registered Voters - 0
9. Other Business
10. Supervisors Requests
11. 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 appointment of individuals to fulfill the Board Vacancies in Seats 4 & 5. Section B is administration of Oath of Office to Newly Appointed Supervisors. Section C is election of officers. Section D is consideration of resolution 2020-07 electing officers.

The fourth order of business is the approval of the minutes of the February 27, 2020 Board of Supervisors meeting. The minutes are enclosed for your review.

The fifth order of business is consideration of resolution 2020-08 approving the proposed Fiscal Year 2021 budget and setting a public hearing. A copy of the resolution is enclosed for your review.

The sixth order of business is consideration of interlocal agreement with the Flagler County Tax Collector. A copy of the agreement is enclosed for your review.

The seventh order of business is ratification of data sharing agreement with the Flagler County Property Appraiser. A copy of the agreement is enclosed for your review.

The eighth 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 2020 funding requests #6 - #8. Copies of the funding requests and supporting invoices are enclosed for your review. Section 3 is designation of November 6, 2020 as the Landowner meeting date. Section 4 is presentation of number of registered voters living within the boundaries of the District.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "G. S. Flint", with a horizontal line extending to the right.

George S. Flint
District Manager

CC: Darrin Mossing, GMS

Enclosures

SECTION III

SECTION D

RESOLUTION 2020-07

**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 Chairman.

Section 2. _____ is elected Vice-Chairman.

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 12th day of June, 2020.

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 regular meeting of the Board of Supervisors of the Gardens at Hammock Beach Community Development District was held on Thursday, February 27, 2020 at 10:00 a.m. at City Centre 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
Michael Chiumento III	District Counsel
Diane Vidal	Chiumento Dwyer Hertel Grant
Parker Mynchenberg	District Engineer
Lo Etienne (<i>via phone</i>)	Bond Counsel
Justin Rowan (<i>via phone</i>)	MBS Capital Markets
Ken Belshe	Palm Coast Intercoastal, LLC
Danielle Ferguson	Palm Coast Intercoastal, LLC

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 10:00 a.m. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Only Board Members and Staff are present.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of Individuals to Fulfill the Board Vacancies in Seats 4 & 5

Mr. Flint: We have two vacant seats, 4 and 5. We are just keeping this on the agenda to the extent there are any nominations to fill those seats. Are there any nominations at this time?

Mr. Smith: No.

Mr. Flint: Hearing none, we will place this item on the next agenda.

- B. Administration of Oath of Office to Newly Appointed Supervisors**
- C. Election of Officers**
- D. Consideration of Resolution 2020-03 Electing Officers**

These items were tabled.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the December 16, 2019 Meeting

Mr. Flint: Did the Board have any additions, deletions, or corrections to the minutes of the December 16, 2019 meeting? Hearing none,

On MOTION by Mr. Livingston seconded by Mr. Smith with all in favor the minutes of the December 16, 2019 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Public Hearing

- A. Consideration of Resolution 2020-04 Expressing the District's Intent to Utilize the Uniform Method of Collection**

Mr. Flint: We will open the public hearing. For the record, no members of the public are present to provide comment or testimony, so we will bring it back for Board discussion. The Board previously authorized us to advertise this public hearing. It's called a Chapter 197 hearing, which allows the District to use the Tax Bill as the form of collection for debt service and operation and maintenance (O&M) assessments. Four notices had to be published weekly for four consecutive weeks in advance of today's public hearing. Are there any comments or questions for District Counsel on the resolution? Hearing none, are there comments or questions from the Board? Hearing none, we need a motion to adopt the resolution.

On MOTION by Mr. Lusby seconded by Mr. Livingston with all in favor Resolution 2020-04 Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments which May be Levied by the District in Accordance with Section 197.3632 Florida Statutes; Providing a Severability Clause and Providing an Effective Date was adopted.

Mr. Flint: At this time, we will close the public hearing.

SIXTH ORDER OF BUSINESS

Financing Matters

A. Consideration of Engineers Report

Mr. Flint: The Board received a prior version of the Engineer's Report that included the entire project or development project, not just what the District was considering financing in the first bond issue. The Engineer's Report still stands on its own for purposes of the bond validation process, so this is not amending that report. The approach going forward from a financing perspective, is that we just want to create what we are calling Assessment Area 1, which is east of John Anderson Highway. It includes the 335 lots that are proposed to be developed initially, in addition to any stormwater ponds or any other land associated with that first portion of the project. That way we are only placing a lien on this area. This Development Plan is fairly solidified. There is some potential change in a future Development Plan in other areas of the District, so rather than adopting a Master Methodology covering everything with the flux and development program, we felt the best approach was to create an initial Assessment Area 1, just over the area we intend to finance the improvements with the first bond issue. I will allow Parker to summarize his report for you. The actual legal description for this report had some future development area in it, east of John Anderson Highway, so the intent is that would be actually taken out of Assessment Area 1. It would include the areas associated with the 335 lots. So we would ask the Board to consider adopting this in substantial form, understanding that the legal description is going to be modified to take some of those future development areas out.

Parker, did you want to summarize this?

Mr. Mynchenberg: Yes. I think you pretty much hit it on the head. We came up with a revised document addressing the 335 lots and the proposed infrastructure. The maps were revised to reflect that. The Site Surveyor is in the process of tweaking the legal to take out the portion east of John Anderson Highway that is not in this initial development.

Mr. Flint: You attached the Opinion of Probable Costs, attached as Exhibit E, which is on the last page.

Mr. Livingston: Is the 271.5 acres with or without this change in the legal?

Mr. Mynchenberg: That is what will be left; however, it still has what I call the donut or this white spot. So that acreage may be less once we have the surveyor finish the legal.

Currently, the legal in there is everything east of John Anderson Parkway. So we need to take out the southern end and the donut out of the middle.

Mr. Flint: Those areas would be picked up in a future assessment area, Assessment Area 2.

Mr. Livingston: The 271.5 will be lower?

Mr. Flint: It would be lower somewhat. Are there any questions on the revised Engineer's Report? If not, we need a motion to approve it, subject to refining the legal description.

MOTION by Mr. Smith seconded by Mr. Livingston with all in favor the Engineer's Report, subject to refining the legal description was approved.

B. Consideration of Assessment Methodology

Mr. Flint: The Assessment Methodology is for Assessment Area 1. Once the final legal description and acreage are completed, it will be incorporated into this report. This version of the report still has the prior acreage number. So that would be modified, but if turn to Page 9, which has the tables, Table 1 shows the development program for Assessment Area 1. There is the proposed 335 units comprised of 50, 60- and 80-foot lots. We signed Equivalent Residential Unit (ERU) factors to those product types, resulting in 428.8 ERUs. Table 2 shows the estimated cost that Parker has in his Engineer's Report, which is \$20,286,000. Those are restated here. The reference to the date on his report is at the bottom. This revised report just came out yesterday, so that reference would be to today's date. Table 3 is the bond sizing, taking the \$20,185,000, assuming a Debt Service Reserve of one year's maximum annual debt, Capitalized Interest (CI) of 24 months, Underwriter's Discount of 2% and Cost of Interest (COI). The COI is probably a little low.

Mr. Livingston: It looked low.

Mr. Flint: It's probably closer to \$175,000 or \$150,000. What we are doing here, is assuming a 6% interest rate, which we believe is a lot higher than the actual interest rate we are going to see. The Board will make a decision that we will be able to fund 100% of the improvements. There will be some contribution from the developer. So what this is doing is setting a ceiling that we can issue up to in Assessment Area 1. That interest rate gives us some flexibility as well.

Mr. Livingston: What do we think the interest rate might be?

Mr. Flint: Justin, do you want to throw a number out?

Mr. Rowan: All I can tell you is where yields are pricing today. Then you would just have the long-term 30-year debt on them for projects with development underway, experienced developers. Generally, it's around 4%, but obviously we are in a volatile interest market right now. I don't have a crystal ball.

Mr. Livingston: So it's not a tenth of a point. It's pretty significant.

Mr. Flint: Right. We have to assume. We don't know when they will actually issue, so we are assuming a high number in this report, to make sure if the Board for some reason doesn't issue for a year and interest rates go up, you don't have to go back through this assessment process again. So once we move forward with the financing and the bonds are actually priced, we will prepare a Supplemental Methodology that will tie in the actual interest rate. That will be part of that process. The next table shows the improvement cost per unit by product type. Table 5 shows the par debt per unit by product type, if we were to finance 100% of the improvements. Table 6 shows the annual assessments by product type. If we were to fund the entire \$20,185,000 and assess the 335 lots, that would be the per unit amount. In conversations with the developer, the market is going to have a bearing on what the actual target assessment ends up being, but again, this is just giving you maximum flexibility. Table 7 is the Preliminary Assessment Roll. That is subject to change as well, based on a revised legal description. We will attach the legal description to this Preliminary Assessment Roll so it's clearly defined what Assessment Area 1 is. Are there any questions on the Assessment Methodology Report? If not, I would ask that the Board consider approving it in substantial form, subject to incorporation of the revised legal description.

