

**THE HAMMOCKS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**JANUARY 11, 2023**

**AGENDA PACKAGE**

Join Zoom Meeting  
<https://us06web.zoom.us/j/2261159400>

**CONFERENCE CALL IN: 301-715-8592**  
**CONFERENCE ID: # 226 115 9400**



210 N. UNIVERSITY DRIVE, SUITE 702  
CORAL SPRINGS, FLORIDA 33071

**THE HAMMOCKS  
COMMUNITY DEVELOPMENT DISTRICT**

Agenda Page 2

**Board of Supervisors:**

Frances Plantikow, Chairperson  
Mike Henke, Vice Chairperson  
Michelle Rodriguez, Assistant Secretary  
Alex Manero, Assistant Secretary  
Eilyn Rivera, Assistant Secretary

David Wenck, District Manager  
Vanessa Steinerts, District Counsel  
Tonja Stewart, District Engineer

**Meeting Agenda**

January 11, 2023 - 8:00 a.m.

Join Zoom Meeting <https://us06web.zoom.us/j/2261159400>

**CONFERENCE CALL IN: 301-715-8592**

**CONFERENCE ID: # 226 115 9400**

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**1. Call to Order and Roll Call**

**2. Organizational Matters**

- A. Oath of Office of Newly Elected Supervisors - Michelle Rodriguez, Seat 3, and Mike Henke, Seat 4
- B. Election of Officers – Resolution 2023-1 [Page 5]

**3. Public Comments on Agenda Items**

**4. Consent Agenda**

- A. Approval of the Minutes of the November 9, 2022 Meeting [Page 8]
- B. Approval of November 2022 Financial Statements [Page 14]

**5. Staff Reports**

- A. District Manager
  - i. Review of Warning Signs [Page 31]
- B. District Attorney
- C. District Engineer
- D. SOLitude
  - i. Pond Maintenance Report [Page 37]
  - ii. Discussion of SOLitude Recommendations

**6. New Business**

**7. Old Business**

- A. Discussion of Monthly Meetings
- B. Discussion of Indian Rosewood Dr Fence Removal [Page 56]

**8. Supervisors' Requests**

**9. Audience Comments**

**10. Adjournment**

**NOTE: Next Meeting Scheduled for March 8, 2023**

**District Office:**

210 N. University Drive, Suite 702  
Coral Springs, Florida

**Meeting Location:**

Brentwood Clubhouse  
8504 Sandpiper Ridge Avenue  
Tampa, Florida

## **Second Order of Business**

**2B.**

**RESOLUTION 2023-01**

**A RESOLUTION DESIGNATING OFFICERS OF THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of The Hammocks Community Development District, at a regular business meeting desires to appoint the below recited persons to the offices specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT:**

1. The following persons were appointed to the offices shown, to wit:

- \_\_\_\_\_ Chairman
- \_\_\_\_\_ Vice Chairman
- David Wenck \_\_\_\_\_ Secretary
- Stephen Bloom \_\_\_\_\_ Treasurer
- David Wenck \_\_\_\_\_ Assistant Treasurer
- \_\_\_\_\_ Assistant Secretary
- \_\_\_\_\_ Assistant Secretary
- \_\_\_\_\_ Assistant Secretary

**PASSED AND ADOPTED THIS 11<sup>th</sup> DAY OF JANUARY 2023.**

The Hammocks Community Development District

\_\_\_\_\_  
Chairman

Attest:

\_\_\_\_\_  
Secretary

## **Fourth Order of Business**

**4A.**

**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 9, 2022 at 8:00 a.m. at the Brentwood Clubhouse, 8504 Sandpiper Ridge Avenue, Tampa, Florida 33647.

Present and constituting a quorum were:

Frances Plantikow	Chairperson
Michelle Rodriguez	Assistant Secretary
Alex Manero	Assistant Secretary
Eilyn Rivera	Assistant Secretary

Also present were:

David Wenck	District Manager
Vanessa Steinerts	District Counsel (via phone)
Residents	

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

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

Mr. Wenck called the meeting to order and called the roll. A quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comments on Agenda Items**

- Ms. Sandy Oram addressed getting more quotes for sidewalk repairs.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

- A. **Approval of the Minutes of the September 14, 2022 Meeting**
- B. **Approval of September 2022 Financial Statements**
- C. **Approval of Audit Engagement for FY 2022**
- D. **Consideration of Motion Assigning Fund Balance FY 2022**

On MOTION by Ms. Plantikow seconded by Ms. Rivera, with all in favor, the Consent Agenda was approved. (4-0)
--

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

- A. **District Manager**
  - i. **LMP COI & Product List**

- Mr. Wenck noted the list was included in the agenda package.
- The LMP COI & Product list was discussed.



November 9, 2022

**ii. Walking Trails**

- Mr. Wenck noted there was a picture included in the package of the condition of one of the bridges on the walking trail. They were going to cut it back.
  - The LMP rep noted Jose told him this morning it was taken care of.

**iii. Sidewalk Repairs – Site Masters**

- Mr. Wenck outlined the Site Masters proposal for sidewalk repairs.
- Ms. Plantikow noted she would like for them to get another proposal for comparison.

On MOTION by Ms. Rodriguez seconded by Mr. Manero, with all in favor, the Site Masters proposal for sidewalk repairs in an amount not to exceed \$10,850 and giving the Chair the authority to decide after obtaining at least one more proposal from another vendor was approved. (4-0)

**iv. Fence Repair – Mueller Home Repair LLC**

- Mr. Wenck addressed the proposal for the fence repairs needed after the hurricane.

On MOTION by Ms. Plantikow seconded by Mr. Manero, with all in favor, the Mueller Home Repair proposal to fix storm damage to the fence at a cost of \$750 was approved. (4-0)

**B. District Attorney**

- Mr. Wenck addressed speaking with the insurance carrier regarding the placing of signs at the ponds warning of alligators
- Ms. Steinerts noted generally speaking signage on the lakes is not a legal requirement. Many times, an insurance carrier will come to communities and request signage be placed depending on how the community is laid out. In this case if the insurance carrier is stating they can just put the signs at entrances to the community at the lakes it would be the Board’s choice, but they do have specific verbiage they do like on the signs, and she recommends that they use that language rather than drafting their own.
- The consensus of the Board is they are okay with the signs at the entrances but not at each pond. Mr. Wenck will get the proper verbiage for signs from the insurance carrier and bring it back to the next meeting for review.

