

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 21, 2023 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 were:

George Flint	District Manager
Jeremy LeBrun	GMS
Michael Chiumento, III	District Counsel
Ken Belshe	Palm Coast Intracoastal, LLC

*The following is a summary of the discussions and actions taken at the July 21, 2023 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 no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the May 19, 2023 Meeting**

Mr. Flint presented the minutes of the May 19, 2023 meeting, which were included in the agenda package. There were no corrections.

On MOTION by Mr. Smith seconded by Mr. Lusby with all in favor the Minutes of the May 19, 2023 Meeting were approved, as presented.
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**FOURTH ORDER OF BUSINESS**

**Public Hearing**

On MOTION by Mr. Root seconded by Mr. Smith with all in favor the public hearing for the Fiscal Year 2024 budget adoption was opened.

There were no public comments.

On MOTION by Mr. Smith seconded by Mr. Lusby with all in favor the public hearing for the Fiscal Year 2024 budget adoption was closed.

**A. Consideration of Resolution 2023-05 Adopting the Fiscal Year 2024 Budget**

Mr. Flint recalled that the Board previously approved the Proposed Budget for Fiscal Year 2024 and set the public hearing for today. It was a minimal administrative budget, which was within \$300 of the current budget. The only change was a slight increase in the liability insurance. The funding would be under a Developer Funding Agreement.

On MOTION by Mr. Smith seconded by Mr. Livingston with all in favor Resolution 2023-05 Adopting the Fiscal Year 2024 Budget was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2023-2024 Developer Funding Agreement**

Mr. Flint presented the Developer Funding Agreement for Fiscal Year 2023-2024. It was the same form of agreement as in the past.

On MOTION by Mr. Lusby seconded by Mr. Livingston with all in favor the Fiscal Year 2023-2024 Developer Funding Agreement was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-06 Designating Assistant Treasurer of the District**

Mr. Flint presented Resolution 2023-06, designating Mr. Darrin Mossing, Sr. as Assistant Treasurer. This resolution allowed him to sign documents. All Districts under GMS' management were designating Mr. Mossing as Assistant Treasurer.

On MOTION by Mr. Root seconded by Mr. Smith with all in favor Resolution 2023-06 Designating Mr. Darrin Mossing, Sr. as Assistant Treasurer of the District was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being no comments, the next item followed.

**B. Engineer**

There being no comments, the next item followed.

**C. District Manager’s Report**

**i. Balance Sheet and Income Statement**

Mr. Flint presented the Unaudited Financials through May 31, 2023, which were included in the agenda package. No action was required by the Board.

**ii. Ratification of Funding Request #19**

Mr. Flint presented Funding Request #19, which was included in the agenda package, which was transmitted to the developer under the Developer Funding Agreement.

On MOTION by Mr. Smith seconded by Mr. Lusby with all in favor Funding Request #19 was ratified.

**iii. Approval of Fiscal Year 2024 Meeting Schedule**

Mr. Flint presented the Fiscal Year 2024 meeting schedule, which the District was required to approve each year. The District met on an as needed basis.

On MOTION by Mr. Lusby seconded by Mr. Smith with all in favor the meeting schedule for Fiscal Year 2024 to meet on an as needed basis was approved.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisor’s Request**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman