

**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, August 19, 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	Assistant Secretary

Also present was:

George Flint	District Manager
Michael Chiumento III	District Counsel

*The following is a summary of the discussions and actions taken at the August 19, 2022 Gardens at Hammock Beach Community Development District's Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order at 12:30 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 July 15, 2022  
Board of Supervisors Meeting**

Mr. Flint asked for any comments or corrections to the July 15, 2022 meeting. The Board had no changes.

On MOTION by Mr. Livingston, seconded by Mr. Smith, with all in favor, the Minutes of the July 15, 2021 Board of Supervisors Meeting were approved as presented.

**FOURTH ORDER OF BUSINESS                      Organizational Matters**

**A. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2022**

Mr. Flint stated the vacancies were filled at the last meeting.

**B. Administration of Oath of Office to Newly Appointed Supervisor**

Mr. Flint stated the newly appointed Supervisor was not present, so the oath will be performed at a later meeting.

**C. Consideration of Resolution 2022-04 Electing Officers**

Mr. Flint stated this resolution will be on the next agenda.

**FIFTH ORDER OF BUSINESS                      Public Hearing**

Mr. Flint asked for a motion to open the hearing.

On MOTION by Mr. Smith, seconded by Mr. Lusby, with all in favor, Opening the Public Hearing, was approved.

Mr. Flint noted for the record there were no member of the public present to provide comment.

**A. Public Hearing on Levying Special Assessments**

**i. Presentation of Assessment Methodology**

Mr. Flint stated these have been reviewed and the hearing was scheduled. A 30-day mailed notice and legal advertisements were sent out. Mr. Flint stated they would like to continue the public hearing since they were not ready for the Board to impose the assessments. He asked the Board to approve the motion to continue the public hearing to September 16, 2022 at 12:30 at the same location. There was discussion on who could attend. Mr. Lusby and Mr. Livingston will not be able to attend the meeting.

On MOTION by Mr. Lusby, seconded by Mr. Smith, with all in favor, Continuing the Public Hearing to September 16, 2022 at 12:30 in the Same Location, was approved.

- ii. **Presentation of Assessment Methodology**
- iii. **Public Comment and Testimony**
- iv. **Consideration of Resolution 2022-05 Levying Special Assessments on Assessment Area 1**

These items were tabled to a future agenda.

**B. Public Hearing on Adoption of the Fiscal Year 2023 Budget**

- i. **Consideration of Resolution 2022-06 Adopting the District's Fiscal Year 2023 Budget and Appropriating Funds**

Mr. Flint explained that this is an administrative budget and the proposed budget was approved in the spring. The budget totals \$80,048. He noted there were no members of the public present to provide comment.

On MOTION by Mr. Lusby, seconded by Mr. Root, with all in favor, Resolution 2022-06 Adopting the District's Fiscal Year 2023 Budget and Appropriating Funds, was approved.

Mr. Flint asked for a motion to close the hearing.

On MOTION by Mr. Smith, seconded by Mr. Lusby, with all in favor, Closing the Public Hearing, was approved.

- ii. **Consideration of Developer Funding Agreement**

Mr. Flint noted the funding agreement between the District and the landowner. The Developer will be obligated to fund the actual costs of the District's operations.

On MOTION by Mr. Root, seconded by Mr. Livingston, with all in favor, the Developer Funding Agreement, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Chiumento noted the plat is recorded for the two phases along the water. He added they will close in September and October and construction will start later in the month. Bonds should be funded by the 1<sup>st</sup> of October.

**B. Engineer and Maintenance Report**

There was no engineer to review the report.

**C. District Manager's Report**

**i. Balance Sheet and Income Statement**

Mr. Flint presented the balance sheet and income statement which were unaudited through May 31, 2022. No action was required by the Board.

**ii. Approval of Fiscal Year 2023 Meeting Schedule**

Mr. Flint presented the meeting schedule, and it was noted the Board meets on an as needed basis. The notice is prepared based on that assumption. He added they may need to start meeting more often and the notice can be adjusted. He added the schedule would be the 3<sup>rd</sup> Friday of the month at 12:30 as an option for the meeting. Costs and phone attendance were discussed. This item was deferred to the September 16<sup>th</sup> meeting.

**iii. Reminder to File Form 1 with the Supervisor of Elections**

Mr. Flint noted it appeared that all Board members had filed the Form 1.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

Mr. Flint asked for other business. There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Request**

There being none, the next item followed.

August 19, 2022

Gardens at Hammock Beach CDD

**NINTH ORDER OF BUSINESS**

**Adjournment**

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



Secretary / Assistant Secretary



Chairman / Vice Chairman