MOTION by Mr. Lusby seconded by Mr. Smith with all in favor adopting the Assessment Methodology Report in substantial form, subject to incorporation of the revised legal description was approved.

- C. Consideration of Resolution 2020-05 Declaring Special Assessments**
- D. Consideration of Resolution 2020-06 Setting a Public Hearing for Special Assessments**

Mr. Flint: There are two resolutions that the Board is considering. The first one declares the Board's intent to levy assessments. It does not actually levy them. It's a two-step process. The first is you are declaring your intent to levy assessments. The second resolution sets the actual public hearing where you would consider levying. Again, it's just expressing intent and then setting the public hearing. At the public hearing, to the extent the Board chooses to, at that point, you would actually levy the assessments. We will fill in the blanks and revise the dates in the resolution with the proper dates based on the final reports.

Mr. Lusby: Resolution 2020-06 wasn't in the agenda package.

Mr. Livingston: I think we have two of the same resolution.

Mr. Smith: I have both resolutions.

Mr. Flint: It was in what was emailed to the Board, but not a bound book. I apologize for that. We have it in the electronic version. I have two copies for signatures. Resolution 2020-06 sets the public hearing. So it's just a matter of filling in the date to set the public hearing. The first resolution for approval is Resolution 2020-05. The final version of the Engineer's Report for purposes of noticing is attached to this, once the legal descriptions are finalized. Are there any questions on Resolution 2020-05? Hearing none,

MOTION by Mr. Smith seconded by Mr. Livingston with all in favor Resolution 2020-05 Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of those Infrastructure Improvements which Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in which such Special Assessments Shall be Made; Providing when such Special Assessments Shall be Paid; Designating Lands Upon which the Special Assessments shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution was adopted.

Mr. Flint: For Resolution 2020-06, we have to decide on a hearing date before you vote. I think we want to do it in June. Correct?

Mr. Chiumento: It will be whenever they come back with the final Methodology and final Engineer's Report. Then Justin will take these documents to market. You are right. The closer you are to going to market is when you want to have this hearing.

Mr. Rowan: To make sure I understand it correctly, generally, there is a 30-day notice requirement for the public hearing and generally we would schedule that as quickly as possible, either in conjunction with the next meeting or the meeting thereafter. My understanding is that we want to hold off on finalizing the master lien until such time as the property is free and clear of any mortgages. The intent was to set the public hearing or pick the June date with the understanding that any note on the property would be paid off. Is that accurate? Is that why we are choosing the June date?

Mr. Flint: I think that is why we are pushing it to June, which is to resolve the lien issue prior to levying assessments. Once we have the assessment hearing, we can close that day or shortly thereafter. I think that works with the timeframe the developer would like to see the bonds issued. I don't think we have a date set in June. We meet on the fourth Thursday and I don't know if we want to wait that late in the month in June. How about early in June?

Mr. Lusby: If we pick a date today, is it in stone or something that can be revised?

Mr. Flint: You can revise it at a future meeting if you wanted to, but you are setting it by resolution. We could change it.

Mr. Chiumento: We could bring this resolution back next time as long as it is 30 days before when you want to do it.

Mr. Lusby: Pick a date in June.

Discussion ensued regarding a date in June.

Mr. Flint: So we will hold it on June 12 at 1:00 p.m.

Mr. Smith: What is the purpose of this meeting?

Mr. Flint: To hold the public hearing for the Board to consider levying the assessments.

Mr. Smith: So in the meantime, there can be meetings.

Mr. Flint: Yes. As District Counsel indicated, there is a 30-day notice for this hearing. So we need to push it out to June, but there likely will be other meetings in the interim because the Board will need to approve a Proposed Budget. We could wait and do that on June 12 if we needed to, if there wasn't anything else the Board needed to act on, but we can play that by ear.

MOTION by Mr. Smith seconded by Mr. Livingston with all in favor Resolution 2020-06 Setting a Public Hearing to be Held on June 12, 2020 at 1:00 P.M. at City Centr� at Palm Coast Town Center, 145 City Place, Suite 300, Palm Coast, Florida 32164, for

the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property within the District Generally Described as The Gardens at Hammock Beach Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes was adopted.

SEVENTH ORDER OF BUSINESS

Staff Reports

Mr. Flint: Parker, did you have an Engineer's Report?

Mr. Mynchenberg: No.

Mr. Flint: District Counsel, did you have anything?

Mr. Chiumento: No.

A. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint: We have the unaudited Financial Statements through January 31, 2020. No action is required by the Board. If you have any questions, we can discuss those.

ii. Ratification of Fiscal Year 2020 Funding Requests #4 & #5

Mr. Flint: Funding Requests #4 and #5 were included in your agenda package and submitted to the developer under the Funding Agreement. We would ask the Board to ratify those.

On MOTION by Mr. Livingston seconded by Mr. Lusby with all in favor the Funding Requests #4 & #5 were ratified.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Flint: Is there any other business that the Board would like to discuss that was not on the agenda? Hearing none,

NINTH ORDER OF BUSINESS

Supervisor's Request

Mr. Flint: If there's nothing else, we need a motion to adjourn.

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 V

RESOLUTION 2020-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Gardens at Hammock Beach Community Development District ("**District**") prior to June 15, 2020, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("**Fiscal Year 2020/2021**"); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2020/2021 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: September 11, 2020

HOUR: 1:00 P.M.

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

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

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

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

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

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

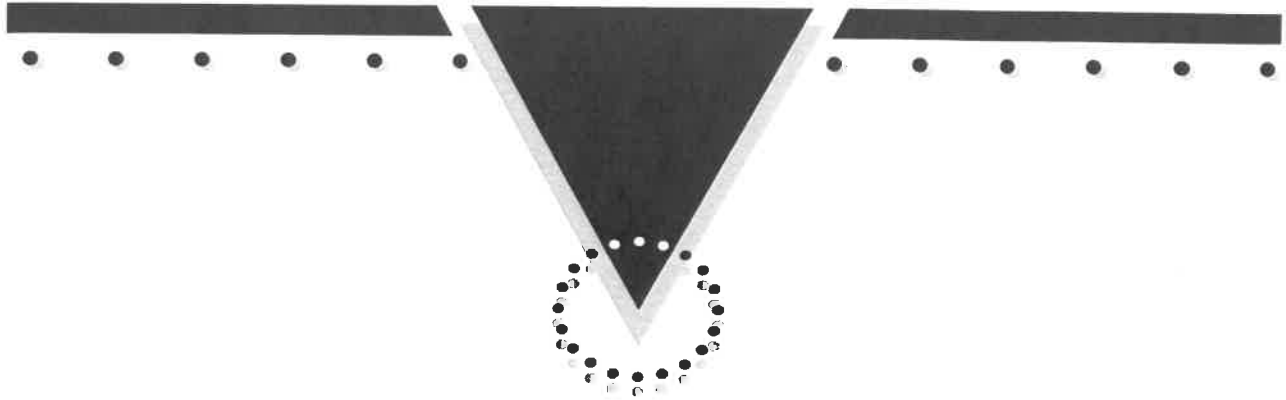
PASSED AND ADOPTED THIS 12th DAY OF JUNE, 2020.

ATTEST:

**GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____



Gardens at Hammock Beach Community Development District

**Proposed Budget
FY 2021**



Table of Contents

1 General Fund

2-3 General Fund Narrative

Gardens at Hammock Beach

Community Development District

Adopted Budget FY2020	Actual Thru 5/31/20	Projected Next 4 Months	Total Thru 9/30/20	Proposed Budget FY2021
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Revenues

Developer Contributions	\$16,975	\$30,146	\$18,164	\$48,310	\$58,000
Total Revenues	\$16,975	\$30,146	\$18,164	\$48,310	\$58,000

Expenditures

Administrative

Supervisor Fees	\$0	\$1,800	\$1,200	\$3,000	\$7,200
FICA Expense	\$0	\$138	\$92	\$230	\$551
Annual Audit	\$2,500	\$0	\$0	\$0	\$2,500
Engineering	\$5,000	\$2,023	\$2,978	\$5,000	\$5,000
Attorney	\$5,000	\$1,050	\$195	\$1,245	\$5,000
Management Fees	\$2,000	\$23,333	\$11,667	\$35,000	\$35,000
Information Technology	\$100	\$667	\$333	\$1,000	\$1,000
Telephone	\$100	\$0	\$50	\$50	\$100
Postage	\$250	\$415	\$185	\$600	\$750
Insurance	\$0	\$0	\$0	\$0	\$5,500
Printing & Binding	\$250	\$222	\$78	\$300	\$500
Legal Advertising	\$500	\$923	\$577	\$1,500	\$2,000
Other Current Charges	\$1,000	\$60	\$75	\$135	\$350
Office Supplies	\$100	\$46	\$29	\$75	\$125
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Expenditures	\$16,975	\$30,851	\$17,458	\$48,310	\$58,000
Excess Revenues/(Expenditures)	\$0	(\$706)	\$706	(\$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:

Supervisors Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each supervisor for the time devoted to District business and meetings. The amount is based on 3 supervisors attending 12 meetings during the fiscal year.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

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. The District has contracted with Parker, Mynchenberg & Associates, Inc. for this service.