November 9, 2022

**C. District Engineer**

There being none, the next item followed.

**D. SOLitude**

**i. Pond Maintenance Report**

- Mr. Wenck noted the report was included in the agenda package.
- Mr. Wenck addressed the location of Pond 5 – on the Engineer’s map it is located at the end of Indian Rosewood and on SOLitude’s pond map it is behind three homes. He spoke with SOLitude about providing a cost to treat both ponds.
- 
- The Pond Report and conditions were discussed.

**ii. Pond Clean-up and Fountains (Supervisor Manero)**

- Mr. Manero addressed options for the bigger ponds to get water flowing or ways to keep the ponds looking nicer, such as fountains.
  - Mr. Wenck requested Mr. Margo send him an email with his recommendations.

**FIFTH ORDER OF BUSINESS**

**New Business**

**A. Walking Trail Signage (Supervisor Manero)**

- Mr. Manero inquired if there is a way to place signage noting nature walk starts here or something similar.
  - Mr. Wenck noted he can get quotes for signage and that matches the rest of the community.

**B. Clean-up/Refurbishment of Benches (Supervisor Manero)**

- Mr. Wenck noted the broken bench has been fixed.
- Mr. Wenck noted if they are composite, they can clean the benches, but they will need to have a mobile pressure washing unit to access them. He will speak with the person who repaired the bench to see if he has a way to do it.
- Discussion ensued on the bench locations and access points.

**C. Monthly Meetings (Supervisor Manero)**

- Mr. Manero inquired about holding monthly meetings noting if they thought there was not enough content for the next meeting they could cancel.

November 9, 2022

- Ms. Plantikow noted she would like to see the financial impact of monthly meetings.
- Mr. Wenck noted there would be an impact to the management fee/contract and he will find out what it is.
- Discussion ensued on workshops.

**D. Removing CDD Fence Along Indian Rosewood Drive (Supervisor Manero)**

- Mr. Manero addressed the fence that goes down about half of Indian Rosewood and backs up to a pond noting from an aesthetic standpoint it would be better to remove it and there have been several complaints about the buildup of water since the fence is no longer raised. Can they look at removing the fence because it is not serving the purpose it was.
- Removal was discussed with no action taken.

**SIXTH ORDER OF BUSINESS**

**Supervisors' Requests**

- Ms. Plantikow noted she would like to see some movement on the ramps into the bridge.
  - Mr. Wenck noted he has requested a quote from the person who did the bridge work earlier in the year and also from Mueller, who did the repair on the bench.
- Mr. Manero addressed trying to go back to Esplanade to try to get them to contribute money to the boulevard landscape the CDD pays for, and Esplanade does not.
  - Mr. Wenck inquired if there is an agreement between the CDD and County that requires the CDD to maintain it.
  - Ms. Steinerts noted she would have to check the records, but it is not unusual.
  - The consensus of the Board is for Ms. Steinerts to investigate the matter of landscape for the boulevard.
  - Discussion ensued on the landscaping and the level thereof.

**SEVENTH ORDER OF BUSINESS**

**Audience Comments**

- Discussion ensued on determining where CDD maintenance responsibility ends.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Manero seconded by Ms. Plantikow, with all in favor, the meeting was adjourned. (4-0)

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Frances Plantikow  
Chairperson

**4B.**

**The Hammocks  
Community Development District**

**Financial Report**

*November 30, 2022*

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**The Hammocks  
Community Development District**

**Financial Statements**

**(Unaudited)**

***November 30, 2022***



**Balance Sheet**  
November 30, 2022

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	TOTAL
<b>ASSETS</b>			
Cash - Checking Account	\$ 188,671	\$ -	\$ 188,671
Accounts Receivable	6,710	-	6,710
Due From Other Funds	-	49,829	49,829
Investments:			
Money Market Account	365,652	-	365,652
Reserve Fund	-	127,824	127,824
Revenue Fund	-	79,623	79,623
<b>TOTAL ASSETS</b>	<b>\$ 561,033</b>	<b>\$ 257,276</b>	<b>\$ 818,309</b>
<b>LIABILITIES</b>			
Accounts Payable	\$ 15,788	\$ -	\$ 15,788
Due To Other Funds	49,829	-	49,829
<b>TOTAL LIABILITIES</b>	<b>65,617</b>	<b>-</b>	<b>65,617</b>
<b>FUND BALANCES</b>			
<b>Restricted for:</b>			
Debt Service	-	257,276	257,276
<b>Assigned to:</b>			
Operating Reserves	58,520	-	58,520
Reserves - Ponds	174,978	-	174,978
<b>Unassigned:</b>	261,918	-	261,918
<b>TOTAL FUND BALANCES</b>	<b>\$ 495,416</b>	<b>\$ 257,276</b>	<b>\$ 752,692</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 561,033</b>	<b>\$ 257,276</b>	<b>\$ 818,309</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 1,209	\$ 202	\$ 1,608	\$ 1,406
Special Assmnts- Tax Collector	241,800	48,360	59,174	10,814
Special Assmnts- Discounts	(9,672)	(1,934)	(2,389)	(455)
<b>TOTAL REVENUES</b>	<b>233,337</b>	<b>46,628</b>	<b>58,393</b>	<b>11,765</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	6,000	1,000	800	200
FICA Taxes	459	77	61	16
ProfServ-Engineering	1,000	167	956	(789)
ProfServ-Legal Services	2,000	333	1,130	(797)
ProfServ-Mgmt Consulting	51,017	8,503	8,503	-
ProfServ-Special Assessment	12,751	-	-	-
ProfServ-Trustee Fees	3,717	3,717	3,717	-
Auditing Services	5,100	-	-	-
Postage and Freight	250	42	15	27
Insurance - General Liability	10,732	10,732	8,075	2,657
Printing and Binding	100	17	4	13
Legal Advertising	3,500	583	-	583
Misc-Bank Charges	700	117	200	(83)
Misc-Assessment Collection Cost	4,836	967	1,136	(169)
Misc-Web Hosting	3,000	500	1,563	(1,063)
Office Supplies	100	17	-	17
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>105,437</b>	<b>26,947</b>	<b>26,335</b>	<b>612</b>
<b>Field</b>				
Contracts-Landscape	85,166	14,194	2,876	11,318
Contracts-Lakes	5,317	886	903	(17)
R&M-Fence	5,000	833	-	833
R&M-Irrigation	5,459	910	-	910
R&M-Mulch	11,000	-	-	-
Misc-Contingency	16,700	2,783	415	2,368
Reserve - Ponds	20,000	-	-	-
<b>Total Field</b>	<b>148,642</b>	<b>19,606</b>	<b>4,194</b>	<b>15,412</b>
<b>TOTAL EXPENDITURES</b>	<b>254,079</b>	<b>46,553</b>	<b>30,529</b>	<b>16,024</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(20,742)	75	27,864	27,789

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(20,742)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(20,742)</b>	<b>-</b>	<b>0%</b>	<b>-</b>
Net change in fund balance	\$ (20,742)	\$ 75	\$ 27,864	\$ 27,789
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>467,552</b>	<b>467,552</b>	<b>467,552</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 446,810</b>	<b>\$ 467,627</b>	<b>\$ 495,416</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 18	\$ 3	\$ 2	\$ (1)
Special Assmnts- Tax Collector	350,774	70,155	85,843	15,688
Special Assmnts- Discounts	(14,032)	(2,806)	(3,466)	(660)
<b>TOTAL REVENUES</b>	<b>336,760</b>	<b>67,352</b>	<b>82,379</b>	<b>15,027</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	7,015	1,403	1,648	(245)
<b>Total Administration</b>	<b>7,015</b>	<b>1,403</b>	<b>1,648</b>	<b>(245)</b>
<b>Debt Service</b>				
Principal Debt Retirement	200,000	-	-	-
Principal Prepayments	-	-	5,000	(5,000)
Interest Expense	120,960	60,480	60,480	-
<b>Total Debt Service</b>	<b>320,960</b>	<b>60,480</b>	<b>65,480</b>	<b>(5,000)</b>
<b>TOTAL EXPENDITURES</b>	<b>327,975</b>	<b>61,883</b>	<b>67,128</b>	<b>(5,245)</b>
Excess (deficiency) of revenues Over (under) expenditures	8,785	5,469	15,251	9,782
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	8,785	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>8,785</b>	<b>-</b>	<b>0%</b>	<b>-</b>
Net change in fund balance	\$ 8,785	\$ 5,469	\$ 15,251	\$ 9,782
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>242,025</b>	<b>242,025</b>	<b>242,025</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 250,810</b>	<b>\$ 247,494</b>	<b>\$ 257,276</b>	

**The Hammocks  
Community Development District**

**Supporting Schedules**

*November 30, 2022*

**Non-Ad Valorem Special Assessments  
Hillsborough County Tax Collector - Monthly Collection Report  
For the Fiscal Year Ending September 30, 2023**

Date Received	Net Amt Rcvd	Discount / (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation	
					General Fund Assessments	Debt Service Fund Assessments
<b>ASSESSMENTS LEVIED FY 2023</b>				\$ 592,573	\$ 241,800	\$ 350,774
Allocation %				100%	41%	59%
11/02/22	\$ 6,201	\$ 321	\$ 127	\$ 6,649	\$ 2,713	\$ 3,936
11/16/22	\$ 46,000	\$ 1,956	\$ 939	\$ 48,894	\$ 19,951	\$ 28,943
11/22/22	\$ 29,578	\$ 1,258	\$ 604	\$ 31,439	\$ 12,829	\$ 18,610
11/29/22	\$ 54,600	\$ 2,321	\$ 1,114	\$ 58,036	\$ 23,682	\$ 34,354
<b>TOTAL</b>	<b>\$ 136,379</b>	<b>\$ 5,856</b>	<b>\$ 2,783</b>	<b>\$ 145,018</b>	<b>\$ 59,174</b>	<b>\$ 85,843</b>
% COLLECTED				24%	24%	24%
<b>TOTAL OUTSTANDING</b>				<b>\$ 447,556</b>	<b>\$ 182,625</b>	<b>\$ 264,931</b>

**Cash and Investment Report**

*November 30, 2022*

**General Fund**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Valley	n/a	2.75%	\$168,113
Checking Account - Operating	Hancock	n/a	0.00%	\$20,558
MMA	Bank United	Money Market Account	2.10%	\$365,652
			<b>Subtotal</b>	<b>\$554,323</b>

**Debt Service Funds**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
Series 2016 Reserve	US Bank	US Bank Open Ended CP	0.005%	\$127,824
Series 2016 Revenue Fund	US Bank	US Bank Open Ended CP	0.005%	\$46,100
			<b>Subtotal</b>	<b>\$173,924</b>
			<b>Total</b>	<b>\$728,247</b>

# The Hammocks CDD

## Bank Reconciliation

**Bank Account No.** 7492 VALLEY BANK GF CHECKING  
**Statement No.** 11-22  
**Statement Date** 11/30/2022

<b>G/L Balance (LCY)</b>	168,112.68	<b>Statement Balance</b>	201,635.79
<b>G/L Balance</b>	168,112.68	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	201,635.79
<b>Subtotal</b>	168,112.68	<b>Outstanding Checks</b>	33,523.11
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
	<hr/>		
<b>Ending G/L Balance</b>	168,112.68	<b>Ending Balance</b>	168,112.68
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
11/30/2022	Payment	4217	HAMMOCKS CDD C/O US BANK N.A.	33,523.11	0.00	33,523.11
<b>Total Outstanding Checks.....</b>				<b>33,523.11</b>		<b>33,523.11</b>



# THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Bank Account

For the Period from 10/1/22 to 11/30/22

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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**HANCOCK BANK GF DO NOT USE - (ACCT# XXXXX2057)**

Check	3357	11/18/22	Vendor	HAMMOCKS CDD	110122-4	TRANSFER FROM HANCOCK CK TO BU MM	Cash with Fiscal Agent	103000	\$33,000.00
<b>Account Total</b>									<b>\$33,000.00</b>

