



Rizzetta & Company

Hammock Oaks Community Development District

**Board of Supervisors' Meeting
October 9, 2023**

**District Office:
5020 W. Linebaugh Avenue #240
Tampa, Florida 33624
813.933.5571**

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT

Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, FL 34731

Board of Supervisors	Candice Bain John Curtis Greg Beliveau Pete Williams Eric Morrisette	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Scott Brizendine	Rizzetta & Company, Inc.
District Counsel	Jere Earlywine	Kutak Rock LLP
District Engineer	Robert Walpole	CHW Professional Consultants

All cellular phones and pagers must be turned off during the meeting.

The audience comments portion of the agenda is when individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT

District Office – Tampa, Florida (813) 933-5571
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614

October 2, 2023

Board of Supervisors
**Hammock Oaks Community
Development District**

AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Hammock Oaks Community Development District will be held on October 9, 2023 at 10:30 a.m., at the Fruitland Park Library located at 604 W. Berckman Street, Fruitland Park, FL 34731. The following is the agenda for the meeting:

BOS MEETING:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Regular Board of Supervisors Meeting Minutes for September 11, 2023 Tab 1
 - B. Ratification of Construction Change Orders..... Tab 2
- 4. BUSINESS ITEMS**
 - A. Ratification of FY 2023-2024 Insurance Renewal Tab 3
 - B. Consideration of Resolution 2024-01, FY 2024 Meeting Schedule Tab 4
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,

Scott Brizendine

Scott Brizendine
District Manager

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**HAMMOCK OAKS
COMMUNITY DEVELOPMENT DISTRICT**

The regular Meeting of the Board of Supervisors of Hammock Oaks Community Development District was held on **Monday, September 11, 2023, 10:32 a.m.** at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, FL 34731.

Present and constituting a quorum:

Candice Bain	Board Supervisor, Chair
John Curtis	Board Supervisor, Vice Chair
Greg Beliveau	Board Supervisor, Assistant Secretary
Eric Morrisette	Board Supervisor, Assistant Secretary
Pete Williams	Board Supervisor, Assistant Secretary

Also present were:

Jere Earlywine	District Counsel, Kutak Rock (call-in)
Scott Brizendine	District Manager, Rizzetta & Company

FIRST ORDER OF BUSINESS

Call to Order

Mr. Brizendine called the meeting to order at 10:32 a.m. confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience members present.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Pete Williams

Ms. Brizendine administered the Oath of Office to Mr. Williams.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-17,
Appointing the District Manager,
Assessment Consultant and
Dissemination Agent**

47
48 Ms. Bain commented on a recent presentation from FMS Bonds and DTS that she
49 and Mr. Earlywine attended. FMS is working with DTS to create a new website for
50 continuing disclosure submission, focused on the quarterly developer reports. She
51 explained that a Dissemination Agent would still be necessary, but the new website
52 should improve the timeliness and accuracy of the reports. Mr. Williams expressed
53 his concerns.
54

On a Motion by Mr. Curtis, seconded by Mr. Williams, with all in favor, the Board of Supervisors adopted Resolution 2023-17, Appointing Rizzetta & Company, Inc. as the District Manager, Assessment Consultant and Dissemination Agent for the Hammock Oaks Community Development District

55
56
57 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2023-18,**
58 **Designating Certain Officers of the**
59 **District**
60

On a Motion by Mr. Williams, seconded by Mr. Curtis, with all in favor, the Board of Supervisors adopted Resolution 2023-18, Designating Certain Officers for the Hammock Oaks Community Development District

61
62 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2023-19,**
63 **Designating the Public Depository**
64

65 Mr. Brizendine explained that Truist is already the District's Depository but with the
66 change in signers and a new bank account he advised to re-designate.
67

On a Motion by Mr. Williams, seconded by Mr. Curtis, with all in favor, the Board of Supervisors adopted Resolution 2023-19, Designating Truist as the Public Depository for Hammock Oaks Community Development District

68
69 **SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2023-20,**
70 **Designating a Registered Agent and**
71 **Registered Office**
72

On a Motion by Mr. Williams, seconded by Mr. Curtis, with all in favor, the Board of Supervisors adopted Resolution 2023-20, designating William J. Rizzetta as Registered Agent and designating 3434 Colwell Avenue, Suite 200, Tampa, FL. 33614 as the Registered Office for Hammock Oaks Community Development District

73
74
75 **EIGHTH ORDER OF BUSINESS** **Consideration of Resolution 2023-21,**
76 **Designating the Primary**

77
78

**Administrative Office and Local
District Records Office**

79
80
81
82

The Board discussed the need to find a location in Lake County for the local records office. Mr. Beliveau offered the use of his office.