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. The District has contract with Chiumento, Dwyer, Hertel, Grant, P.L. for this service.

Gardens at Hammock Beach Community Development District

GENERAL FUND BUDGET

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.

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 VI

**INTER-LOCAL AGREEMENT
BETWEEN THE
GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT
FLAGLER COUNTY, FLORIDA
AND
THE TAX COLLECTOR OF FLAGLER COUNTY, FLORIDA**

WITNESS, THE GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT of Flagler County, Florida, is a governmental entity authorized by Chapter 190, Florida Statutes, to levy ad valorem taxes, maintenance taxes, and non-ad valorem assessments; and;

WHEREAS, the Board of Supervisors of the Gardens at Hammock Beach Community Development District, Flagler County, Florida exercises the powers granted to the District pursuant to Florida Law, and;

WHEREAS, Suzanne Johnston is the duly elected Tax Collector of Flagler County, Florida and;

WHEREAS, both parties to this agreement are public agencies within the meaning of Chapter 163, Florida Statutes, and;

WHEREAS, it is the intention of the Gardens at Hammock Beach Community Development District Board of Supervisors to levy a non-ad valorem assessment or maintenance tax on the 2021 Flagler County Tax Roll, on an assessable unit basis, within the District, and;

WHEREAS, the Board of Supervisors of the Gardens at Hammock Beach Community Development District and the Tax Collector are permitted by Chapter 197.3632, Florida Statutes, "Florida's Uniform Method for Levy, Collection and Enforcement of Non-Ad Valorem Assessments", to enter into a written agreement providing for the collection of said non-ad valorem assessment or maintenance tax.

IT IS THEREFORE AGREED, between the Board of Supervisors of the Gardens at Hammock Beach Community Development District and Suzanne Johnston, Tax Collector of Flagler County, Florida that:

- (1) The District will provide the Tax Collector with a compatible computer tape listing affected parcel number and levy amount to be included on the 2021 Flagler County Tax Bill.
- (2) The Flagler County Tax Collector shall levy said non-ad valorem assessment on the rolls of the affected parcels of property.
- (3) For the services herein before set out, The Board of Supervisors of the Gardens at Hammock Beach Community Development District will reimburse the Tax Collector for the costs incurred on the basis of two percent (2%) of the actual assessment collected, and;

- (4) The Board of Supervisors of the Gardens at Hammock Beach Community Development District and the Tax Collector shall exercise the rights of each party under this agreement in such a way as to achieve maximum efficiency in complying with the provisions of this agreement and the statutory time frames applicable to preparation on non-ad valorem assessment rolls, and;
- (5) The Board of Supervisors of the Gardens at Hammock Beach Community Development District agree to indemnify Suzanne Johnston, Flagler County Tax Collector, against any and all actions, suits, claims, or demands that may be brought against said Tax Collector, and also against all damages, costs and expenses said Tax Collector may incur, or become liable to pay because of her actions pursuant to this agreement, and;
- (6) Should for any reason, a refund of said non-ad valorem tax be ordered, the District agrees to assume full and complete responsibility for said refund, and;
- (7) The Gardens at Hammock Beach Community Development District, its representative or his designee, shall be responsible for final acceptance of all corrected tax bills and split-outs as may occur.

Agreed to between parties on this _____ day of _____, 2020

Witness

Suzanne Johnston
Tax Collector, Flagler County

Witness

Witness

Chairman/Vice Chairman
Gardens at Hammock Beach
Community Development
District

Witness

SECTION VII



James E. Gardner Jr., CFA
Flagler County Property Appraiser
Data – Sharing and Usage Agreement

GARDENS AT HAMMOCK BEACH

This Data Sharing and Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **GARDENS AT HAMMOCK BEACH**, hereafter referred to as agency, can acquire and use Flagler County Property Appraiser (FCPA) data that is exempt from Public Records disclosure as defined in FS 119.071.

The confidentiality of personal identifying and location information including: names, physical, mailing, and street addresses, parcel ID, legal property description, neighborhood name, lot number, GPS coordinates, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt / confidential status, hereafter referred to as confidential personal identifying and location information, will be protected as follows:

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The term of this Agreement shall commence on January 1, 2020 and shall run until December 31, 2020, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew. A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Flagler County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

FLAGLER COUNTY PROPERTY APPRAISER

GARDENS AT HAMMOCK BEACH

Signature: _____

Print: _____

James E. Gardner Jr., CFA

Date: _____

April 1, 2020

Signature: _____

Print: _____

George S. Flint

Title: _____

District Manager

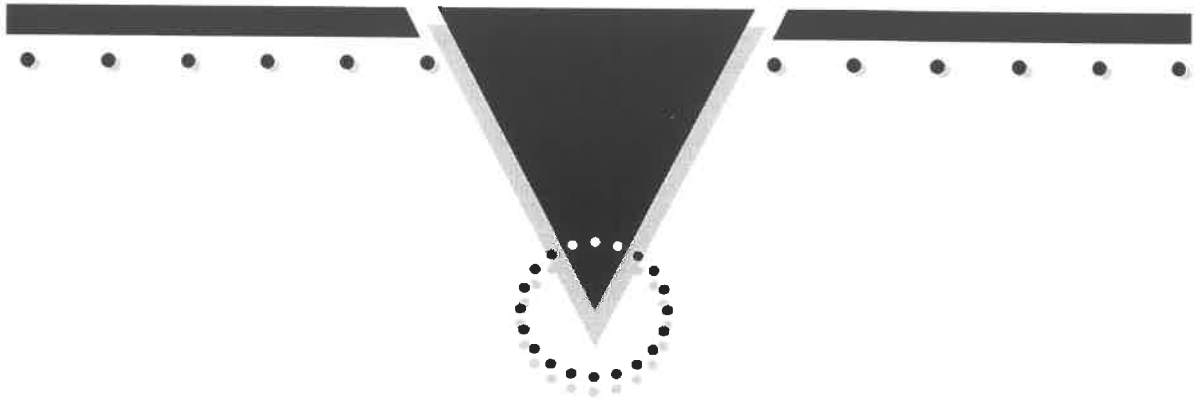
Date: _____

4/21/2020

SECTION VIII

SECTION A

SECTION 1



**Gardens at Hammock Beach
Community Development District**

Unaudited Financial Reporting

May 31, 2020



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1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
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Gardens at Hammock Beach
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
May 31, 2020

	<u>General</u>
<u>ASSETS:</u>	
CASH	\$1,086
DUE FROM DEVELOPER	\$3,824
TOTAL ASSETS	<u><u>\$4,910</u></u>
<u>LIABILITIES:</u>	
ACCOUNTS PAYABLE	\$3,824
DUE TO DEVELOPER	\$175
<u>FUND EQUITY:</u>	
FUND BALANCES:	
UNRESTRICTED	\$911
TOTAL LIABILITIES & FUND EQUITY	<u><u>\$4,910</u></u>

Gardens at Hammock Beach

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending May 31, 2020

	BUDGET	PRORATED BUDGET THRU 5/31/20	ACTUAL THRU 5/31/20	VARIANCE
<u>REVENUES:</u>				
DEVELOPER CONTRIBUTIONS	\$16,975	\$11,317	\$30,146	\$18,829
TOTAL REVENUES	\$16,975	\$11,317	\$30,146	\$18,829
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISOR FEES	\$0	\$0	\$1,800	(\$1,800)
FICA EXPENSE	\$0	\$0	\$138	(\$138)
ANNUAL AUDIT	\$2,500	\$0	\$0	\$0
ENGINEERING	\$5,000	\$3,333	\$2,023	\$1,311
ATTORNEY	\$5,000	\$3,333	\$1,050	\$2,283
MANAGEMENT FEES	\$2,000	\$1,333	\$23,333	(\$22,000)
INFORMATION TECHNOLOGY	\$100	\$67	\$667	(\$600)
TELEPHONE	\$100	\$67	\$0	\$67
POSTAGE	\$250	\$167	\$415	(\$248)
PRINTING & BINDING	\$250	\$167	\$222	(\$55)
LEGAL ADVERTISING	\$500	\$333	\$923	(\$590)
OTHER CURRENT CHARGES	\$1,000	\$667	\$60	\$607
OFFICE SUPPLIES	\$100	\$67	\$46	\$20
DUES, LICENSES, & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
TOTAL EXPENDITURES	\$16,975	\$9,708	\$30,851	(\$21,143)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$706)	
FUND BALANCE - Beginning	\$0		\$1,617	
FUND BALANCE - Ending	\$0		\$911	

Gardens at Hammock Beach Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
REVENUES													
DEVELOPER CONTRIBUTIONS	\$3,290	\$3,228	\$3,000	\$4,107	\$3,990	\$5,682	\$3,024	\$3,824	\$0	\$0	\$0	\$0	\$30,146
TOTAL REVENUES	\$3,290	\$3,228	\$3,000	\$4,107	\$3,990	\$5,682	\$3,024	\$3,824	\$0	\$0	\$0	\$0	\$30,146
EXPENDITURES													
SUPERVISOR FEES	\$0	\$0	\$0	\$1,200	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$1,800
FICA EXPENSE	\$0	\$0	\$0	\$92	\$0	\$0	\$0	\$46	\$0	\$0	\$0	\$0	\$138
AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ENGINEERING	\$0	\$0	\$0	\$600	\$600	\$823	\$0	\$0	\$0	\$0	\$0	\$0	\$2,023
ATTORNEY	\$0	\$175	\$420	\$0	\$455	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,050
MANAGEMENT FEE	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$0	\$23,333
INFORMATION TECHNOLOGY	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$667
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$1	\$2	\$124	\$130	\$133	\$3	\$23	\$1	\$0	\$0	\$0	\$0	\$415
PRINTING & BINDING	\$37	\$1	\$0	\$103	\$36	\$44	\$1	\$1	\$0	\$0	\$0	\$0	\$222
LEGAL ADVERTISING	\$63	\$225	\$219	\$224	\$192	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$923
OTHER CURRENT CHARGES	\$0	\$0	\$15	\$15	\$0	\$0	\$15	\$15	\$0	\$0	\$0	\$0	\$60
OFFICE SUPPLIES	\$15	\$0	\$0	\$15	\$0	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$46
DUES, LICENSES, & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
TOTAL EXPENDITURES	\$3,290	\$3,403	\$3,778	\$5,378	\$4,416	\$3,885	\$3,039	\$3,662	\$0	\$0	\$0	\$0	\$30,851
EXCESS REVENUES (EXPENDITURES)	\$0	(\$175)	(\$778)	(\$1,271)	(\$426)	\$1,797	(\$15)	\$162	\$0	\$0	\$0	\$0	(\$706)

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 (19)	General Fund Portion (20)	Capital (Due to Developer)	Over and (short) Balance Due
1	10/31/19	1/21/20	\$ 8,548.28	\$ 8,548.28	\$ 1,942.95	\$ 3,290.33	\$ 3,315.00	\$ -
2	11/29/19	1/21/20	\$ 4,788.34	\$ 4,788.34	\$ 250.00	\$ 3,228.34	\$ 1,310.00	\$ -
3	12/11/19	1/21/20	\$ 5,942.50	\$ 5,942.50	-	\$ 3,000.00	\$ 2,942.50	\$ -
4	1/16/20	1/27/20	\$ 6,991.91	\$ 6,991.91	-	\$ 4,106.91	\$ 2,885.00	\$ -
5	2/7/20	2/18/20	\$ 9,430.06	\$ 9,430.06	-	\$ 3,990.06	\$ 5,440.00	\$ -
6	3/31/20	5/15/20	\$ 16,664.91	\$ 16,664.91	-	\$ 5,681.84	\$ 10,983.07	\$ -
7	4/27/20	5/13/20	\$ 9,529.15	\$ 9,529.15	-	\$ 3,024.15	\$ 6,505.00	\$ -
8	5/15/20		\$ 3,823.93	\$ 3,823.93	-	\$ 3,823.93	\$ -	\$ 3,823.93
Due from Developer				\$ 77,904.63	\$ 2,192.95	\$ 30,145.56	\$ 33,380.57	\$ 3,823.93
Total Developer Contributions FY20				\$ 30,145.56				

*FY19 Column does not include FY19 PR#1-7 expenses.

SECTION 2

Gardens At Hammock Beach

Community Development District

Funding Request FY20 - #6
March 31, 2020

Payee	General Fund FY2020	Capital Outlay FY2020
1 Chiumento, Dwyer, Hertel, Grant, PL		
Inv# 6462 - Bond Validation - January 2020		\$ 6,292.50
Inv# 6776 - Bond Validation - February 2020		\$ 2,975.57
Inv# 6777 - General Counsel - February 2020	\$ 455.00	
2 Daytona News-Journal		
Inv# 102351704-01292020 - Notice of Uniformed Method of Collection - January 2020	\$ 160.45	
Inv# 102353656-02192020 - Notice of Meeting - February 2020	\$ 31.79	
3 Fedex		
Inv# 6-937-81021 - Delivery - February 20, 2020	\$ 126.58	
4 Governmental Management Services-CF, LLC		
Inv# 73 - Management Fees - March 2020	\$ 3,062.12	
5 Parker, Mynchenberg & Associates, Inc.		
Inv# 20-117 - Conference Call/Attend CDD Meeting - January 2020	\$ 600.00	
Inv# 20-118 - Revise CDD Report, Revised Water & Sewer Applications - January 2020		\$ 580.00
Inv# 20-209 - Prepare Supplemental Report - February 2020		\$ 1,135.00
Inv# 20-210 - Conference Call/Attend CDD Meeting - February 2020	\$ 600.00	
6 Supervisor Fees		
February 27, 2020		
William Livingston	\$ 215.30	
David Lusby	\$ 215.30	
Clint Smith	\$ 215.30	
	\$ 5,681.84	\$ 10,983.07

Total: \$ 16,664.91

Please make check payable to:

Gardens at Hammock Beach CDD
1408 Hamlin Avenue
Unit E
St.Cloud, FL 34771

Chiumento Dwyer Hertel Grant
145 City Place, Suite 301
Palm Coast, FL 32164
Email: chiumento@legalteamforlife.com
Office: (386) 445-8900
www.legalteamforlife.com



Bill to:

Gardens at Hammock Beach Community Development District (CDD)
c/o Governmental Management Services - Central FL
1408 Hamlin Avenue, Unit #E
St. Cloud, FL 34771

INVOICE

To January 31, 2020

Invoice Date February 20, 2020
Invoice Number 6462
Due Date Due Upon Receipt

tviscarra@gmscfl.com

Gardens at Hammock Beach CDD - Bond Validation 190638

Account Summary

Previous Balance	\$5,845.00
Payments Received	(\$3,425.00)
Outstanding Balance	\$2,420.00
Current Invoice	\$6,292.50
Gardens at Hammock Beach CDD - Bond Validation - Prepaid Balance	\$0.00
Total Due	\$8,712.50

Payment Transactions

Date	Type	Invoice #	Description	Amount
1/29/2020	Check	5644	Ck #000159; DEP: 01292020.1Ck	\$110.00
1/29/2020	Check	5323	Ck #000159; DEP: 01292020.1Ck	\$3,315.00

Fee Detail

Date	Description	Hours	Rate	Total
1/6/2020	DAV Followed up on file.	0.20	\$275.00/hr	\$55.00

Date		Description	Hours	Rate	Total
1/7/2020	DAV	Followed up on status of bond validation with Justin Rowan and the draft of the complaint with Ken Artin. Reviewed exchange of emails. Draft Bond Validation Complaint. Research same.	3.00	\$275.00/hr	\$825.00
1/8/2020	DAV	Revised Validation Complaint. Meeting with MC3 re status of same.	1.20	\$275.00/hr	\$330.00
1/9/2020	DAV	Reviewed and revised draft validation complaint prior to finalization for review. Reviewed exchange of emails. Followed up on Board Members.	1.00	\$275.00/hr	\$275.00
1/10/2020	DAV	Reviewed exchange of emails re bond validation complaint. Gather all final exhibits for the complaint.	0.50	\$275.00/hr	\$137.50
1/13/2020	DAV	Followed up with filing the Validation Complaint. Revised the complaint. Finalized same for MC3 signature. Contacted the Flagler County Clerk to inquire as filing.	0.50	\$275.00/hr	\$137.50
1/14/2020	DAV	Meeting with MC3 to discuss finalization, signature and filing of complaint. Review assessment methodology report.	1.00	\$275.00/hr	\$275.00
1/15/2020	DAV	Reviewed exchange of emails re Assessment Methodology Report. Meeting with MC3 re matter.	0.50	\$275.00/hr	\$137.50
1/17/2020	DAV	Reviewed email from Danielle and Respond. Revise complaint. Reviewed agenda for meeting. Followed up on resolution to sign validation complaint. Reviewed statute re municipality/county advertisement under §170.07. Telephone conference with District Manager. Revised documents and drafted email. Made revisions to Resolution 2020-04.	1.70	\$275.00/hr	\$467.50
1/20/2020	DAV	Reviewed email from George Flint. Telephone call to George Flint (District Manager) and left a message. Emailed George Flint. Drafted schedule.	2.00	\$275.00/hr	\$550.00
1/21/2020	DAV	Reviewed email exchange with district manager. Followed up regarding same with MC3.	0.20	\$275.00/hr	\$55.00

