

**THE HAMMOCKS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**FEBRUARY 14, 2024**

**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**

### **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  
Whitney Sousa, District Counsel  
Tonja Stewart, District Engineer

### **Meeting Agenda**

February 14, 2024 - 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. Public Comments on Agenda Items**
- 3. Consent Agenda**
  - A. Approval of the Minutes of the January 10, 2024 Meeting [Page 5]
  - B. Approval of December 2023 Financial Statements [Page 9]
- 4. Staff Reports**
  - A. District Manager
  - B. District Attorney
  - C. District Engineer
  - D. SOLitude
    - i. Pond Maintenance Report [Page 24]
- 5. Old Business**
  - A. Discussion of Playground [Page 34]
  - B. Discussion of Esplande Boulevard Landscaping
  - C. Discussion of Sound Barrier Trees with Redtree [Page 34 ]
- 6. Supervisors' Requests**
- 7. Audience Comments**
- 8. Adjournment**

**NOTE: Next Meeting Scheduled for March 13, 2024**

### **District Office:**

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

### **Meeting Location:**

Brentwood Clubhouse  
8504 Sandpiper Ridge Avenue  
Tampa, Florida

## **Third Order of Business**

**3A.**

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

The Board of Supervisors of the Hammocks Community Development District held a regular meeting on Wednesday, January 10, 2024 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
Mike Henke	Vice Chairman
Michelle Rodriguez	Assistant Secretary (via phone)
Alex Manero	Assistant Secretary
Eilyn Rivera	Assistant Secretary

Also present were:

David Wenck	District Manager
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*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 at 8:00 a.m. and called the roll. A quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comments on Agenda Items**

- None.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

- A. **Approval of the Minutes of the December 13, 2023 Meeting**
- B. **Approval of November 2023 Financial Statements**

On MOTION by Ms. Plantikow seconded by Ms. Rivera, with all in favor, the Consent Agenda was approved. 5/0

- Mr. Wenck addressed Supervisor Training at 9:30 a.m. on February 1<sup>st</sup>. He noted Ms. Sousa, Ms. Stewart and Mr. Mendenhall will do the presentation at the Inframark office. Mr. Manero, and Ms. Rivera are available. Ms. Rodriguez is tentative.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

- A. **District Manager**

None.

**B. District Attorney**

None.

**C. District Engineer**

None.

**D. SOLitude**

**i. Pond Maintenance Report**

- Discussion ensued on lily pads.
- It was requested that SOLitude attend the next meeting.

**FIFTH ORDER OF BUSINESS**

**Old Business**

**A. Discussion of Playground**

- Ms. Rodriguez reported that she met with residents, one of which is against a playground. She noted there is some momentum in getting the community involved so that it is a community project.
  - Mr. Wenck noted the committee should help decide what to do for the playground, not to decide whether there will be a playground.
  - Discussion continued on a playground with it being noted there is still concern regarding parking and a way to abate noise for residents close to the playground. Mr. Wenck suggested reaching out to vendors to look at the playground site to see what they would propose in the \$80,000 to \$100,000 range.

**B. Discussion of Sound Barrier Trees**

- Mr. Wenck outlined the proposals from Redtree – one in the amount of \$17,450 and one for \$4,800. He went back to Steadfast letting them know the Board was ready to consider the Viburnum and requested a proposal to replace the Cypress trees and a proposal for Viburnum, but he only sent a proposal to install Viburnum at \$9,400. Discussion ensued on the proposals.

Mr. Henke MOVED to approve the Redtree proposal in the amount of \$4,800 for Wax Myrtles for a sound barrier and Mr. Manero seconded the motion.
--

- Ms. Rodriguez questioned the comment about the Wax Myrtles thinning out in the winter.

On VOICE vote, with all in favor, the motion was approved. 5/0

- Mr. Manero to discuss questions regarding Wax Myrtles with Redtree.

**SIXTH ORDER OF BUSINESS**

**Supervisors' Requests**

- None.

**SEVENTH ORDER OF BUSINESS**

**Audience Comments**

- None.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Manero seconded by Ms. Rivera, with all in favor, the meeting was adjourned. 5/0

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Frances Plantikow  
Chairperson

**3B.**



**The Hammocks  
Community Development District**

**Financial Report**

*December 31, 2023*

**Prepared by**



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**The Hammocks  
Community Development District**

**Financial Statements**

(Unaudited)

*December 31, 2023*

**Balance Sheet**  
December 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	TOTAL
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 783,477	\$ -	\$ 783,477
Due From Other Funds	-	291,052	291,052
Investments:			
Money Market Account	237,658	-	237,658
Prepayment Account	-	64	64
Reserve Fund	-	127,696	127,696
Revenue Fund	-	62,424	62,424
<b>TOTAL ASSETS</b>	<b>\$ 1,021,135</b>	<b>\$ 481,236</b>	<b>\$ 1,502,371</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 11,653	\$ -	\$ 11,653
Accrued Expenses	9,395	-	9,395
Due To Other Funds	291,052	-	291,052
<b>TOTAL LIABILITIES</b>	<b>312,100</b>	<b>-</b>	<b>312,100</b>
<b><u>FUND BALANCES</u></b>			
<b>Restricted for:</b>			
Debt Service	-	481,236	481,236
<b>Assigned to:</b>			
Operating Reserves	58,520	-	58,520
Reserves - Ponds	174,978	-	174,978
<b>Unassigned:</b>	475,537	-	475,537
<b>TOTAL FUND BALANCES</b>	<b>\$ 709,035</b>	<b>\$ 481,236</b>	<b>\$ 1,190,271</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,021,135</b>	<b>\$ 481,236</b>	<b>\$ 1,502,371</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 14,000	\$ 3,499	\$ 9,071	\$ 5,572
Special Assmnts- Tax Collector	241,789	193,431	211,271	17,840
Special Assmnts- Discounts	(9,672)	(7,738)	(8,435)	(697)
<b>TOTAL REVENUES</b>	<b>246,117</b>	<b>189,192</b>	<b>211,907</b>	<b>22,715</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	12,000	2,000	3,000	(1,000)
FICA Taxes	918	153	230	(77)
ProfServ-Engineering	1,000	250	438	(188)
ProfServ-Legal Services	2,000	500	654	(154)
ProfServ-Mgmt Consulting	47,000	11,750	7,499	4,251
ProfServ-Trustee Fees	3,750	3,750	4,041	(291)
Auditing Services	5,400	-	-	-
Postage and Freight	250	63	15	48
Insurance - General Liability	11,805	11,805	7,558	4,247
Printing and Binding	100	25	-	25
Legal Advertising	3,500	875	-	875
Misc-Bank Charges	1,200	300	251	49
Misc-Assessment Collection Cost	4,836	3,869	4,057	(188)
Misc-Web Hosting	3,000	750	1,578	(828)
Office Supplies	100	25	-	25
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>97,034</b>	<b>36,290</b>	<b>29,496</b>	<b>6,794</b>
<b>Field</b>				
Contracts-Landscape	65,610	16,403	16,403	-
Contracts-Lakes	5,418	1,355	1,355	-
R&M-Fence	2,000	500	-	500
R&M-Mulch	11,000	11,000	-	11,000
Misc-Contingency	45,055	11,264	-	11,264
Reserve - Ponds	20,000	-	-	-
<b>Total Field</b>	<b>149,083</b>	<b>40,522</b>	<b>17,758</b>	<b>22,764</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>TOTAL EXPENDITURES</b>	<b>246,117</b>	<b>76,812</b>	<b>47,254</b>	<b>29,558</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	112,380	164,653	52,273
Net change in fund balance	\$ -	\$ 112,380	\$ 164,653	\$ 52,273
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>544,382</b>	<b>544,382</b>	<b>544,382</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 544,382</b>	<b>\$ 656,762</b>	<b>\$ 709,035</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<b>REVENUES</b>					
Interest - Investments	\$ 18	\$ 5	\$ 3,013	\$ 3,008	16738.89%
Special Assmnts- Tax Collector	350,774	280,619	306,500	25,881	87.38%
Special Assmnts- Discounts	(14,031)	(11,225)	(12,237)	(1,012)	87.21%
<b>TOTAL REVENUES</b>	<b>336,761</b>	<b>269,399</b>	<b>297,276</b>	<b>27,877</b>	<b>88.28%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
Misc-Assessment Collection Cost	7,015	5,612	5,885	(273)	83.89%
<b>Total Administration</b>	<b>7,015</b>	<b>5,612</b>	<b>5,885</b>	<b>(273)</b>	<b>83.89%</b>
<b>Debt Service</b>					
Principal Debt Retirement	205,000	-	-	-	0.00%
Interest Expense	114,400	57,200	57,120	80	49.93%
<b>Total Debt Service</b>	<b>319,400</b>	<b>57,200</b>	<b>57,120</b>	<b>80</b>	<b>17.88%</b>
<b>TOTAL EXPENDITURES</b>	<b>326,415</b>	<b>62,812</b>	<b>63,005</b>	<b>(193)</b>	<b>19.30%</b>
Excess (deficiency) of revenues Over (under) expenditures	10,346	206,587	234,271	27,684	2264.36%
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	10,346	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>10,346</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ 10,346	\$ 206,587	\$ 234,271	\$ 27,684	2264.36%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>246,965</b>	<b>246,965</b>	<b>246,965</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 257,311</b>	<b>\$ 453,552</b>	<b>\$ 481,236</b>		

**The Hammocks  
Community Development District**

**Supporting Schedules**

*December 31, 2023*



**Non-Ad Valorem Special Assessments  
Hillsborough County Tax Collector - Monthly Collection Report  
For the Fiscal Year Ending September 30, 2024**

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 2024</b>				\$ 592,563	\$ 241,789	\$ 350,774
Allocation %				100%	41%	59%
11/08/23	\$ 5,311.06	\$ 284	\$ 108	\$ 5,703	\$ 2,327.23	\$ 3,376.21
11/17/23	\$ 45,266.12	\$ 1,925	\$ 924	\$ 48,114	\$ 19,632.59	\$ 28,481.86
11/22/23	\$ 27,203.55	\$ 1,157	\$ 555	\$ 28,915	\$ 11,798.60	\$ 17,116.75
12/05/23	\$ 57,097.00	\$ 2,427.51	\$ 1,165.25	\$ 60,690	\$ 24,763.81	\$ 35,925.95
12/07/23	\$ 337,313.46	\$ 14,326.53	\$ 6,883.95	\$ 358,524	\$ 146,291.86	\$ 212,232.08
12/15/23	\$ 14,964.96	\$ 553.33	\$ 305.40	\$ 15,824	\$ 6,456.69	\$ 9,367.00
<b>TOTAL</b>	<b>\$ 487,156</b>	<b>\$ 20,673</b>	<b>\$ 9,942</b>	<b>\$ 517,771</b>	<b>\$ 211,271</b>	<b>\$ 306,500</b>
% COLLECTED				87%	87%	87%
<b>TOTAL OUTSTANDING</b>				<b>\$ 74,792</b>	<b>\$ 30,518</b>	<b>\$ 44,274</b>

**Cash and Investment Report**

*December 31, 2023*

**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	5.38%	\$764,251
Checking Account - Operating	Hancock	n/a	0.00%	\$19,225
MMA	Bank United	Money Market Account	5.25%	\$237,658
			<b>Subtotal</b>	<b>\$1,021,135</b>

**Debt Service Funds**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
Series 2016 Prepayment	US Bank	US Bank GTS	3.82%	\$64
Series 2016 Reserve	US Bank	US Bank Open Ended CP	5.35%	\$127,696
Series 2016 Revenue	US Bank	US Bank Open Ended CP	5.35%	\$62,424
			<b>Subtotal</b>	<b>\$190,184</b>
			<b>Total</b>	<b>\$1,211,319</b>

**The Hammocks CDD**

Bank Reconciliation

Bank Account No. 7492 VALLEY BANK GF CHECKING  
 Statement No. 12-23  
 Statement Date 12/31/2023

<b>G/L Balance (LCY)</b>	764,251.41	<b>Statement Balance</b>	764,436.11
<b>G/L Balance</b>	764,251.41	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	764,436.11
<b>Subtotal</b>	764,251.41	<b>Outstanding Checks</b>	184.70
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
	<hr/>		
<b>Ending G/L Balance</b>	764,251.41	<b>Ending Balance</b>	764,251.41
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
12/21/2023	Payment	4340	FRANCES K. PLANTIKOW	184.70	0.00	184.70
<b>Total Outstanding Checks.....</b>				<b>184.70</b>		<b>184.70</b>

**The Hammock**  
Community Development District

**Check Register**

**12/1/2023-12/31/2023**

**THE HAMMOCKS**

Community Development District

**Payment Register by Fund  
For the Period from 12/01/23 to 12/31/23  
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>GENERAL FUND - 001</b>								
<b>CHECK # 4338</b>								
001	12/05/23	SOLITUDE LAKE MANAGEMENT	PSI023009	NOV 2023 MAINT LAKE ALL	Contracts-Lakes	534084-53901	\$451.54	
							<b>Check Total</b>	<u>\$451.54</u>
<b>CHECK # 4339</b>								
001	12/15/23	INFRAMARK, LLC	104831	11/2023 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67	
001	12/15/23	INFRAMARK, LLC	104979	10/2023 VARIABLE CHARGES	Postage and Freight	541006-51301	\$8.82	
001	12/15/23	INFRAMARK, LLC	104979	10/2023 VARIABLE CHARGES	Misc-Web Hosting	549915-51301	\$25.50	
001	12/15/23	INFRAMARK, LLC	105383	11/2023 VARIABLE CHARGES POSTAGE	Postage and Freight	541006-51301	\$6.30	
001	12/15/23	INFRAMARK, LLC	106413	9/2023 MANAGEMENT SERVICE	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67	
							<b>Check Total</b>	<u>\$7,873.96</u>
<b>CHECK # 4340</b>								
001	12/21/23	FRANCES K. PLANTIKOW	PAYROLL	December 21, 2023 Payroll Posting			\$184.70	
							<b>Check Total</b>	<u>\$184.70</u>
<b>CHECK # 4341</b>								
001	12/21/23	MICHAEL J. HENKE	PAYROLL	December 21, 2023 Payroll Posting			\$184.70	
							<b>Check Total</b>	<u>\$184.70</u>
<b>CHECK # 4342</b>								
001	12/21/23	EILYN RIVERA	PAYROLL	December 21, 2023 Payroll Posting			\$174.70	
							<b>Check Total</b>	<u>\$174.70</u>
<b>CHECK # DD150</b>								
001	12/21/23	MICHELLE RODRIGUEZ	PAYROLL	December 21, 2023 Payroll Posting			\$184.70	
							<b>Check Total</b>	<u>\$184.70</u>
<b>CHECK # DD151</b>								
001	12/21/23	ALEX J. MANERO	PAYROLL	December 21, 2023 Payroll Posting			\$184.70	
							<b>Check Total</b>	<u>\$184.70</u>
							<b>Fund Total</b>	<u><b>\$9,239.00</b></u>

<b>Total Checks Paid</b>	<b>\$9,239.00</b>
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# **Fourth Order of Business**

**4Di**



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

# Hammocks CDD Waterway Inspection Report

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**Reason for Inspection:**

**Inspection Date:** 2024-01-19

**Prepared for:**

David Wenck  
Inframark

**Prepared by:**

Nick Margo, Aquatic Biologist

Wesley Chapel Field Office  
SOLITUDELAKEMANAGEMENT.COM  
888.480.LAKE (5253)



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<b>SITE ASSESSMENTS</b>	
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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 is mostly full after being half empty for so long. There are no major issues to note though.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: 2

### Comments:

Normal growth observed

The site still has some floating spatterdock that will require an herbicide reapplication but there is minimal nuisance, shoreline weeds and no algae.

### Action Required:

Routine maintenance next visit

### Target:

Floating Weeds



## Site: 3

### Comments:

Site looks good

The site is at the high water mark and remains in good condition with good clarity and minimal nuisance vegetation.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: 4

### Comments:

Site looks good

The site is now full. We will spray out any new growth that pops up in the open area.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: 5

### Comments:

Normal growth observed

The newer area needs an herbicide application for torpedograss.

### Action Required:

Routine maintenance next visit

### Target:

Torpedograss



## Site: 6

### Comments:

Normal growth observed

The site still has some spatterdock growth that could use an herbicide application for better control.

### Action Required:

Routine maintenance next visit

### Target:

Floating Weeds



## Site: 7

### Comments:

Site looks good

The site has much more water and remains in good condition with minimal nuisance growth.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: 8

### Comments:

Site looks good

The site cleared up nicely since the last algae treatment and has minimal nuisance growth within it now.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: 9

### Comments:

Normal growth observed

The site is full after being mostly dry last month. It has an algae bloom that will require an algicide application for control.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



## Management Summary

So a lot of the water levels are up. A lot of the sites look very manicured because of this. We do have a few issues though.

Sites 2 & 6 still require an herbicide treatment for control of spatterdock. Site 5 also needs the new growth torpedograss sprayed out. We will get this going before your next meeting.

Site 9 has a pretty serious algae bloom that will require an algicide application for control. Meanwhile, site 8 is now under control after having some pretty bad algae last week.

The water levels being this high after being so low for so long might create some seasonal shoreline weed growth, but that may take a month or so to start and will be easily suppressed by herbicide applications.

Thank You For Choosing SOLitude Lake Management.

# Hammocks CDD Waterway Inspection Report

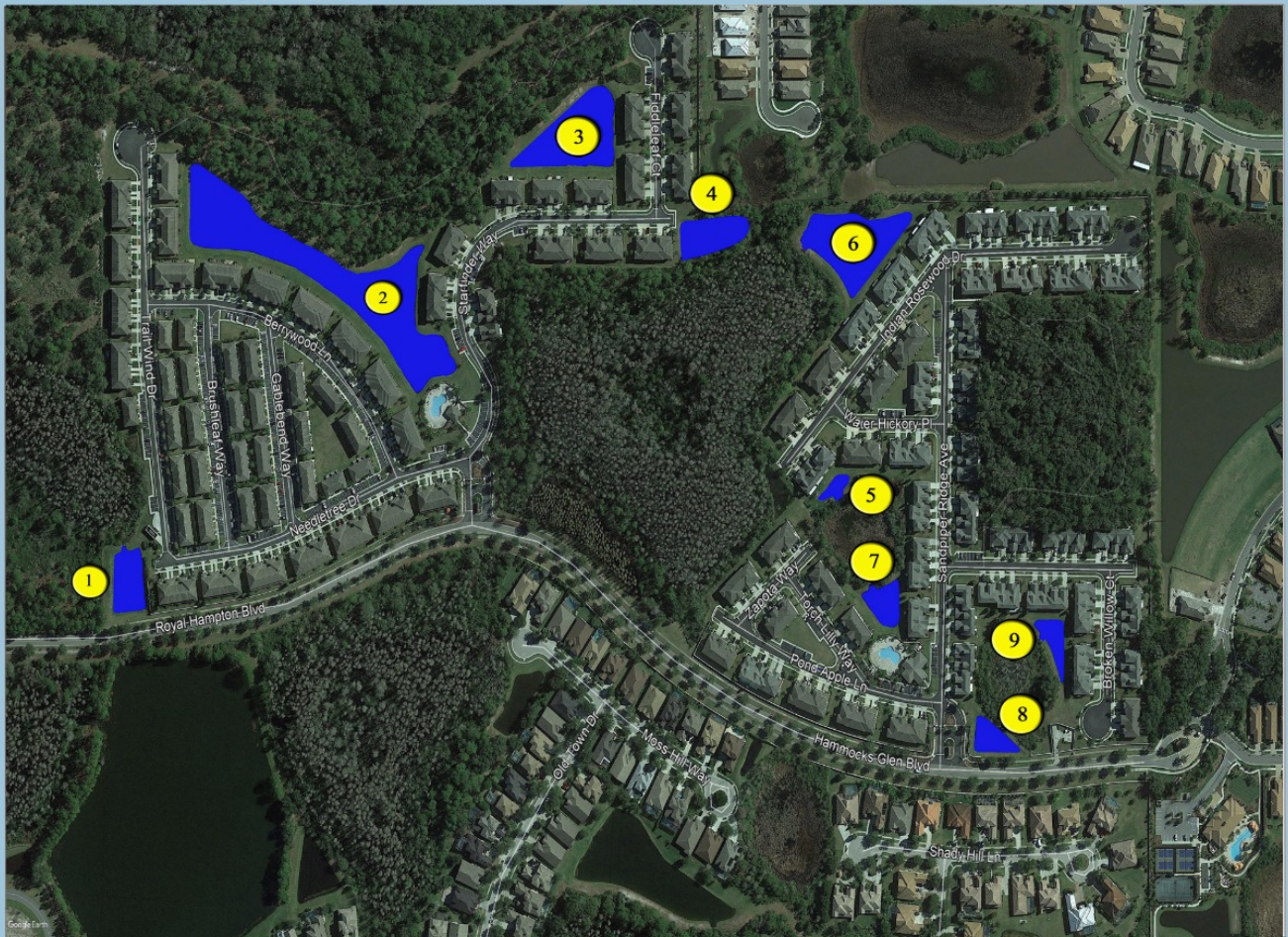
Agenda Page 30  
2024-01-19

Site	Comments	Target	Action Required
1	Site looks good	Species non-specific	Routine maintenance next visit
2	Normal growth observed	Floating Weeds	Routine maintenance next visit
3	Site looks good	Species non-specific	Routine maintenance next visit
4	Site looks good	Species non-specific	Routine maintenance next visit
5	Normal growth observed	Torpedograss	Routine maintenance next visit
6	Normal growth observed	Floating Weeds	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	Normal growth observed	Surface algae	Routine maintenance next visit

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

**Hammocks CDD**  
Tampa, FL

Call 888.480.LAKE



NPM 03/2020

# **Fifth Order of Business**



**5A**

**From:** [Slaughter, Mona](#)  
**To:** [Slaughter, Mona](#)  
**Subject:** FW: Hammocks townhomes  
**Date:** Thursday, February 8, 2024 11:00:22 AM

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-----Original Message-----

From: Eliza Passardi <[epassardi@gmail.com](mailto:epassardi@gmail.com)>  
Sent: Thursday, December 14, 2023 9:33 PM  
To: Wenck, David <[david.wenck@inframark.com](mailto:david.wenck@inframark.com)>  
Subject: Re: Hammocks townhomes

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Hi, following up.

I have questions regarding this that I would love answered and unfortunately, I can't make it to the CDD meetings. My understanding is that this playground is for both neighborhoods. How are we putting in a playground that's for 500 units and there's no parking nor space for more traffic to be added to a quiet street?

This reduces the value of my house. I would never buy a house that is in this close proximity to a play area for children. Don't get me wrong, I love kids and I am not at all against having one in our neighborhood for them, where it makes sense to put one like where there is parking and space for traffic.

I'm really frustrated after living here for 12 years and now this is going in in a place that's really not ideal for it. I bought for the quiet, I work from home and my window overlooks where it's supposedly going and I can't seem to get details on exactly the location on which side of the cul-de-sac it's that is being considered and answers to parking questions etc. I can't imagine that the city is okay with putting a playground on a small cul-de-sac for 500 units and there being zero parking or flow of traffic for them?

I understand that the land may be the flattest so we think this is the best option but as far as parking and traffic on a small street it's really not ideal. It changes the value of people's homes here, it makes them less appealing to people who are not interested in having kids or even if they have kids living in proximity to a playground where there's going to be more noise now.

I also don't appreciate that the HOA wasn't able to get this pushed through so now we found a workaround.

I would appreciate a response back, this directly impacts me and again changes the value of my home and potential people who may be interested in buying it in the future and I really don't want this going in on this street where there's no parking or even the space to really hold cars to warrant a 500 unit neighborhood having this built on a small street. Not to mention the added traffic on our street for the people who do drive on it to come to the park. The added noise, I would have never bought this unit 12 years ago had I known a park would be going in.

How can I vote on this? and I appreciate the response to my questions.

Best,

Eliza Passardi

> On Dec 12, 2023, at 9:13 PM, Eliza Passardi <epassardi@gmail.com> wrote:

>

> Hello!

>

> I'm looking for info on the playground that is in the works as a workaround since the HOA cannot put one in, is my understanding.

>

> Is this for both communities? Where will parents park? And where are the other options? I hear off broken willow ct, right by my house. I do not approve this going in and changing my view and the noise, etc. I bought here for the quiet, I work from home right off the side of the house they are talking about this going.

>

> If the HOA is unable to put in why can the CDD work around this?

>

> Why is this not going by the pool so everything is in one central area?

>

> 8510 broken willow ct

>

>

> Best,

>

> Eliza Passardi

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5532 Auld Lane, Holiday FL 34690

**January 6, 2024**

**Landscape Enhancement Proposal**

**For**

**The Hammocks CDD behind 20205 Indian Rosewood Dr**

**Attn: Alex Manero**

**[alexjmanero@gmail.com](mailto:alexjmanero@gmail.com)**

**Attn: David Wenck**

**[David.Wenck@inframark.com](mailto:David.Wenck@inframark.com)**



**In my professional opinion the initial install failed due to improper planting and insufficient irrigation... Not to mention Leyland Cypress are susceptible to many soil born diseases**

**Red Cedar Option- Best option in my professional opinion to achieve a thick year around buffer**

- Remove 16 dead Leyland Cypress Trees and haul away
- Prep area for new planting and establish new bed line to include 4 yards of planting mix
- Install 16 Southern Red Cedar 12' B&B (Proper irrigation to be determined prior to installation)
- Install 10 Bales of Pine Straw
- Includes all materials, labor, hauling and dump fees

**Total: \$17,450.00**

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**Authorized By:**

**Date:**

**Wax Myrtle Option- Not a bad option although Wax Myrtles can thin out in the winter which may be undesirable**

- Remove 16 dead Leyland Cypress Trees and haul away
- Prep area for new planting and establish new bed line to include 4 yards of planting mix
- Install 16 Wax Myrtle 15gal (Proper irrigation to be determined prior to installation)
- Install 10 Bales of Pine Straw
- Includes all materials, labor, hauling and dump fees

**Total: \$4,800.00**

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Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor  
[ksmith@redtreelandscape.systems](mailto:ksmith@redtreelandscape.systems) / Cell phone: (727) 426.3679