**VALLEY BANK GF CHECKING - (ACCT# XXXXX7492)**

Check	4201	10/11/22	Vendor	LANDSCAPE MAINTENANCE	170021	9/2022 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$5,477.33
Check	4202	10/11/22	Vendor	INNERSYNC STUDIO, LTD	20752	ANNUAL WEB SVC/ACC COMP 10/1-9/30/2022	Misc-Web Hosting	001-549915-51301	\$1,552.50
Check	4203	10/18/22	Vendor	STRALEY & ROBIN	22149	PROFESSIONAL SERVICES THRU 09/15/22	ProfServ-Legal Services	001-531023-51401	\$256.50
Check	4204	10/18/22	Vendor	U.S. BANK	6675190	9/1-8/31/2023 TRUSTEE FEES SRS 2016	9/1/2021-8/31/2022 Trustee Fees Series 2016	001-531045-51301	\$3,717.38
Check	4205	10/21/22	Vendor	DEPT. OF ECONOMIC OPPORTUNITY	86928	FY 2022 - 2023 DISTRICT FILING FEE	Annual District Filing Fee	001-554007-51301	\$175.00
Check	4206	10/21/22	Vendor	LANDSCAPE MAINTENANCE	170534	HURRICANE IAN DISASTER RECOVERY-LANDSCAPE	R&M-Emergency & Disaster Relief	001-546172-53901	\$955.00
Check	4207	10/21/22	Vendor	TAMPA BAY TIMES/TIMES PUBLISHING	0000248090	MEETING SCHEDULE / AFFIDAVIT MATERIAL	Legal Advertising	001-548002-51301	\$508.00
Check	4208	10/21/22	Vendor	SOLITUDE LAKE MANAGEMENT	PSI-09007	9/2022 LAKE & POND MGMT	Contracts-Lakes	001-534084-53901	\$451.54
Check	4209	11/02/22	Vendor	INFRAMARK, LLC	84641	OCT 2022 MGMT FEES	Misc-Web Hosting	001-549915-51301	\$10.52
Check	4209	11/02/22	Vendor	INFRAMARK, LLC	84641	OCT 2022 MGMT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,251.42
Check	4209	11/02/22	Vendor	INFRAMARK, LLC	84641	OCT 2022 MGMT FEES	Postage and Freight	001-541006-51301	\$2.85
Check	4209	11/02/22	Vendor	INFRAMARK, LLC	84641	OCT 2022 MGMT FEES	Printing and Binding	001-547001-51301	\$4.00
Check	4209	11/02/22	Vendor	INFRAMARK, LLC	84641	OCT 2022 MGMT FEES	Postage and Freight	001-541006-51301	\$9.03
Check	4210	11/02/22	Vendor	SOLITUDE LAKE MANAGEMENT	PSI-18398	10/2022 LAKE & POND MGMT	Contracts-Lakes	001-534084-53901	\$451.54
Check	4211	11/09/22	Vendor	MUELLER HOME REPAIR LLC	2020	REPAIR PARK BENCH	Misc-Contingency	001-549900-53901	\$415.00
Check	4212	11/09/22	Vendor	ASSURED PARTNERS CAPITAL, INC.	17184	10/01/22-10/01/23 INSURANCE	Insurance - General Liability	001-545002-51301	\$8,075.00
Check	4213	11/16/22	Employee	FRANCES K. PLANTIKOW	PAYROLL	November 16, 2022 Payroll Posting			\$184.70
Check	4214	11/16/22	Employee	EILYN RIVERA	PAYROLL	November 16, 2022 Payroll Posting			\$174.70
Check	4215	11/15/22	Vendor	STRALEY & ROBIN	22283	PROFESSIONAL SERVICES THRU 10/13/22	ProfServ-Legal Services	001-531023-51401	\$102.00
Check	4216	11/18/22	Vendor	STANTEC CONSULTING SERVICES INC	2002919	GENERAL CONSULTING THRU 10/28/22	ProfServ-Engineering	001-531013-51501	\$488.00
Check	4217	11/30/22	Vendor	HAMMOCKS CDD C/O US BANK N.A.	111722-3	TRANSFER OF TAX RECEIPTS (SERIES 2016)	Due From Other Funds	131000	\$33,523.11
ACH	DD122	11/16/22	Employee	MICHELLE RODRIGUEZ	PAYROLL	November 16, 2022 Payroll Posting			\$184.70
ACH	DD123	11/16/22	Employee	ALEX J. MANERO	PAYROLL	November 16, 2022 Payroll Posting			\$184.70
<b>Account Total</b>									<b>\$61,154.52</b>

<b>Total Amount Paid</b>	<b>\$94,154.52</b>
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## **Fifth Order of Business**

**5A.**

■ Never feed alligators – it’s dangerous and illegal. When fed, alligators can overcome their natural wariness and learn to associate people with food. When this happens, some of these alligators have to be removed and killed.

■ Dispose of fish scraps in garbage cans at boat ramps and fish camps. Do not throw them into the water. Although you are not intentionally feeding alligators when you do this, the result can be the same.

■ Seek immediate medical attention if you are bitten by an alligator. Alligator bites can result in serious infections.

■ Observe and photograph alligators only from a distance. Remember, they’re an important part of Florida’s natural history as well as an integral component of aquatic ecosystems.



Janice Plain

To report nuisance alligators call **866-FWC-GATOR (866-392-4286)**.



[MyFWC.com/Alligator](http://MyFWC.com/Alligator)



Jamie Feddersen



Tim Donovan, FWC

Call 866-FWC-GATOR (392-4286) to report nuisance alligators.



# A Guide to Living with Alligators



Lizabeth West, FWC

Do not swim outside of posted swimming areas or in waters that may be inhabited by alligators.

### Living with Alligators

In Florida, the growing number of people living and recreating near water has led to a steady rise in the number of alligator-related complaints. The majority of these complaints relate to alligators being where they simply aren't wanted. Because of these complaints, the Florida Fish and Wildlife Conservation Commission's Statewide Nuisance Alligator Program permits the killing of approximately 7,000 nuisance alligators each year. Using this approach, and through increased public awareness, the rate of alligator bites on people has remained constant despite the increased potential for alligator-human interactions as Florida's human population has grown.

Alligators are an important part of Florida's landscape and play a valuable role in the ecology of our state's wetlands. Alligators are predators and help keep other aquatic animal populations in balance. A better understanding of the facts and information presented in this brochure will help ensure that people and alligators can continue to coexist.

Visit [MyFWC.com/Gators](http://MyFWC.com/Gators) for more information about alligators and the latest nuisance alligator program statistics.



Tim Donovan, FWC

### Alligators and People

Alligators are a fundamental part of Florida's wetlands, swamps, rivers and lakes, and they are found in all 67 counties. Florida continues to experience human population growth. Many new residents seek waterfront homes, resulting in increased interactions between people and alligators.

Although most Floridians understand that we have alligators living in our state, the potential for conflict exists. Because of their predatory nature, alligators may target pets and livestock as prey. Unfortunately, people also are occasionally bitten. Since 1948, Florida has averaged about five unprovoked bites per year. During that period, a little more than 300 unprovoked bites to people have been documented in Florida, with 22 resulting in deaths.

In the past 10 years, the Florida Fish and Wildlife Conservation Commission has received an average of nearly 16,000 alligator-related complaints per year. Most of these complaints deal with alligators occurring in places such as backyard ponds, canals, ditches and streams, but other conflicts occur when alligators wander into garages, swimming pools and golf course ponds. Sometimes, alligators come out of the water to bask in the sun or move between wetlands. In many cases, if left alone, these alligators will eventually move on to areas away from people.

### Safety Tips

- Generally, alligators less than four feet in length are not large enough to be dangerous unless handled. However, if you encounter any alligator that you believe poses a threat to people, pets or property,

call the Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286). Please be aware, nuisance alligators are killed, not relocated.

- Be aware of the possibility of alligators when you are in or near fresh or brackish water. Bites may occur when people do not pay close enough attention to their surroundings when working or recreating near water.
- Do not swim outside of posted swimming areas or in waters that might be inhabited by large alligators.
- Alligators are most active between dusk and dawn. Therefore, avoid swimming at night.
- Dogs and cats are similar in size to the natural prey of alligators. Don't allow pets to swim, exercise or drink in or near waters that may contain alligators. Dogs often attract an alligator's interest, so do not swim with your dog.
- Leave alligators alone. State law prohibits killing, harassing or possessing alligators. Handling even small alligators can result in injury.



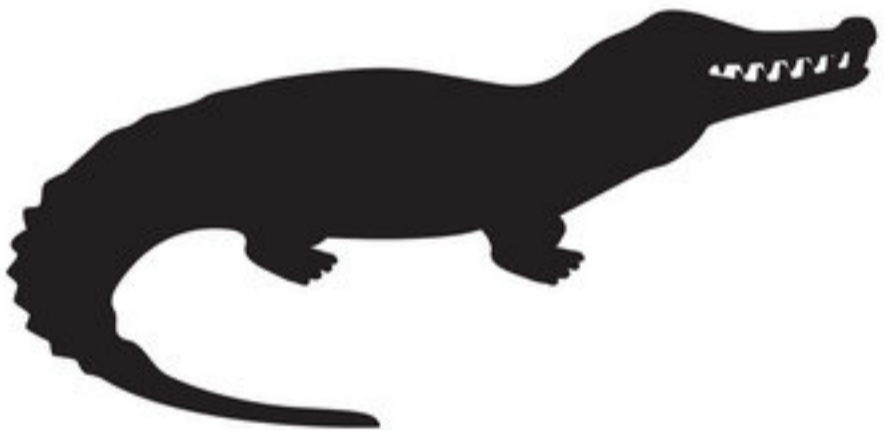
Tim Donovan, FWC

A young alligator wanders onto a porch in a residential neighborhood.

**5Ai.**

**! DANGER**

**ALLIGATORS  
AND SNAKES  
IN AREA**



**STAY AWAY  
FROM THE WATER**

**DO NOT FEED  
THE WILDLIFE**

**ENCLAVE  
CAUTION**



Alligators and other wildlife  
are common in this area.

They can be dangerous and  
should not be approached,  
frightened or fed.

No swimming, boating, fishing,  
or other lake use.

**KEEP YOUR DISTANCE**





FLORIDA WILDLIFE

MAY BE PRESENT.

NO FISHING  
OR SWIMMING

IN PONDS.



# WARNING

**ALLIGATORS, SNAKES AND  
OTHER DANGEROUS WILDLIFE  
ARE COMMON AND INHABIT  
THESE AREAS AND WATERWAYS.**



**DO NOT APPROACH OR FEED WILDLIFE.**

***KEEP YOUR DISTANCE!***

WALT DISNEY World  
GOLF

Operated by  
Arnold Palmer  
GOLF MANAGEMENT

**5D.**

**5Di.**



Work Order		Account	Hammocks Cdd
Work Order Number	00057482	Contact	Bob Nanni
Created Date	11/3/2022	Address	Country Line Rd @ Hampton Creek Blvd. Tampa, FL 33647

**Work Details**

Specialist	Assigned	NICK P. MARGO
Comments to Customer	Resource	

**Work Order Assets**

Asset	Status	Product Work Type	Specialist Comments to Customer
Hammocks Cdd-Lake-ALL	Included		

**Service Parameters**

Asset	Product Work Type	Specialist Comments to Customer
Hammocks Cdd-Lake-ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Hammocks Cdd-Lake-ALL	SHORELINE WEED CONTROL	
Hammocks Cdd-Lake-ALL	LAKE WEED CONTROL	
Hammocks Cdd-Lake-ALL	DYE APPLICATION	
Hammocks Cdd-Lake-ALL	ALGAE CONTROL	
Hammocks Cdd-Lake-ALL		



**The Hammocks**  
COMMUNITY DEVELOPMENT DISTRICT  
Tampa, Florida

## Hammocks CDD Waterway Inspection Report

---

**Reason for Inspection:**

**Inspection Date:** 2022-11-17

**Prepared for:**

David Wenck  
Inframark

**Prepared by:**

Nick Margo, Aquatic Biologist

**TABLE OF CONTENTS**

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	Pg
<b>SITE ASSESSMENTS</b>	
PONDS 1, 2, 3 _____	3
PONDS 4, 5, 6 _____	4
PONDS 7, 8, 9 _____	5
<b>MANAGEMENT/COMMENTS SUMMARY</b> _____	5, 6
<b>SITE MAP</b> _____	7

## Site: 1

### Comments:

Site looks good

The site remains in good condition with no new algae growth and no nuisance weed regrowth.



### Action Required:

Routine maintenance next visit

### Target:

Species non-specific

## Site: 2

### Comments:

Treatment in progress

The site contains quite a bit of decay from the previous treatment and might require another retreatment or so to get better control of the grass in the shelf.



### Action Required:

Routine maintenance next visit

### Target:

Species non-specific

## Site: 3

### Comments:

Normal growth observed

The previous treatment did good on the algae but didn't really affect the submersed vegetation along the perimeter. We will try again.



### Action Required:

Routine maintenance next visit

### Target:

Submersed vegetation



## Site: 4

### Comments:

Normal growth observed

We did not get the die off we expected so we will reapply for both algae and other nuisance vegetation.

### Action Required:

Routine maintenance next visit

### Target:

Submersed vegetation



## Site: 5

### Comments:

Requires attention

As you pointed out during your last meeting, site 5 was incorrect.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



## Site: 6

### Comments:

Site looks good

The site continues to remain in good condition with minimal issues and good water clarity.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: 7

### Comments:

Site looks good

The site is in good condition with minimal algae growth and no nuisance weeds noted.



### Action Required:

Routine maintenance next visit

### Target:

Species non-specific

## Site: 8

### Comments:

Site looks good

The site remains in good condition with minimal issues and good water clarity.



### Action Required:

Routine maintenance next visit

### Target:

Species non-specific

## Site: 9

### Comments:

Site looks good

The site is now in good condition with minimal algae growth, no nuisance weeds and good water clarity.



### Action Required:

Routine maintenance next visit

### Target:

Species non-specific

## Management Summary

The only real issues noted are sites 4 and 5. Sites 4 didn't respond well to the last treatment and I will need to re-apply. Site 5, as discussed during the meeting, was just sprayed so it might take a week or so to see results.

Both sites 3 & 4 have a small amount of algae, but this should clear up as the submersed weeds recede.

None of the sites had any grass issues and the lilies in site 2 are successfully controlled for now.

As per the last meeting, the sites I think would benefit from aeration or a fountain would be sites 3, 6 & 8. Site 3 would probably benefit the site the most as it does get algae and Chara frequently. The other two are the only other sites I believe are deep enough to actually use aeration and fountains correctly. Every other site I have seen dry during non-drought years and ideally that isn't where you want to install a fountain.

Thank You For Choosing SOLitude Lake Management.

# Hammocks CDD Waterway Inspection Report

Agenda Page 44  
2022-11-17

Site	Comments	Target	Action Required
1	Site looks good	Species non-specific	Routine maintenance next visit
2	Treatment in progress	Species non-specific	Routine maintenance next visit
3	Normal growth observed	Submersed vegetation	Routine maintenance next visit
4	Normal growth observed	Submersed vegetation	Routine maintenance next visit
5	Requires attention	Shoreline weeds	Routine maintenance next visit
6	Site looks good	Species non-specific	Routine maintenance next visit
7	Site looks good	Species non-specific	Routine maintenance next visit
8	Site looks good	Species non-specific	Routine maintenance next visit
9	Site looks good	Species non-specific	Routine maintenance next visit

**SOLITUDE**  
LAKE MANAGEMENT  
A Rentokil Company  
Restoring Balance. Enhancing Beauty.

**Hammocks CDD**  
Tampa, FL

Call 888.480.LAKE



NPM 03/2020



**The Hammocks**  
COMMUNITY DEVELOPMENT DISTRICT  
Tampa, Florida

## Hammocks CDD Waterway Inspection Report

---

**Reason for Inspection:**

**Inspection Date:** 2022-12-16

**Prepared for:**

David Wenck  
Inframark

**Prepared by:**

Nick Margo, Aquatic Biologist

**TABLE OF CONTENTS**

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	Pg
<b>SITE ASSESSMENTS</b>	
PONDS 1, 2, 3 _____	3
PONDS 4, 5, 6 _____	4
PONDS 7, 8, 9 _____	5
<b>MANAGEMENT/COMMENTS SUMMARY</b> _____	5, 6
<b>SITE MAP</b> _____	7

## Site: 1

### Comments:

Site looks good

The site remains in good condition with minimal nuisance vegetation and no algae noted. There are a few stands of native, beneficial pickerelweed.



### Action Required:

Routine maintenance next visit

### Target:

Species non-specific

## Site: 2

### Comments:

Site looks good

There is a lot of shelf decay but overall the site is in good condition with minimal regrowth and excellent water clarity.



### Action Required:

Routine maintenance next visit

### Target:

Species non-specific

## Site: 3

### Comments:

Normal growth observed

The site is in overall good condition but the one cove has a stand of torpedograss within the Gulf Spikerush that will require an herbicide application.



### Action Required:

Routine maintenance next visit

### Target:

Torpedograss



## Site: 4

### Comments:

Normal growth observed

We again did not get the die off we expected so we will reapply for both algae and other nuisance vegetation.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



## Site: 5

### Comments:

Site looks good

There is a lot of decay but there was no noted regrowth of any thing that was sprayed. Reapplication has already occurred.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



## Site: 6

### Comments:

Site looks good

The site continues to remain in good condition with minimal issues and good water clarity.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: 7

### Comments:

Site looks good

The site remains in good condition with minimal algae growth and no nuisance weeds noted.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: 8

### Comments:

Site looks good

The site continues to remain in good condition with minimal issues and good water clarity.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: 9

### Comments:

Site looks good

There is minimal algae and nuisance vegetation but there is a lot of decay in the site from runoff due to a recent storm.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Management Summary

The shelf in site 2 has a lot of decay and we recently reapplied herbicide to target what torpedograss was missed during the last application.

Site 3 was treated for torpedograss and algae along the perimeter and looks improved.

Site 4 did not die off as expected so at the time of inspection we had already treated the site again.

Everything else was in good, working order.

Thank You For Choosing SOLitude Lake Management.

# Hammocks CDD Waterway Inspection Report

Agenda Page 52  
2022-12-16

Site	Comments	Target	Action Required
1	Site looks good	Species non-specific	Routine maintenance next visit
2	Site looks good	Species non-specific	Routine maintenance next visit
3	Normal growth observed	Torpedograss	Routine maintenance next visit
4	Normal growth observed	Surface algae	Routine maintenance next visit
5	Site looks good	Shoreline weeds	Routine maintenance next visit
6	Site looks good	Species non-specific	Routine maintenance next visit
7	Site looks good	Species non-specific	Routine maintenance next visit
8	Site looks good	Species non-specific	Routine maintenance next visit
9	Site looks good	Species non-specific	Routine maintenance next visit

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**Hammocks CDD**  
Tampa, FL

Call 888.480.LAKE



NPM 03/2020

## **Seventh Order of Business**

**7B.**

# HAMMOCKS

SECTIONS 1 AND 2, TOWNSHIP 27 SOUTH, RANGE 19 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

**NOTE:**

The City of Tampa Landscaping, Tree Removal and Site Clearing Ordinances require setbacks from wetlands under the jurisdiction of the Environmental Protection Commission of Hillsborough County, the Florida Department of Environmental Protection, the United States Army Corps of Engineers, the Southwest Florida Water Management District, or the Tampa Port Authority.

Any use of wetland areas is subject to any and all applicable Laws, Rules or Regulations of the City of Tampa, the Environmental Protection Commission of Hillsborough County, and the Southwest Florida Water Management District.

The City of Tampa Upland Habitat Ordinance and/or the approved Habitat Management Plan shall govern all uses of the preserved upland areas.

SCALE 1" = 30'



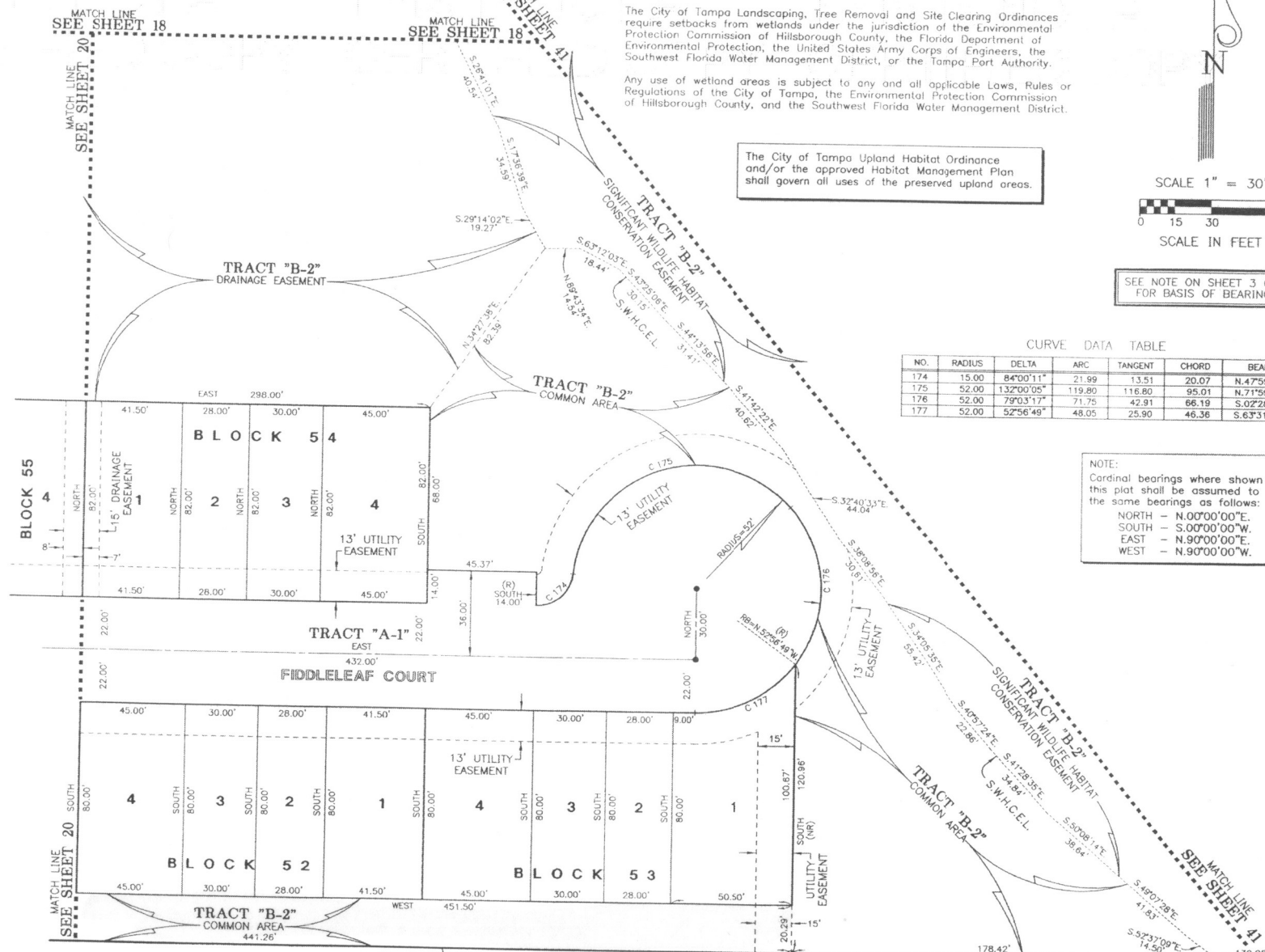
SCALE IN FEET

SEE NOTE ON SHEET 3 OF 41 FOR BASIS OF BEARINGS

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
174	15.00	84°00'11"	21.99	13.51	20.07	N.47°59'55"E
175	52.00	132°00'05"	119.80	116.80	95.01	N.71°59'52"E
176	52.00	79°03'17"	71.75	42.91	66.19	S.02°28'27"E
177	52.00	52°56'49"	48.05	25.90	46.36	S.63°31'36"W

**NOTE:**  
 Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:  
 NORTH - N.00°00'00"E  
 SOUTH - S.00°00'00"W  
 EAST - N.90°00'00"E  
 WEST - N.90°00'00"W



**LEGEND:**

- Symbol ■ indicates (P.R.M.) Permanent Reference Monument - LB148, unless otherwise noted.
- Symbol ⊕ indicates (P.R.M.) Offset Permanent Reference Monument - LB148, unless otherwise noted.
- Symbol ● indicates (P.C.P.) Permanent Control Point LB148
- (R) indicates radial line
- (NR) indicates non-radial line
- RB - Reference Bearing
- S.W.H.C.E.L. - Significant Wildlife Habitat Conservation Easement Line

UNPLATTED

SOUTHERLY BOUNDARY OF PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4060, PAGE 46

UNPLATTED

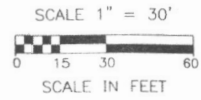
2212 SWANN AVENUE  
 TAMPA, FLORIDA, 33606  
 PHONE (813) 253-5311  
 FAX (813) 253-2478



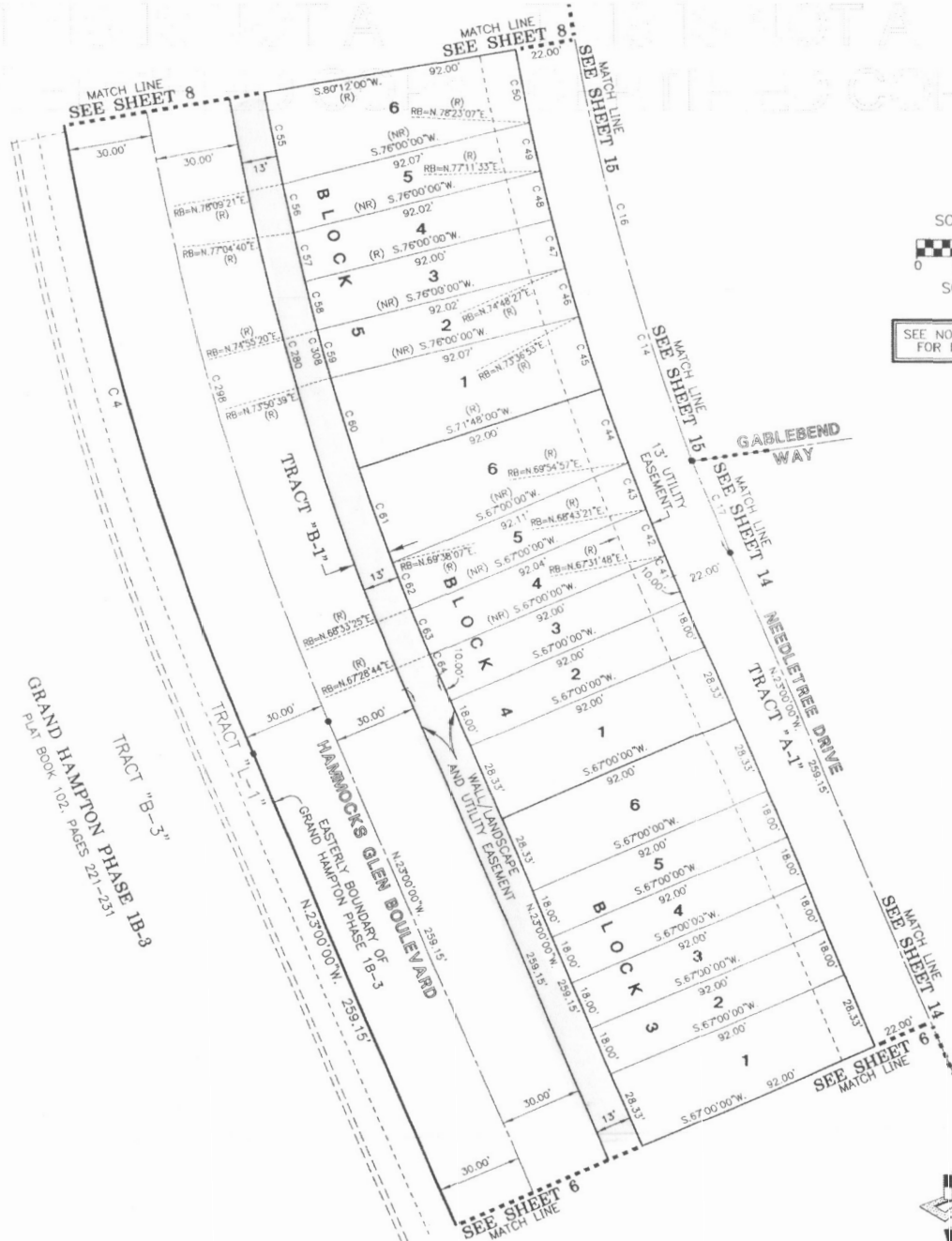


# HAMMOCKS

SECTIONS 1 AND 2, TOWNSHIP 27 SOUTH, RANGE 19 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA



SEE NOTE ON SHEET 3 OF 41 FOR BASIS OF BEARINGS



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
4	1030.00	15°18'57"	275.33	138.49	274.51	N.15°20'32"W
14	843.00	15°18'57"	225.34	113.35	224.67	N.15°20'32"W
16	843.00	12°36'51"	185.59	93.17	185.22	N.14°15'48"W
17	843.00	02°25'47"	35.75	17.88	35.75	S.21°47'07"E
41	865.00	00°31'48"	8.00	4.00	8.00	N.2°44'06"W
42	865.00	01°11'33"	18.00	9.00	18.00	N.21°52'26"W
43	865.00	01°11'36"	18.02	9.01	18.01	N.20°40'51"W
44	865.00	01°53'03"	28.45	14.22	28.45	N.19°08'32"W
45	865.00	01°48'53"	27.40	13.70	27.40	N.17°17'33"W
46	865.00	01°11'34"	18.01	9.00	18.01	N.15°47'20"W
47	865.00	01°11'33"	18.00	9.00	18.00	N.14°35'46"W
48	865.00	01°11'33"	18.00	9.00	18.00	N.13°24'14"W
49	865.00	01°11'34"	18.01	9.00	18.01	N.12°12'40"W
50	865.00	01°48'53"	27.40	13.70	27.40	N.10°42'27"W
55	957.00	02°02'39"	34.14	17.07	34.14	S.10°49'19"E
56	957.00	01°04'41"	18.01	9.00	18.01	S.12°23'00"E
57	957.00	01°04'40"	18.00	9.00	18.00	S.13°27'40"E
58	957.00	01°04'40"	18.00	9.00	18.00	S.14°32'20"E
59	957.00	01°04'41"	18.01	9.00	18.01	S.15°37'00"E
60	957.00	02°02'39"	34.14	17.07	34.14	S.17°10'41"E
61	957.00	02°09'53"	36.16	18.08	36.16	S.19°16'57"E
62	957.00	01°04'42"	18.01	9.01	18.01	S.20°54'14"E
63	957.00	01°04'40"	18.00	9.00	18.00	S.21°58'56"E
64	957.00	00°28'44"	8.00	4.00	8.00	S.22°45'38"E
280	970.00	15°18'57"	259.29	130.42	258.52	N.15°20'32"W
298	1000.00	15°18'57"	267.31	134.46	266.51	N.15°20'32"W
306	957.00	15°18'57"	255.82	128.67	255.05	S.15°20'32"E

- LEGEND:**
- Symbol ● indicates (P.R.M.) Permonent Reference Monument - LB148, unless otherwise noted.
  - Symbol ⊕ indicates (P.R.M.) Offset Permonent Reference Monument - LB148, unless otherwise noted.
  - Symbol ◆ indicates (P.C.P.) Permonent Control Point LB148
  - (R) indicates radial line
  - (NR) indicates non-radial line
  - RB - Reference Bearing

2212 SWANN AVENUE  
TAMPA, FLORIDA 33606  
PHONE (813) 253-5311  
FAX (813) 253-2478

**HEIDT & ASSOCIATES, INC.**  
LICENSED BUSINESS NUMBER LB148  
CIVIL ENGINEERING  
LAND SURVEYING

**SHEET 7 OF 41 SHEETS**