Date		Description	Hours	Rate	Total
1/22/2020	DAV	Reviewed exchange of emails re district bonds. Meeting with MC3 to discuss same. Research assessments. Meeting with MC3. Telephone conference with Bond group. Email to district manager. Email to Engineer re modification of report.	3.00	\$275.00/hr	\$825.00
1/23/2020	DAV	Reviewed exchange of emails. Telephone conference with Engineer. Drafted Memorandum to Ken Belshe. Revised timeline. Updated validation complaint with revised engineer's report.	1.50	\$275.00/hr	\$412.50
1/24/2020	DAV	Filed Bond Validation Complaint. Telephone conference with court clerk. Drafted Summons. Telephone conference with Bond Counsel (Lo). Telephone conference with RJ Larizza, 7th Judicial Circuit Office of the State Attorney.	1.00	\$275.00/hr	\$275.00
1/28/2020	DAV	Followed up on status of assignment of judge. Forwarded email regarding timeline schedule.	0.30	\$275.00/hr	\$82.50
1/29/2020	DAV	Followed up on filing amended bond validation complaint. Reviewed and drafted exchange of emails with Bryant Miller Olive firm.	0.30	\$275.00/hr	\$82.50
1/30/2020	DAV	Revised Amended Complaint. Drafted memorandum of law. Reviewed caselaw.	1.50	\$275.00/hr	\$412.50
1/31/2020	DAV	Drafted Notice and Order to Show Cause documents. Finalized Plaintiff's memorandum of law. Drafted Acknowledgment of Service of Division of Bond Finance and Acknowledgment of Service by office of state attorney. Meeting with MC3 to discuss same. Followed up on status of bonds with Justin Rowan George Flint et al	1.50	\$275.00/hr	\$412.50
1/31/2020	MC	Received and reviewed various correspondence regarding Bond program.	0.40	\$350.00/hr	\$140.00
Hours Total			21.30	Fee Total	\$5,887.50

Expense Detail

Date		Description	Quantity	Rate	Total
1/24/2020	CM	Filing Fee for Bond Validation Complaint	1	\$405.00	\$405.00
				Expenses Total	\$405.00

Fees	\$5,887.50
Expense	\$405.00
Current Due	\$6,292.50
Outstanding Balance	\$2,420.00
Total Due	\$8,712.50

Timekeeper Summary

Timekeeper	Hours
Diane Vidal	20.90
Michael Chiumento III	0.40
Total Hours	21.30

Chiumento Dwyer Hertel Grant
145 City Place, Suite 301
Palm Coast, FL 32164
Email: chiumento@legalteamforlife.com
Office: (386) 445-8900
www.legalteamforlife.com



Bill to:

**Gardens at Hammock Beach Community Development District
(CDD)**
c/o Governmental Management Services - Central FL
1408 Hamlin Avenue, Unit #E
St. Cloud, FL 34771

INVOICE

To February 29, 2020

Invoice Date March 16, 2020
Invoice Number 6776
Due Date Due Upon Receipt

tviscarra@gmscfl.com

Gardens at Hammock Beach CDD - Bond Validation 190638

RECEIVED
MAR 23 2020

Account Summary

Previous Balance	\$8,712.50
Payments Received	(\$2,420.00)
Outstanding Balance	\$6,292.50
Current Invoice	\$2,975.57
Gardens at Hammock Beach CDD - Bond Validation - Prepaid Balance	\$0.00

Total Due	\$9,268.07
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Payment Transactions

Date	Type	Invoice #	Description	Amount
3/6/2020	Check	6180	Ck #000172; 03062020.1Ck	\$1,472.50
3/6/2020	Check	5933	Ck #000172; 03062020.1Ck	\$947.50

Fee Detail

Date	Description	Hours	Rate	Total
2/3/2020	DAV Followed up on status.	0.20	\$275.00/hr	\$55.00

Date		Description	Hours	Rate	Total
2/4/2020	DAV	Revised Plaintiff's memorandum of law and notice and order to show cause. Revise acknowledgement of service and finalize same. Finalized documents for service. Attended to the transmittal of same.	1.00	\$275.00/hr	\$275.00
2/5/2020	DAV	Reviewed email from Judge's secretary re coordinating date for Order to Show Cause. Reviewed exchange of emails re Assessment Area One. Emailed Ken Belshe.	0.30	\$275.00/hr	\$82.50
2/11/2020	CM	Corresponded with Judge's assistant regarding coordinating Hearing on Order to Show Cause.	0.30	\$125.00/hr	\$37.50
2/11/2020	CM	Various correspondence with Judge Terrence Perkins' Judicial Assistant Susan Price regarding coordination of Hearing on Order to Show Cause; Reviewed Court calendar of available Hearing dates; Office conference with D. Vidal regarding same.	0.60	\$125.00/hr	\$75.00
2/11/2020	DAV	Followed up on time and process for date on order to show cause.	0.20	\$275.00/hr	\$55.00
2/14/2020	CM	Coordinated Hearing; Revised proposed Order to Show Cause to include Hearing date of April 6, 2020; E-Filed same for Judge's consideration and issuance.	0.50	\$125.00/hr	\$62.50
2/14/2020	DAV	Reviewed judge's calendar for dates for Order to Show Cause. Telephone call to the Attorney General Office for information on Order to Show Cause dates. Meeting with MC3 to discuss upcoming dates for this matter.	0.50	\$275.00/hr	\$137.50
2/15/2020	DAV	Reviewed email from George Flint re status of assessment area one. Followed up on same.	0.20	\$275.00/hr	\$55.00
2/18/2020	DAV	Forwarded the Notice and Order to Show Cause for Bond Validation to recipients via email. Drafted correspondence to state attorney office. Forwarded same to R.J. Larizza, Esq. Reviewed emails concerning same and responded.	1.00	\$275.00/hr	\$275.00
2/18/2020	MC	Prepared for meeting.	0.30	\$350.00/hr	\$105.00
2/21/2020	DAV	Reviewed agenda emails. Followed up on meeting.	0.20	\$275.00/hr	\$55.00

Date		Description	Hours	Rate	Total
2/24/2020	DAV	Followed up with MC3 re signing of the Notice of Special Assessments. Reviewed signed notice. Meeting with KD to record the Notice of Assessments.	0.50	\$275.00/hr	\$137.50
2/25/2020	DAV	Meeting with CM to prepare required documents for Gardens meeting. Reviewed Assessment Area One engineer's report. Reviewed assessment methodology report.	1.00	\$275.00/hr	\$275.00
2/26/2020	DAV	Reviewed Rules of District. Reviewed email from George Flint re bidding. Meeting with MC re matter.	2.00	\$275.00/hr	\$550.00
2/27/2020	CM	E-Filed Acknowledgment of Service by Office of State Attorney.	0.20	\$125.00/hr	\$25.00
2/27/2020	DAV	Followed up with Jason Lewis at the Attys office. Attended meeting with Board members. Revised acknowledgment of service. Exchange of emails with Jason Lewis, Esq. Reviewed signed Acknowledgement of service.	1.50	\$275.00/hr	\$412.50
2/27/2020	MC	Meeting with Developer regarding Bond issues.	0.80	\$350.00/hr	\$280.00
Hours Total			11.30	Fee Total	\$2,950.00

Expense Detail

Date		Description	Quantity	Rate	Total
2/4/2020	NH	Overnight Mail to J. Ben Watkins III, Director	1	\$25.57	\$25.57
Expenses Total					\$25.57

Fees	\$2,950.00
Expense	\$25.57
Current Due	\$2,975.57
Outstanding Balance	\$6,292.50
Total Due	\$9,268.07

Timekeeper Summary

Timekeeper	Hours
Caroline Meneil	1.60
Diane Vidal	8.60
Michael Chiumento III	1.10
Total Hours	11.30

Chiumento Dwyer Hertel Grant
145 City Place, Suite 301
Palm Coast, FL 32164
Email: chiumento@legalteamforlife.com
Office: (386) 445-8900
www.legalteamforlife.com

RECEIVED
MAR 25 2020
BY: _____



Bill to:

Gardens at Hammock Beach Community Development District (CDD)
c/o Governmental Management Services - Central FL
1408 Hamlin Avenue, Unit #E
St. Cloud, FL 34771

INVOICE

To February 29, 2020

Invoice Date March 16, 2020
Invoice Number 6777
Due Date Due Upon Receipt

tviscarra@gmscfl.com

Gardens at Hammock Beach CDD-General Representation 190581

10 (chd)
510-573-315

Account Summary

Previous Balance	\$840.00
Payments Received	(\$840.00)
Outstanding Balance	\$0.00
Current Invoice	\$455.00
Gardens at Hammock Beach CDD-General Representation - Prepaid Balance	\$0.00