On a Motion by Mr. Williams, seconded by Mr. Curtis, with all in favor, the Board of Supervisors adopted Resolution 2023-22, designating the Primary Administrative Office of 3434 Colwell Avenue, Suite 200, Tampa, FL 33614 and the Local Records Office of 1162 Camp Avenue, Mt. Dora, FL 32757.

83
84
85
86
87
88

NINTH ORDER OF BUSINESS

**Ratification of the Assignment of
Contract Agreement (Phase 1B
Project Construction Site Work)**

On a Motion by Mr. Williams, seconded by Mr. Curtis, with all in favor, the Board of Supervisors ratified the Chair's action of accepting the assignment of the Hughes Bros. Construction contract for Phase 1B from SK Hammock Oaks, LLC, for Hammock Oaks Community Development District.

89
90
91
92
93
94

TENTH ORDER OF BUSINESS

**Ratification of the Assignment of
Contract Agreement (Phase 1C
Project Construction Site Work)**

On a Motion by Mr. Williams, seconded by Mr. Curtis, with all in favor, the Board of Supervisors ratified the Chair's action of accepting the assignment of the Hughes Bros. Construction contract for Phase 1C from SK Hammock Oaks, LLC, for Hammock Oaks Community Development District.

95
96
97
98
99

ELEVENTH ORDER OF BUSINESS

**Acceptance of the unaudited
Financial Statements for July, 2023**

On a Motion by Mr. Williams, seconded by Mr. Curtis, with all in favor, the Board of Supervisors accepted the unaudited financial statements for July 2023, for Hammock Oaks Community Development District.

100
101
102
103
104

TWELFTH ORDER OF BUSINESS

**Consideration of Regular Board of
Supervisors Meeting Minutes of
August 14, 2023**

On a Motion by Mr. Curtis, seconded by Mr. Williams, with all in favor, the Board of Supervisors approved the regular meeting minutes for August 14, 2023, as presented, for Hammock Oaks Community Development District.

105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134

THIRTEENTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

Mr. Vericker updated the Board on the schedule for the next bond issuance. Currently, the schedule is to have the next series of bonds issued in the first quarter of 2024. Mr. Curtis informed the rest of the Board that the Phase II permits have all been approved.

B. District Engineer

Not present.

C. District Manager Report

Mr. Brizendine reminded the Board of Supervisors that the next meeting is scheduled for October 9, 2023, at 10:30 a.m., at the Fruitland Park Library located at 604 W. Berckman Street, Fruitland Park, FL 34731.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Bain inquired on the need and timing for pond bank mowing. Mr. Curtis confirmed that those maintenance services have been included in the Hughes Bros. Construction contracts.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Curtis, seconded by Mr. Beliveau, the Board approved to adjourn the meeting at 10.55 a.m. for the Hammock Oaks Community Development District.

Assistant Secretary

Chairman / Vice-Chairman

Tab 2

**HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT
CHANGE ORDER SUMMARY
FOR BOARD APPROVAL ON OCTOBER 9, 2023**

CHANGE ORDER(S)	CONTRACTOR	DESCRIPTION	AMOUNT
#2	Hughes Brothers	Phase 1A Infrastructure Field Orders 4 & 6	\$91,618.50
#3	Hughes Brothers	Phase 1A Infrastructure Retaining Walls & DOP Deducts	(\$1,852,373.48)
#1	Hughes Brothers	Phase 1B Infrastructure Performance & Payment Bond	\$25,772.32
#2	Hughes Brothers	Phase 1B Infrastructure Retaining Wall & DPO Deducts	(\$607,866.88)
#1	Hughes Brothers	Phase 1C Infrastructure Performance & Payment Bond	\$11,108.16
#2	Hughes Brothers	Phase 1C Infrastructure DPO Deductions	(\$294,114.57)

CHANGE ORDER NO. 2

Date of issuance: August 10, 2023 Effective Date: _____

Project: Hammock Oaks	District: Hammock Oaks Community Development District	District's Contract No.:
Contract: Hammock Oaks Project – Phase 1A Infrastructure		Date of Contract: May 17, 2023 Assigned to District on July 27, 2023
Contractor: Hughes Brothers Construction Inc.		Architect's/Engineer's Project No.:

The foregoing agreement is modified as follows upon execution of this Change Order:

Description: **Field Orders #4 and #6**

Attachments: **See attached Exhibit A**

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$14,873,368.85

Increase/Decrease from prior Change Orders:

\$92,167.04

Contract Price prior to this Change Order:

\$14,965,535.89

Increase/Decrease of this Change Order:

\$91,618.50

Contract Price incorporating this Change Order:

\$15,057,154.39

CHANGE IN CONTRACT TIMES:

Original Contract Working days Calendar days
Times:

Substantial completion (days or date):

Ready for final payment (days or date):

Increase/Decrease from previously approved Change Orders

No. _____ to No. _____;

Substantial completion (days):

Ready for final payment (days):

Contract Times prior to this Change Order:

Substantial completion (days or date):

Ready for final payment (days or date):

Increase/Decrease of this Change Order:

Substantial completion (days or date):


Ready for final payment (days or date):

Contract Times with all approved Change Orders:

Substantial completion (days or date):

Ready for final payment (days or date):

RECOMMENDED BY:
CAUSSEAU, HEWETT, & WALPOLE, INC.

