

**MINUTES OF MEETING
THE HAMMOCKS
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Hammocks Community Development District held a Regular Meeting on Wednesday, November 22, 2017 at 8:00 a.m. in the Brentwood Clubhouse, 8504 Sandpiper Ridge Avenue, Tampa, Florida.

Present and constituting a quorum were:

Frances Plantikow	Chairperson
Ashley Lynch-Harris	Vice Chairperson
John Hill	Assistant Secretary
Mike Henke	Assistant Secretary

Also present were:

Bob Nanni	District Manager
George Kuehn	Resident

The following is a summary of the minutes and actions taken.

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**
Mr. Nanni called the meeting to order and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comments on Agenda Items**
There being no public, the next item followed.

THIRD ORDER OF BUSINESS **Consent Agenda**
A. Approval of the Minutes of September 13, 2017 Meeting
B. Approval of the Financial Statements

On MOTION by Ms. Plantikow seconded by Mr. Hill, with all in favor, the minutes of the September 13, 2017 meeting and Financial Statements were approved.

FOURTH ORDER OF BUSINESS **Staff Reports**
A. Manager
ii. Assign Fund Balance
• Mr. Nanni reviewed assigning Fund Balance.

- Operating Reserve - \$52,762
- Reserves - Ponds - \$52,978

- GASB was addressed.

The record will reflect that Mr. Heinke has joined the meeting.

On MOTION by Ms. Lynch-Harris seconded by Ms. Plantikow, with all in favor, assigning Fund Balance as outlined was approved.

i. Future Landscape Contract / HOA-CDD

- Mr. Nanni outlined the current landscaping:
 - The contract is between Buccaneer Landscaping, the Hammocks Townhomes and Owner, the Community Development District.
 - The CDD owns the contract.
 - Maintenance Cost Sharing Agreement was reviewed.
 - CDD responsibility for landscape maintenance is the entry road, mowing around a couple of ponds, the Federal gas pipeline easement. 68% of everything to be done is under the HOA with the remaining being CDD.
 - No statutory requirement to pay HOA fees.
- Discussion followed on the landscape maintenance - Buccaneer Landscaping.
- Discussion followed on halting the HOA bid process for landscape maintenance.

On MOTION by Mr. Henke seconded by Ms. Plantikow, with all in favor, directing Mr. Nanni to contact Buccaneer working with Ms. Plantikow to try to resolve issues was approved.

- Discussion followed on the Board vacancy.
- Mr. George Keuhn is interested in joining the CDD Board.

On MOTION by Mr. Henke seconded by Ms. Lynch-Harris, with all in favor, Mr. George Kuehn was appointed to Seat 5.

B. Attorney

None

C. Engineer
None

FIFTH ORDER OF BUSINESS

Supervisors' Request

- Ms. Plantikow inquired about the leaning tree.
 - Mr. Nanni noted he was unsure of the status of Buccaneer but he will contact them and get it staked.
- Ms. Plantikow inquired about a blue door.
 - Mr. Nanni noted it is a steel door and he will need help disposing of it.
- Mr. Hill noted there have been a lot of questions about the ponds and when they will be cleaned.
 - Mr. Nanni noted some grasses are native and beneficial. He will get with the pond company to have it taken care of.
- Ms. Plantikow noted she has been approached by a resident concerning the white plastic fences and having the CDD replace them with a fence with bars so they are able to see the pond.
 - Mr. Nanni noted this will be a Board decision on whether they want to fund this or not. They can discuss during budget preparation.
 - Discussion followed on a CDD fence with a hole in it. More information is needed.

SIXTH ORDER OF BUSINESS

Audience Comments

None

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Hill seconded by Ms. Plantikow, with all in favor, the meeting was adjourned.



Frances Plantikow
Chairperson