Total Due	\$455.00
------------------	-----------------

Payment Transactions

Date	Type	Invoice #	Description	Amount
3/6/2020	Check	6179	Ck #000172; 03062020.1Ck	\$420.00
3/6/2020	Check	5932	Ck #000172; 03062020.1Ck	\$420.00

Fee Detail

Date	Description	Hours	Rate	Total
2/25/2020	MC Prepared for meeting.	0.50	\$350.00/hr	\$175.00

Date		Description	Hours	Rate	Total
2/27/2020	MC	Prepared for and attended Board of Supervisors Meeting.	0.80	\$350.00/hr	\$280.00
			Hours Total	Fee Total	\$455.00

Expense Detail

Date		Description	Quantity	Rate	Total
<i>No expenses have been charged for this invoice.</i>					
					Expenses Total
					\$0.00

Fees	\$455.00
Expense	\$0.00
Current Due	\$455.00
Outstanding Balance	\$0.00
Total Due	\$455.00

Timekeeper Summary

Timekeeper	Hours
Michael Chiumento III	1.30
Total Hours	1.30

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		2/19/2020	
Customer Account #		Total Amount Due	
1008098		\$160.45	
Customer Type		Terms of Payment	Page
Legal		Upon Receipt	1
Invoice Number : I02351704-01292020			

Advertising Invoice

GARDENS AT HAMMOCK BEACH
219 EAST LIVINGSTON STREET STE 1
ORLANDO, FL 32801

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

Amount Paid : \$ _____

Check # : _____

Amount to Pay : **\$160.45**

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

Start Date	Ad# - Trans#	Pub	Description	P. O. Number	Times	Size/Charge	Amount
1/29/2020	0002351704	PC	UNIFORM METHOD OF COLLECTION		4	1.00 x 80Lines	\$160.45

Amount to Pay : **\$160.45**

RECEIVED

FEB 20 2020

BY: _____

RECEIVED

FEB 26 2020

BY: _____

#4 (Hd)
1-310-513-48
Not-Uniform Method Run-ad

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		2/19/2020	
Customer Account #		Total Amount Due	
1008098		\$160.45	
Customer Type		Terms of Payment	Page
Legal		Upon Receipt	1
Invoice Number : I02351704-01292020			

THANK YOU FOR YOUR BUSINESS
TERMS: NET DUE UPON RECEIPT

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

**Flagler/Palm Coast
NEWS-TRIBUNE**

Published Each Wednesday
Flagler County, Florida

State of Florida,
County of Flagler

Before the undersigned authority personally appeared

Susie Stanford

who, on oath says that she is

LEGAL COORDINATOR

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

PUBLIC NOTICE

NT 2351704

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

JANUARY 29, FEBRUARY 5, 12, 19, 2020

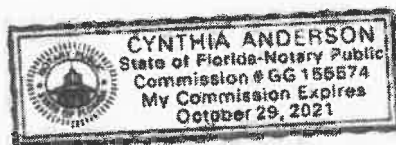
Affiant further says that The Flagler/Palm Coast News-Tribune is a newspaper published in said Flagler County, Florida, and that the said newspaper has heretofore been continuously published in said Flagler County, Florida, each Wednesday and has been entered as second-class mail matter at the post office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

Sworn to and subscribed before me

This 19th of FEBRUARY

A.D. 2020

Cynthia Anderson
.....
49D



NOTICE BY THE GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given that the Gardens at Hammock Beach Community Development District ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to section 197.3532, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing at 10:00 a.m. on Thursday, February 27, 2020, located at City Centre at Palm Coast Town Center, 345 City Place, Suite 300, Palm Coast, Florida 32164.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, roadways, water facilities, sewer facilities, reclaimed water facilities, stormwater management facilities, landscape and hardscape improvements and any other lawful projects or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when one or more Supervisors will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing is asked to contact the District Office at (407) 843-3524, at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

Each person who desires to appeal any decision made by the Board with respect to any matter considered at the hearing and/or meeting 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
District Manager
Governmental Management Services -
Central Florida, LLC
NT2351704, Jan. 29, Feb. 5, 12, 19, 2020 49

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		2/19/2020	
Customer Account #		Total Amount Due	
1008098		\$31.79	
Customer Type		Terms of Payment	Page
Legal		Upon Receipt	1
Invoice Number : 102353656-02192020			

Advertising Invoice

GARDENS AT HAMMOCK BEACH
219 EAST LIVINGSTON STREET STE 1
ORLANDO, FL 32801

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

Amount Paid : \$ _____

Check # : _____

Amount to Pay : **\$31.79**

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

Start Date	Ad# - Trans#	Pub	Description	P. O. Number	Times	Size/Charge	Amount
2/19/2020	0002353656	PC	HAMMOCK BEACH MTG 2/27/20	LAUREN VANDERVEER	1	1.00 x 49Lines	\$31.79
Amount to Pay :							\$31.79

RECEIVED
FEB 26 2020

#4 (Ha)
1-310-513-48
Not of Meeting 02/27/20

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		2/19/2020	
Customer Account #		Total Amount Due	
1008098		\$31.79	
Customer Type		Terms of Payment	Page
Legal		Upon Receipt	1
Invoice Number : 102353656-02192020			

THANK YOU FOR YOUR BUSINESS
TERMS: NET DUE UPON RECEIPT

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

**Flagler/Palm Coast
NEWS-TRIBUNE**

Published Each Wednesday
Flagler County, Florida

**State of Florida,
County of Flagler**

Before the undersigned authority personally appeared

Susan Stanford

who, on oath says that she is

LEGAL COORDINATOR

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

PUBLIC NOTICE

NT 2353656

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

FEBRUARY 19, 2020

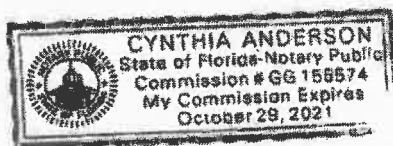
Affiant further says that The Flagler/Palm Coast News-Tribune is a newspaper published in said Flagler County, Florida, and that the said newspaper has heretofore been continuously published in said Flagler County, Florida, each Wednesday and has been entered as second-class mail matter at the post office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

Sworn to and subscribed before me

This 19th of FEBRUARY

A.D. 2020

Cynthia Anderson



**NOTICE 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 will be held on Thursday, February 27, 2020 at 10:00 AM, at City Centre at Palm Coast Town Center, 145 City Plaza, Suite 300, Palm Coast, Florida 32169. 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 219 East Livingston Street, 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) 941-0524. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-655-8775, 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. Pink
Governmental Management
Services - Central Florida, LLC
District Manager
NT2353656 Feb 19, 2020 11

**Shipping Address:**

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

FedEx Express Services

Total Charges

USD

TOTAL THIS INVOICE

USD

Other discounts may apply.

~~\$177.20~~

\$177.28

42

50.62 fraud charge

$$= \$126.58$$

RECEIVED
FEB 28 1920

15%

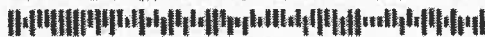
To ensure proper credit, please return
this portion with your payment to FedEx.
Please do not staple or fold.
Please make check payable to FedEx.

Remittance Advice

Your payment is due by Mar 11, 2020

693781021300001772043595242003000000000000001772040

0025136 01 AB 0.416 **AUTO TO 0 1055 34771-858877 -C01-P25161-11



GARDENS HAMMOCK BEACH CDD
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



FedEx

P.O. Box 660481

DALLAS TX 75285-0491



RF021550019333



FedEx Express Shipment Detail

Ship Date: Feb 20, 2020

Cust. Ref.: NO REFERENCE INFORMATION

Ref.#2:

Payer: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 5.50% to this shipment.
- Distance Based Pricing, Zone 2
- Package sent from 90250 zip code

Automation SSFE
Tracking ID 390542186036
Service Type FedEx Priority Overnight
Package Type FedEx Pak
Zone 03
Packages 1
Rated Weight 1.0 lbs, 0.5 kgs
Delivered Feb 21, 2020 13:23
Svc Area PM
Signed by S.SUZ1
FedEx Use 000000000/1508/...

