

**MINUTES OF MEETING
EAGLE HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Eagle Hammock Community Development District was held on Wednesday, **February 9, 2023** at 12:23 p.m. at the Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, Florida.

Present and constituting a quorum were:

Milton Andrade	Chairman
Brian Walsh	Vice Chairman
Jeff Shenefield	Assistant Secretary
Garret Parkinson	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Lauren Gentry	District Counsel, KVV Law District
Rodney Gadd	Engineer, Gadd Engineering
Clayton Smith	Field Manager, GMS

The following is a summary of the discussions and actions taken at the February 9, 2023 Eagle Hammock Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order. We have four Board members present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present at this time.

THIRD ORDER OF BUSINESS

Approval of Minutes of the December 8, 2022 Audit Committee and Board of Supervisors Meetings

Ms. Burns presented approval of the minutes from the December 8, 2022 Audit Committee and Board of Supervisors meeting. Ms. Burns asked for any questions, comments, or corrections to those minutes. The Board had no changes to the minutes.

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On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Minutes of the December 8, 2022 Board of Supervisors and Audit Committee Meetings, were approved.

FOURTH ORDER OF BUSINESS

Acceptance of the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award

Ms. Burns stated that the Audit Committee met prior to the start of the Board meeting and DiBartolomeo, McBee, Hartley & Barnes was ranked #1 and Grau & Associates was ranked #2. Ms. Burns asked for a motion to accept those rankings and authorize staff to send a notice of intent to award.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Accepting the Rankings of the Audit Committee with DiBartolomeo, McBee, Hartley & Barnes Ranked #1 and Authorizing Staff to Send the Notice of Intent to Award, was approved.

FIFTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of Amenity Policies and Rates for the Districts

Ms. Burns stated that this public hearing had been advertised in the paper and asked for a motion to open.

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

Ms. Burns stated there were no members of the public present and asked for a motion to close the public hearing.

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

i. Consideration of Resolution 2023-02 Adopting Amenity Policies and Rates for the District

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Ms. Burns stated that Resolution 2023-02 Adopting Amenity Policies and Rates was included in package for review. Ms. Burns asked if anyone had questions on this and stated that she would be happy to answer them. The standard set of rules and fees are the same as the prior set that the Board had reviewed.

Ms. Burns asked if anyone had any changes or questions, otherwise she asked for a motion to approve.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2023-02 Adopting Amenity Policies and Rates for the District, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Approval of Form of Conveyance Documents

Ms. Gentry noted that they were asking for approval in substantial form for these documents. They convey the common areas and will be adding the amenity improvements as well to this to formally convey those improvements to the District.

Ms. Gentry asked for approval of the substantial form and will work to get these completed.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Form of Conveyance Documents, was approved in substantial form.

SEVENTH ORDER OF BUSINESS

Ratification of Contract Agreement with Polk County Property Appraiser

Ms. Burns stated that the Contract Agreement with Polk County Property Appraiser had been approved and asked for a motion to ratify.

EIGHTH ORDER OF BUSINESS

Ratification of 2023 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns stated that the 2023 Data Sharing and Usage Agreement with Polk County Property Appraiser had been approved and she asked for a motion to ratify.

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On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Contract Agreement and 2023 Data Sharing Usage Agreement with Polk County Property Appraiser, were ratified.

NINTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Gentry noted that her firm had changed names. She had nothing further to report.

B. Engineer

Mr. Gadd stated that he had nothing further to report at this time.

C. Field Manager's Report

Mr. Smith noted that over the last month they had been monitoring all labor contract services and a few action items that had popped up. There has been construction trash which is normal during the construction phase but some of it is a little more than their scope, so they will probably send a crew out just to gather some of that trash up. There is an area between the lift station and one of the ponds where it looks like they are either running a skid steer or something or they ran some utilities and they have torn up some of the sod. They are going get a quote for there but he stated that he did not know if there is going to be follow up from the utility company to replace that.

Mr. Smith stated that pond 400 has been brought up to the developer and basically it is full of sediment that is quite deep and it needs to be cleared out. They did bring that up to the developer and they are sending the original site contractor to fix it. Just noting progress of the amenities they still have a little way to go. Landscaping still needs to installed, pool deck still needs to go in, building needs finished but it is moving along at a pretty quick pace. Mr. Smith will get with the developer on the sod damage.

Ms. Burns stated that they may want to go ahead and obtain a quote for solar lights at the mailboxes. Mr. Smith stated he definitely thinks they are going to need solar lights and some other stuff. When it is a little more put together, they will get all of those quotes together.

D. District Manager's Report**i. Approval of Check Register**

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Ms. Burns noted that the check register was included in their package for review and asked if anybody had any questions. The total is \$51,246.68 from October 1, 2022 through December 31, 2022.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Check Register totaling \$51,246.68, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns presented the financial statements for review. There is no action necessary from the Board.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

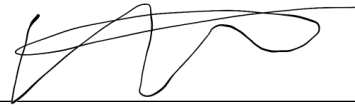
TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, the meeting was adjourned.

Jill Burns

Secretary/Assistant Secretary



Chairman/Vice Chairman