

**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, **August 24, 2022** at 1:03 p.m. at 4900 Dundee Road, Winter Haven, Florida and by Zoom.

Present and constituting a quorum were:

Halsey Carson	Vice Chair
Dottie Mobley	Assistant Secretary
Wendy Kerr	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, KE Law

The following is a summary of the discussions and actions taken at the August 24, 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 1:03 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. Acceptance of Resignation from Branden Eckenrode

Ms. Burns stated that they received a resignation from Branden Eckenrode.

On MOTION by Mr. Carson, seconded by Ms. Kerr, with all in favor, Accepting the Resignation from Branden Eckenrode, was approved.

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B. Appointment to Fill the Vacant Board Seat #4

Ms. Burns stated that she had talked to Brian Walsh prior to the meeting and the majority of the lots in this community resold to Highland Homes, so it made sense to put Brian Walsh on the Board.

On MOTION by Mr. Carson, seconded by Ms. Kerr, with all in favor, Appointing Brian Walsh to the Board of Supervisors, was approved.

C. Administration of Oath to Newly Appointed Supervisor

Ms. Burns stated that Brian Walsh was not present today, so he would be sworn in at a future meeting.

D. Consideration of Resolution 2022-42 Electing Officers

Ms. Burns noted that the electing officers would be Brent Elliott as Chair, Halsey Carson as Vice Chair, and the other three Supervisors will serve as Assistant Secretaries as well as George Flint. Ms. Burns would serve as Secretary.

On MOTION by Mr. Carson, seconded by Ms. Kerr, with all in favor, Resolution 2022-42 Electing Officers, were approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the July 7, 2022 Continued Board of Supervisors Meeting and the July 13, 2022 Board of Supervisors Meeting

Ms. Burns presented the July 7, 2022 continued Board of Supervisors meeting minutes and the July 13, 2022 Board of Supervisors meeting. She asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Carson, seconded by Ms. Kerr, with all in favor, the Minutes of the July 7, 2022 Continued Board of Supervisors Meeting and the July 13, 2022 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Adoption of the Fiscal Year 2021/2022 and 2022/2023 Budgets

Ms. Burns asked for a motion to open the public hearing.

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On MOTION by Mr. Carson, seconded by Ms. Kerr, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns noted that there was no member of the public present.

On MOTION by Mr. Carson, seconded by Ms. Kerr, with all in favor, Closing the Public Hearing, was approved.

i. Consideration of Resolution 2022-43 Adopting the District's Fiscal Year 2021/2022 Budget and Appropriating Funds

Ms. Burns noted that this resolution was included in the agenda package for review. She noted that this was the prorated budget from the time that the District was established through the end of this fiscal year, which was September 30th. She explained that it was just admin expenses that were billed to the developer as incurred. She asked if anyone had any questions or changes to that budget. Hearing none,

On MOTION by Mr. Carson, seconded by Ms. Kerr, with all in favor, Resolution 2022-43 Adopting the District's Fiscal Year 2021/2022 Budget and Appropriating Funds, was approved.

ii. Consideration of Resolution 2022-44 Adopting the District's Fiscal Year 2022/2023 Budget and Appropriating Funds

Ms. Burns noted that this budget was contemplated that they would collect assessments on the tax bill for the platted lots in the community. She noted that for 2023 they had field expenses for the landscaping which were in the process of being turned over now. She noted that those estimates were based on a full year of maintaining all the landscaping streetlights and all of the replacement and irrigation repairs. She noted that for the amenity, it was based on the estimate for the opening that was more toward the mid to end of the fiscal year. She noted that the developer had notified them that they had a contract in place for next months \$650 net on all the platted lots. She explained that they would levy \$650 on the platted lots and then there was a developer contribution that would be for the difference in that amount. She asked for any questions or changes to that budget. Hearing none,

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On MOTION by Mr. Carson, seconded by Ms. Kerr, with all in favor, Resolution 2022-44 Adopting the District’s Fiscal Year 2022/2023 Budget and Appropriating Funds, was approved.

iii. Consideration of Fiscal Year 2022/2023 Developer Budget Funding Agreement

Ms. Burns noted that this was included in the agenda package for review. She explained that this was with Eagle Hammock of Eagle Lake. She stated that this was the entity that would be funding the difference from the \$650 net that was in their contract.

On MOTION by Mr. Carson, seconded by Ms. Kerr, with all in favor, the Fiscal Year 2022/2023 Developer Budget Funding Agreement, was approved.

B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

Ms. Burns noted that this public hearing had been advertised in the paper and that they had sent a mailed notice to the property owners within the community.

On MOTION by Mr. Carson, seconded by Ms. Kerr, with all in favor, Opening the Public Hearing, was approved.

On MOTION by Mr. Carson, seconded by Ms. Kerr, with all in favor, Closing the Public Hearing, was approved.

i. Consideration of Resolution 2022-45 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns noted that this resolution was included in the agenda package for review. She stated that this resolution certified the O&M assessments based on the budget that the Board just adopted. She stated that there was a collection schedule to collect all the platted lots on roll and then direct bill the developer contribution for anything they did in excess of that. She stated that it also certified the assessment roll.

On MOTION by Mr. Carson, seconded by Ms. Kerr, with all in favor, Resolution 2022-45 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

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SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2022-46
Ratifying the Series 2022 Bonds**

Ms. Burns stated that the District closed on that issuance on July 8, 2022. She explained that this resolution ratified, confirmed, and approved all the actions taken by the District officers and staff in the closing and issuance of the Series 2022 bonds. She asked if anyone had any questions. Hearing none,

On MOTION by Mr. Carson seconded by Ms. Kerr, with all in favor, Resolution 2022-46 Ratifying the Series 2022 Bonds, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Disclosure of Public
Financing**

Ms. Burns stated that this document would be reported in the public records to notify potential property owners within the community of the assessments that had been placed on the land.

On MOTION by Mr. Carson, seconded by Ms. Kerr, with all in favor, Authorizing the Disclosure of Public Financing, was approved.

EIGHTH ORDER OF BUSINESS

**Ratification of the Series 2022 Developer
Agreements and Acquisition Documents
(including Acquisition of Improvements –
Right of Way Documents)**

Ms. Burns presented these agreements to the Board. Mr. Carson stated that they could do the agreements as one ratification of all of the developer agreements and acquisition documents.

On MOTION by Mr. Carson, seconded by Ms. Kerr, with all in favor, the Series 2022 Developer Agreements and Acquisition Documents, was ratified.

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NINTH ORDER OF BUSINESS

**Consideration of Resolution 2022-47
Designation of a Regular Monthly Meeting
Date, Time, and Location for Fiscal Year
2023**

Ms. Burns stated that the schedule that was in the package was the second Thursday at 10:00 a.m. at Highland Homes office in Lakeland. She noted that she spoke with Brian Walsh, and that they were closing on all of the lots with them in September, so they discussed the transition. She noted that they would take it over since they would be done with the development. She stated that this new schedule would start in October.

On MOTION by Mr. Carson, seconded by Ms. Kerr, with all in favor, Resolution 2022-47 Designation of a Regular Monthly Meeting Date, Time, and Location for the Second Thursday at 10:00 a.m. at the Highland Homes Office in Lakeland for Fiscal Year 2023, was approved.

TENTH ORDER OF BUSINESS

**Ratification of 2022 Data Sharing and
Usage Agreement with Polk County
Property Appraiser**

Ms. Burns stated that Polk County required an annual agreement to be entered into. She noted that this would allow them to collect the assessments on the tax bill this coming November.

On MOTION by Mr. Carson, seconded by Ms. Kerr, with all in favor, Resolution 2022 Data Sharing and Usage Agreement with Polk County Property Appraiser, was ratified.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Roy Van Wyk had nothing further to report.

B. Engineer

There being no update, the next item followed.

C. District Manager’s Report

i. Balance Sheet & Income Statement

Ms. Burns stated that there was no action necessary by the Board.

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TWELFTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

Jill Burns

Secretary/Assistant Secretary

Milton Andrade

Chairman/Vice Chairman