Sender

Recipient

Transportation Charge
Fuel Surcharge
DAS Comm
Total Charge

44.88
2.64
3.10
50.62

USD

Ship Date: Feb 20, 2020

Cust. Ref.: Gardens at Hammock Beach

Ref.#2:

Payer: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 5.50% to this shipment.
- Distance Based Pricing, Zone 2
- FedEx has audited this shipment for correct package, 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
Tracking ID 777822230574
Service Type FedEx Standard Overnight
Package Type Customer Packaging
Zone 02
Packages 1
Rated Weight 3.0 lbs, 1.4 kgs
Delivered Feb 21, 2020 14:47
Svc Area AS
Signed by see above
FedEx Use 000000000/1283/02

Sender
George Flint
GMS - CF, LLC
219 E Livingston Street
ORLANDO FL 32801 US

Recipient
Clint Smith
8 Cadillac Place
PALM COAST FL 32137 US

Transportation Charge
Fuel Surcharge
Residential Delivery
DAS Resi
Total Charge

32.41
2.28
4.66
4.40
43.74

USD

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!



Ship Date: Feb 20, 2020

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 5.50% 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	777822227156	George Flint	David Lusby
Service Type	FedEx Standard Overnight	GMS - CF, LLC	21 Forest View Way
Package Type	Customer Packaging	219 E Livingston Street	ORMOND BEACH FL 32174 US
Zone	02	ORLANDO FL 32801 US	
Packages	1		
Rated Weight	3.0 lbs, 1.4 kgs		
Delivered	Feb 21, 2020 15:00	Transportation Charge	32.41
Svc Area	A5	Fuel Surcharge	2.04
Signed by	see above	Residential Delivery	4.65
FedEx Use	000000000/1283/02	Total Charge	USD 39.10

Ship Date: Feb 20, 2020

Payor: Third Party

Cust. Ref.: Gardens at Hammock Beach

Ref.#3:

Ref.#2:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 5.50% 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	777822236621	George Flint	William Livingston
Service Type	FedEx Standard Overnight	GMS - CF, LLC	313 Cypress Street
Package Type	Customer Packaging	219 E Livingston Street	FLAGLER BEACH FL 32136 US
Zone	02	ORLANDO FL 32801 US	
Packages	1		
Rated Weight	3.0 lbs, 1.4 kgs	Transportation Charge	32.41
Delivered	Feb 21, 2020 12:54	Fuel Surcharge	2.28
Svc Area	A8	Residential Delivery	4.65
Signed by	see above	DAS Resi	4.40
FedEx Use	000000000/1283/02	Total Charge	USD 43.74

Third Party Subtotal USD \$177.20

Total FedEx Express USD \$177.20

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

Invoice

Bill To:

Gardens at Hammock Beach CDD
219 E. Livingston St.
Orlando, FL 32801

RECEIVED
MAR 06 2020

BY:_____

Invoice #: 73
Invoice Date: 3/1/20
Due Date: 3/1/20
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - March 2020		2,916.67	2,916.67
Information Technology - March 2020		83.33	83.33
Office Supplies		15.27	15.27
Postage		3.20	3.20
Copies		43.65	43.65
# 3(Hd)			
310-513-34			
Management Fees Mar20			
310-513-351			
Information Tech Mar20			
310-33-51			
office Supplies			
310-513-42			
Postage			
310-513-425			
Copies			
Total			\$3,062.12
Payments/Credits			\$0.00
Balance Due			\$3,062.12

PARKER MYNCHENBERG & ASSOCIATES, INC.
1729 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117
(386) 677-6891
FAX: (386) 677-2114

INVOICE

INVOICE NO: 20-117

DATE: 2/18/2020

Bill To Gardens at Hammock Beach CDD
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

RECEIVED
FEB 21 2020

BY:_____

P.O.	RE: GENERAL FUND_GARDENS AT HAMMOCK BEACH CDD	TERMS
		Net 30

	DESCRIPTION	AMOUNT
1	Billings for Period 01-01-2020 to 01-31-2020 Professional Engineering Services a. Conference Call, Attend CDD Meeting in Flagler County - General Fund - (3 Hours @ \$200 / Hour) * (1 Hrs) 1-310-513-311 Attend CDD Meeting	600.00

THANK YOU FOR YOUR BUSINESS!

Total \$600.00

Make all checks payable to: Parker Mynchenberg & Associates, Inc.
If you have any questions concerning this invoice call us: (386) 677-6891

PARKER MYNCHENBERG & ASSOCIATES, INC.
1729 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117
(386) 677-6891
FAX: (386) 677-2114

INVOICE

INVOICE NO: 20-118
DATE: 2/18/2020

Bill To Gardens at Hammock Beach CDD
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

RECEIVED
FEB 21 2020

BY: _____

P.O.	RE: CONST FUND_GARDENS AT HAMMOCK BEACH CDD	TERMS
		Net 30

	DESCRIPTION	AMOUNT
	Billings for Period 01-01-2020 to 01-31-2020	
1	Professional Engineering Services Professional Engineering - Construction Fund - (2 Hours @ \$200 / Hour)	400.00
2	Administrative Services Revised CDD Report, Draft 2 Emails for Forwarding the CDD Report, Revised Water and Sewer Applications, Draft Letter to Fred Griffith, Revised CDD Report and Emailed - Construction Fund - (4 Hours @ \$45 / Hour)	180.00
	<i>#11</i> <i>300-131-101</i> <i>Revised CDD Report - Con Str. Fund</i>	

THANK YOU FOR YOUR BUSINESS!

Total \$580.00

Make all checks payable to: Parker Mynchenberg & Associates, Inc.
If you have any questions concerning this invoice call us: (386) 677-6891

PARKER MYNCHENBERG & ASSOCIATES, INC.
1729 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117
(386) 677-6891
FAX: (386) 677-2114

RECEIVED
MAR 19 2020

INVOICE

INVOICE NO: 20-209

DATE: 3/16/2020

BY: _____

Bill To Gardens at Hammock Beach CDD
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

P.O.	RE: CONST FUND_GARDENS AT HAMMOCK BEACH CDD	TERMS
		Net 30

	DESCRIPTION	AMOUNT
	Billing for Period 2-1-2020 to 02-29-2020	
1	Professional Engineering Services Assessment Area One, Supplemental Report - (5 Hours @ \$200 / Hour)	1,000.00
2	Administrative Services Prepare Supplemental Report - (3 Hours @ \$45 / Hour)	135.00

THANK YOU FOR YOUR BUSINESS!

Total	\$1,135.00
--------------	-------------------

Make all checks payable to: Parker Mynchenberg & Associates, Inc.
If you have any questions concerning this invoice call us: (386) 677-6891

PARKER MYNCHENBERG & ASSOCIATES, INC.
1729 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117
(386) 677-6891
FAX: (386) 677-2114

INVOICE

RECEIVED
MAR 19 2020

INVOICE NO: 20-210
DATE: 3/16/2020

BY: _____

Bill To Gardens at Hammock Beach CDD
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

P.O.	RE: GENERAL FUND_GARDENS AT HAMMOCK BEACH CDD	TERMS
		Net 30

	DESCRIPTION	AMOUNT
	Billing for Period 2-1-2020 to 02-29-2020	
1	Professional Engineering Services Conference Call Attend CDD Meeting - (3 Hours @ \$200 / Hour) * 11 (Chad) 1-313-513-31	600.00
THANK YOU FOR YOUR BUSINESS!		Total \$600.00

Make all checks payable to: Parker Mynchenberg & Associates, Inc.
If you have any questions concerning this invoice call us: (386) 677-6891

Gardens At Hammock Beach

Community Development District

Funding Request FY20 - #7

April 27, 2020

Payee		General Fund FY2020	Capital Outlay FY2020
1	Chiumento, Dwyer, Hertel, Grant, PL Inv# 6916 - Bond Validation - March 2020		\$ 6,505.00
2	Governmental Management Services-CF, LLC Inv# 74 - Management Fees - April 2020 Inv# 75 - Reimbursement Expenses - April 2020	\$ 3,000.00 \$ 24.15	
		\$ 3,024.15	\$ 6,505.00

Total: \$ 9,529.15

Please make check payable to:

Gardens at Hammock Beach CDD

1408 Hamlin Avenue

Unit E

St.Cloud, FL 34771

Chiumento Dwyer Hertel Grant
145 City Place, Suite 301
Palm Coast, FL 32164
Email: chiumento@legalteamforlife.com
Office: (386) 445-8900
www.legalteamforlife.com



RECEIVED
APR 13 2020

Bill to:

**Gardens at Hammock Beach Community Development District
(CDD)**
c/o Governmental Management Services - Central FL
1408 Hamlin Avenue, Unit #E
St. Cloud, FL 34771

tviscarra@gmscfl.com

Gardens at Hammock Beach CDD - Bond Validation 190638

INVOICE

To March 31, 2020

BY: _____

Invoice Date April 10, 2020
Invoice Number 6916
Due Date Due Upon Receipt

Account Summary

Previous Balance	\$9,268.07
Payments Received	\$0.00
Outstanding Balance	\$9,268.07
Current Invoice	<u>\$6,505.00</u>
Gardens at Hammock Beach CDD - Bond Validation - Prepaid Balance	\$0.00

Total Due \$15,773.07

Payment Transactions

Date	Type	Invoice #	Description	Amount
------	------	-----------	-------------	--------

No payments have been made on this account.