By: 
Senior Director, Construction
Title: Services

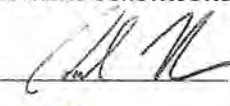
Date: August 16, 2023

ACCEPTED:
HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT

By: 
Title: Vice-Chair

Date: August, 16, 2023

ACCEPTED:
HUGHES BROTHERS CONSTRUCTION INC.

By: 
Title: President

Date: 8/10/23

Hammock Oaks MG 1A-1C w/ PH1A Infrastructure
Change Order #2

PROJECT: Hammock Oaks MG 1A-1C w/ PH1A Infrastructure
DATE: 8/8/2023
CONTRACTOR: Hughes Brothers Construction, Inc.
 948 Walker Road
 Wildwood, FL 34785
 P: 352-399-6829
 F: 352-399-6830



DIRECTED TO: Hammock Oaks Community Development District
 2300 Glades Road, Suite 410W
 Boca Raton, FL 33431

ATTN: John Curtis

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	EARTHWORK				
New	Silt Fence	1,000.00	LF	\$ 2.00	\$ 2,000.00
New	Additional Discing	3.25	AC	\$ 650.00	\$ 2,112.50
1110	Site Excavation (Cut/Fill/Balance)	17,350.00	CY	\$ 3.30	\$ 57,255.00
1130	Fine Grade Disturbed Areas	15,671.00	SY	\$ 0.65	\$ 10,186.15
1210	Seed & Mulch Disturbed Areas	15,671.00	SY	\$ 0.35	\$ 5,484.85
1270	6" Heavy Duty Conc. Access Driveways	1,080.00	SF	\$ 13.50	\$ 14,580.00
	SUBTOTAL EARTHWORK				\$ 91,618.50
	TOTAL CHANGE ORDER #2				\$ 91,618.50

Note: This CO includes Field Orders #4 & #6 for Hammock Oaks Phase 1A.

APPROVED BY:

 Owner's Representative

 Printed Name

 Date

CHANGE ORDER NO. 3

Date of Issuance: September 12, 2023 Effective Date: _____

Project: Hammock Oaks	District: Hammock Oaks Community Development District	District's Contract No.:
Contract: Hammock Oaks Project – Phase 1A Infrastructure	Date of Contract: May 17, 2023 Assigned to District on July 27, 2023	
Contractor: Hughes Brothers Construction Inc.	Architect's/Engineer's Project No.:	

The foregoing agreement is modified as follows upon execution of this Change Order:

Description: **Retaining walls and DPO deductions**

Attachments: **See attached Exhibit A**

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$14,873,368.85

Increase/Decrease from prior Change Orders:

\$183,785.54

Contract Price prior to this Change Order:

\$15,057,154.39

Increase/Decrease of this Change Order:

(\$1,852,373.48)

Contract Price incorporating this Change Order:

\$13,204,708.91

CHANGE IN CONTRACT TIMES:

Original Contract Working days Calendar days
Times:

Substantial completion (days or date):

Ready for final payment (days or date):

Increase/Decrease from previously approved Change Orders
No. _____ to No. _____:

Substantial completion (days):

Ready for final payment (days):

Contract Times prior to this Change Order:

Substantial completion (days or date):

Ready for final payment (days or date):

Increase/Decrease of this Change Order:

Substantial completion (days or date):

Ready for final payment (days or date):

Contract Times with all approved Change Orders:

Substantial completion (days or date):

Ready for final payment (days or date):

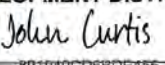
RECOMMENDED BY:
CAUSSEAU, HEWETT, & WALPOLE, INC.

By: 

Title: Principal

Date: September 15, 2023


ACCEPTED:
HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT

By: 
891940CD680E456...

Title: Vice chair

Date: 9/15/2023

ACCEPTED:
HUGHES BROTHERS CONSTRUCTION INC.

By: 

Title: President

Date: 9/12/23

**Hammock Oaks MG 1A-1C w/ PH1A Infrastructure
Change Order #3**

PROJECT: Hammock Oaks MG 1A-1C w/ PH1A Infrastructure
DATE: 9/12/2023
CONTRACTOR: Hughes Brothers Construction, