

**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 **Friday, July 15, 2022** at 12:30 p.m. at the Hilton Garden Inn Palm Coast, 55 Town Center Boulevard, Palm Coast, Florida.

Present and constituting a quorum were:

|                    |                        |
|--------------------|------------------------|
| Clint Smith        | Chairman               |
| David Lusby        | Vice Chairman          |
| William Livingston | Assistant Secretary    |
| David Root         | Supervisor – Appointee |

Also present was:

|                       |                  |
|-----------------------|------------------|
| Darrin Mossing, Sr.   | District Manager |
| Jeremy LeBrun         | GMS CFL          |
| Michael Chiumento III | District Counsel |
| Ken Belshe            | Visitor          |

*The following is a summary of the discussions and actions taken at the July 15, 2022 Gardens at Hammock Beach Community Development District's Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Mossing called the meeting to order at 12:43 p.m. A quorum was present.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the June 3, 2021  
Board of Supervisors Meeting**

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| On MOTION by Mr. Smith seconded by Mr. Livingston with all in favor the Minutes of the June 3, 2021 Board of Supervisors Meeting were approved as presented. |
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**FOURTH ORDER OF BUSINESS                      Financing Matters**

**A.        Consideration of Engineer’s Report**

Mr. Mossing stated this starts the process for issuing bonds to build the infrastructure in the Engineer’s Report, which was circulated to the Board. It lists various improvements; water and sanitary sewer system, reuse, stormwater, roadways, and recreational areas. The estimated cost to complete the project was \$20,185,000.

On MOTION by Mr. Smith seconded by Mr. Lusby with all in favor the Engineer’s Report was approved.

**B.        Consideration of Assessment Methodology**

Mr. Mossing presented the Master Assessment Methodology Report, which was circulated to the Board. It takes the improvement costs and puts it into a bond sizing to fund the improvements. The estimated bond sizing including the Debt Service Reserve Fund, Capitalized Interest (CI) and cost of issuance (COI) of the professionals to issue the bonds to fund the \$20,185,000 of improvements was \$25,565,000. There were 335 single-family units in varying sizes from 50 to 80-foot lots. The par debt per unit for each product type was \$59,620 for the 50-foot lot, \$71,544 for the 60-foot lot and \$95,392 for the 80-foot lot. The annual debt service assessment was \$4,425 for the 50-foot lot, \$5,310 for the 60-foot lot and \$7,081 for the 80-foot lot per year to fund the bond.

On MOTION by Mr. Livingston seconded by Mr. Smith with all in favor the Master Assessment Methodology Report was approved.

**C.        Consideration of 2022-02 Declaring Special Assessments**

Mr. Mossing presented Resolution 2022-02, which was included in the agenda package, declaring special assessments to fund the infrastructure improvements in the Engineer’s Report.

On MOTION by Mr. Smith seconded by Mr. Lusby with all in favor Resolution 2022-02 Declaring Special Assessments was adopted.

**D. Consideration of Resolution 2022-03 Setting a Public Hearing for Special Assessments**

Mr. Mossing presented Resolution 2022-03, which was included in the agenda package, setting the date, place, and time of the public hearing to formally approve the Engineer’s Report and levy the master assessments. It requires a 30 mailed notice and advertising. The proposed date of the public hearing was August 19, 2022. Mr. Livingston noted that the public hearing on the budget would be at the same meeting.

On MOTION by Mr. Smith seconded by Mr. Livingston with all in favor Resolution 2022-03 Setting a Public Hearing for Special Assessments on August 19, 2021 at 12:30 p.m. at this location was adopted.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Chiumento would provide construction bid documents in August or September. Mr. Smith asked if there were any further appeals. Mr. Chiumento reported that the appeals were denied on June 6.

**B. Engineer and Maintenance Report**

There being none, the next item followed.

**C. District Manager’s Report**

**i. Balance Sheet and Income Statement**

Mr. Mossing presented the Balance Sheet and Income Statement, which were unaudited through May 31, 2022. No action was required by the Board.

**ii. Ratification of Funding Request #8**

Mr. Mossing presented Funding Request #8, which was transmitted to the developer.

Mr. Smith moved to approve the Balance Sheet and Income Statement through May 31, 2022 and ratify Funding Request #9 and Mr. Livingston seconded the motion.

Mr. Livingston noted that the Statement of Revenues and Expenditures showed no Supervisors were paid, but he was paid. There were no actuals to date. Mr. Mossing would verify.

On VOICE VOTE with all in favor approving the Balance Sheet and Income Statement through May 31, 2022 and ratifying Funding Request #9 were approved.

**SIXTH ORDER OF BUSINESS**

**Other Business**

Mr. Mossing noted two vacant seats on the Board and asked if the Board had any nominations for the vacant seats. Mr. Belshe suggested his wife. Mr. Livingston nominated Mr. David Root for Seat 4 and Ms. Denise Bunch for Seat 5.

On MOTION by Mr. Smith seconded by Mr. Livingston with all in favor appointing Mr. David Root to Seat 4 and Ms. Denise Bunch to Seat 5 was approved.

Mr. Chiumento, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. David Root.

Mr. Mossing provided an information sheet, W-4, and I-9 forms, if the new Board Members wanted to receive the \$200 in compensation for attending meetings, Florida Commission on Ethics and Guide to the Sunshine and Public Records Laws. He reminded the Board not to speak to other Board Members about items coming up for a vote outside of a publicly advertised meeting, not to reply to emails, have a separate CDD email address, keep personal and CDD files separate, and use caution on social media.

**SEVENTH ORDER OF BUSINESS**

**Supervisor’s Request**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**


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

July 15, 2022

Gardens at Hammock Beach CDD



Secretary / Assistant Secretary



Chairman / Vice Chairman