

**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, **May 11, 2022** at 2:02 p.m. at 4900 Dundee Road, Winter Haven, Florida.

Present and constituting a quorum were:

Branden Eckenrode	Chairman
Brent Elliott	Vice Chair
Wendy Kerr	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Bob Gang <i>by Zoom</i>	Greenberg Traurig
Ashton Bligh <i>by Zoom</i>	Greenberg Traurig
Rodney Gadd	Gadd Engineering
Lauren Gentry	KE Law

The following is a summary of the discussions and actions taken at the May 11, 2022 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 at 2:02 p.m. Three Supervisors were in attendance at the meeting constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

Ms. Burns swore in Mr. Eckenrode, Mr. Elliott, and Ms. Kerr prior to the meeting.

B. Consideration of Resolution 2022-33 Canvassing and Certifying the Results of the Landowners' Election

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Ms. Burns reviewed the results of the landowners’ election noting that Mr. Eckenrode and Mr. Elliott will serve four-year terms and Halsey Carson, Dottie Mobley, and Wendy Kerr will each serve two-year terms.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Resolution 2022-33 Canvassing and Certifying the Results of the Landowners’ Election, was approved.

C. Election of Officers

Ms. Burns reviewed the current status of officers with Mr. Eckenrode as Chair and Mr. Elliott as Vice Chair, Ms. Kerr, Mr. Carson, and Ms. Mobley as Assistant Secretaries. She noted GMS staff of George Flint as Assistant Secretary and herself as Secretary.

D. Resolution 2022-34 Electing Officers

Ms. Burns suggested that the Board approve the officers as slated above.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Resolution 2022-34 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the March 16, 2022 Organizational Meeting

Ms. Burns presented the March 16, 2022 Organizational meeting and asked for any comments, corrections, or changes. The Board had no changes.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the Minutes of the March 16, 2022 Organizational Meeting, were approved.

FIFTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Imposition of Special Assessments

Ms. Burns stated for the record that a mailed notice was sent to all property owners prior to this public hearing and they also published the notice in the paper.

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

i. Presentation of Engineer's Report

Mr. Gadd gave an overview of the Engineer's report. The Board had no questions on the report. Ms. Gentry asked if based on his experience, were the cost estimates in the Engineer's report reasonable and proper, and Mr. Gadd answered yes. Ms. Gentry asked if Mr. Gadd had any reason to believe that the project outlined in that report cannot be carried out by the District, and Mr. Gadd answered no.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the Engineer's Report, was approved.

ii. Presentation of Assessment Methodology

Ms. Burns reviewed the Master Assessment Methodology report. She noted that this report allocates debt to properties based on the benefit that each receives from the District's Capital Improvement Plan that Mr. Gadd reviewed in his Engineer's report. Ms. Burns reviewed the tables in the report. Table 3 shows a bond sizing \$8,960,000. Table 5 outlines the par debt per unit at \$30,764 for the 40' lots and \$38,455 for the single family 50' lots.

Ms. Burns noted that the costs in the methodology are fairly and reasonably apportioned across the product types and the benefits to each of those lots is equal to or in excess of the burden placed against them by the assessments.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the Assessment Methodology, was approved.

iii. Consideration of Resolution 2022-35 Levying Special Assessments

Ms. Burns noted that this resolution adopts the Engineer's report and Master Assessment Methodology that the Board approved. Ms. Gentry pointed out that these are the Master Assessment lien numbers, it is not activated until they issue bonds. After issuance, they will go through Supplemental Assessment proceedings and actually set the assessment levels and finalize them on the property.

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On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Resolution 2022-35 Levying Special Assessments, was approved.

iv. Consideration of Notice of Special Assessments

Ms. Burns asked for a motion to authorize counsel to record this document.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Authorization for Counsel to Record the Notice of Special Assessments, was approved.

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

B. Public Hearing on the District’s Use of the Uniform Method of Levying, Collection, and Enforcement of Non-Ad Valorem Assessments

Ms. Burns noted that this public hearing was advertised in the paper.

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

i. Consideration of Resolution 2022-36 Expressing the District’s Intent to Utilize the Uniform Method of Collection

Ms. Burns noted that this resolution will be transmitted to the Polk County property appraiser and tax collector. This will allow them to use the tax bills to collect their assessments when they are ready to do so.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Resolution 2022-36 Expressing the District’s Intent to Utilize the Uniform Method of Collection, was approved.

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

C. Public Hearing on the Adoption of District Rules of Procedure

Ms. Burns noted that this public hearing was advertised in the paper.

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

ii. Consideration of Resolution 2022-37 Adopting the Rules of Procedure

Ms. Burns stated that these rules are the same that the Board saw at their previous meeting, they have not changed. They are the standard set of rules that govern the District and how they will operate.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Resolution 2022-37 Adopting the Rules of Procedure, was approved.

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

SIXTH ORDER OF BUSINESS

Presentation and Approval of Preliminary Supplemental Assessment Methodology

Ms. Burns noted that his is based on an estimated bond sizing provided by FMS for the upcoming bond issuance. They will issue the whole District at one time; it is 263 lots.

Ms. Burns reviewed the tables, noting there are 263 units and 2 product types. The bond sizing is \$4,175,000. The par debt per unit for the 40' is \$14,335 and the 50' is \$17,918. The net annual debt assessment per unit for the 40' is \$880 and the 50' is \$1,100.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the Preliminary Supplemental Assessment Methodology, was approved.

SEVENTH ORDER OF BUSINESS

Review and Ranking of Proposals for District Engineering Services and Selection of District Engineer

Ms. Burns noted that they received two proposals for District Engineering services from Gadd & Associates and Lighthouse Engineering. Mr. Eckenrode reviewed the proposals and ranked Gadd #1 with a total score of 95 and Lighthouse ranked #2 with a score of 88. Mr.

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Eckenrode noted that the category they differed in score was geographic location, Gadd is local and Lighthouse is in Tampa. The Board agreed with Mr. Eckenrode’s ranking.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Ranking Gadd & Associates #1 and Authorizing Staff to Send a Notice of Intent to Award, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry noted that the bond validation is June 1, 2022. She stated that in each of the public hearings during the meeting, there were no members of the public present.

B. Engineer

Mr. Gadd had nothing further to report.

C. District Manager’s Report

i. Presentation of Number of Registered Voters – 0

Ms. Burns stated that there are zero registered voters in the District.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the meeting was adjourned.

Jill Burns
Secretary/Assistant Secretary

Branden Eckenrode
Chairman/Vice Chairman