Fee Detail

Date	Type	Description	Hours	Rate	Total
3/2/2020	DAV	Drafted Joint Stipulation.	0.40	\$275.00/hr	\$110.00

Date		Description	Hours	Rate	Total
3/3/2020	DAV	Telephone conference with George Flint re status of Gardens Bonds. Telephone conference with the clerk of the court re publishing order to show cause in the newspaper. Forwarded Order to show Cause to the newspaper for publishing. Revised joint stipulation and finalized for submission. Forwarded same to Artin et al.	2.50	\$275.00/hr	\$687.50
3/4/2020	DAV	Reviewed comments to joint stipulation from Ken Artin's office.	0.20	\$275.00/hr	\$55.00
3/5/2020	DAV	Meeting with MC3 to discuss matter.	1.00	\$275.00/hr	\$275.00
3/5/2020	MC	Meeting with Diane Vidal; Prepared bid & bond documents.	1.00	\$350.00/hr	\$350.00
3/6/2020	DAV	Reviewed email from publisher regarding Order to Show Cause to be published in the newspaper. Reviewed publication for accuracy. Followed up on payment of publication.	0.50	\$275.00/hr	\$137.50
3/8/2020	DAV	Revised memorandum. Revised timeline. Forwarded same via email to distribution list recipients. Reviewed chapter 75 and 170. Finalized Joint Stipulation and gathered exhibits for same. Forwarded to state attorney. Draft Final Judgment.	4.50	\$275.00/hr	\$1,237.50
3/9/2020	DAV	Reviewed exchange of emails re Validation Bonds for matter.	0.50	\$275.00/hr	\$137.50
3/16/2020	DAV	Telephone conference with Susan Price secretary to Judge Perkins regarding requirements for Bond Validation hearing. Followed up with her via email re same. Draft Final Judgment. Draft Business Record Certification for Engineer Report.	1.50	\$275.00/hr	\$412.50
3/17/2020	DAV	Finalized the Business Records certification and forwarded same to the engineer for signature. Emailed engineer certification for signature. Finalize the final judgment. Proof read and revise same.	2.00	\$275.00/hr	\$550.00
3/18/2020	DAV	Reviewed Final Judgment. Proof read and revised same for finalization. Reviewed chapters 190 as referenced within the Judgment. Revised judgment.	1.50	\$275.00/hr	\$412.50

Date		Description	Hours	Rate	Total
3/18/2020	MC	Telephone conference with Gary Allen and other attorney regarding loan issues and loan documents; Reviewed loan documents in preparation for.	1.20	\$350.00/hr	\$420.00
3/19/2020	DAV	Draft Affidavit for engineer for Bond Validation hearing. Followed up on publication.	1.00	\$275.00/hr	\$275.00
3/24/2020	DAV	Reviewed Publisher's affidavit. Revised Joint Stipulation. Email to opposing counsel.	0.30	\$275.00/hr	\$82.50
3/25/2020	DAV	Finalized Joint Stip and Final Judgment.	0.50	\$275.00/hr	\$137.50
3/26/2020	DAV	Revised Certificate of Engineer and forwarded same to Engineer. Forwarded draft final judgment to opposing counsel. Drafted Certification for District manager.	2.00	\$275.00/hr	\$550.00
3/28/2020	DAV	File the final joint stipulation. Email opposing counsel re matter and followed up on rescheduling hearing due to COVID-19. Followed up on status of the matter moving forward.	0.50	\$275.00/hr	\$137.50
3/30/2020	CM	Received instructions from DAV regarding need for rescheduling Hearing due to Court Order regarding COVID19; Reviewed Court calendar for available Hearing times; Corresponded with Jason Lewis at State Attorney's office regarding available date and times; Received confirmation for date and time from State Attorney; Scheduled date with Court; Corresponded with Susan Price, Judicial Assistant to Judge Perkins regarding process for submitting new proposed Order or a Notice; Revised Order to Show Cause to include new date; Corresponded with DAV regarding necessity to republish Amended Order to Show Cause with new date once executed by Judge; E-Filed proposed Amended Order to Show Cause to Judge for review and execution.	1.00	\$125.00/hr	\$125.00
3/30/2020	DAV	Reviewed amended notice and order to show cause. Reviewed exchange of emails re new date of matter.	0.50	\$275.00/hr	\$137.50

Date		Description	Hours	Rate	Total
3/31/2020	DAV	Drafted Affidavit for George Flint and forwarded same for comment. Reviewed affidavit from Engineer and reviewed exchange of emails.	1.00	\$275.00/hr	\$275.00
			Hours Total	23.60	Fee Total
					\$6,505.00

Expense Detail

Date	Description	Quantity	Rate	Total
<i>No expenses have been charged for this invoice.</i>				
				Expenses Total
				\$0.00

Fees	\$6,505.00
Expense	\$0.00
Current Due	\$6,505.00
Outstanding Balance	\$9,268.07
Total Due	\$15,773.07

Timekeeper Summary

Timekeeper	Hours
Caroline Mcneil	1.00
Diane Vidal	20.40
Michael Chiumento III	2.20
Total Hours	23.60

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

Invoice

Invoice #: 74
Invoice Date: 4/1/20
Due Date: 4/1/20
Case:
P.O. Number:

Bill To:
Gardens at Hammock Beach CDD
219 E. Livingston St.
Orlando, FL 32801

Description	#3	Hours/Qty	Rate	Amount
Management Fees - April 2020	310-513-34		2,916.67	2,916.67
Information Technology - April 2020	357		83.33	83.33
Total			\$3,000.00	
Payments/Credits			\$0.00	
Balance Due			\$3,000.00	

Invoice

Bill To:
Gardens at Hammock Beach CDD
219 E. Livingston St.
Orlando, FL 32801

[illegible]

Gardens At Hammock Beach

Community Development District

Funding Request FY20 - #8
May 15, 2020

Payee		General Fund FY2020
1	Governmental Management Services-CF, LLC Inv# 76 - Management Fees - May 2020	\$ 3,001.43
2	Parker, Mynchenberg & Associates, Inc. Inv# 20-304 - Professional Services - March 2020	\$ 822.50
		\$ 3,823.93

Total: \$ 3,823.93

Please make check payable to:

Gardens at Hammock Beach CDD

1408 Hamlin Avenue

Unit E

St.Cloud, FL 34771

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

Invoice

Invoice #: 76
Invoice Date: 5/1/20
Due Date: 5/1/20
Case:
P.O. Number:

Bill To:

Gardens at Hammock Beach CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - May 2020		2,916.67	2,916.67
Information Technology - May 2020		83.33	83.33
Office Supplies		0.03	0.03
Postage		0.50	0.50
Copies		0.90	0.90
Total			\$3,001.43
Payments/Credits			\$0.00
Balance Due			\$3,001.43

PARKER MYNCHENBERG & ASSOCIATES, INC.
1729 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117
(386) 677-6891
FAX: (386) 677-2114

INVOICE

INVOICE NO: 20-304
DATE: 4/24/2020

Bill To Gardens at Hammock Beach CDD
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

RECEIVED
APR 29 2020

BY:

P.O.	RE: GENERAL FUND_GARDENS AT HAMMOCK BEACH CDD	TERMS
		Net 30

	DESCRIPTION	AMOUNT
	Billing for Period 3-1-2020 to 03-31-2020	
1	Professional Engineering Services - 4 Hours @ \$200 / Hour	800.00
2	Administrative Services Compile CDD Engineers Affidavit, Draft Transmittal Letter, Email to Law Firm. Mail Original to Attorney - 0.5 Hours @ \$45 / Hour	22.50
Total		\$822.50

THANK YOU FOR YOUR BUSINESS!

Make all checks payable to: Parker Mynchenberg & Associates, Inc.
If you have any questions concerning this invoice call us: (386) 677-6891

SECTION 3

INSTRUCTIONS

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

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

Nominations are made from the floor.

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

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

SAMPLE AGENDA

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

LANDOWNER PROXY
LANDOWNERS MEETING – November 6, 2020

GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT
FLAGLER COUNTY, FLORIDA

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

Proxy Holder

for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Gardens at Hammock Beach Community Development District** to be held at the **City Centre at Palm Coast Town Center, 145 City Place, Suite 300, Palm Coast, FL 32164 on November 6, 2020 at 10:00 AM**, and at any continuances or adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

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

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

Signature of Landowner or Landowner Representative

Date

Parcel Description

Acreage

Authorized Votes*

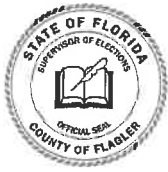
[Legal Description on Following Pages]

Total Number of Authorized Votes:

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

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

SECTION 4



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, 2020

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, 2020 is 0

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

Thank you,

Kaiti Lenhart
Supervisor of Elections

RECEIVED

APR 23 2020

BY: _____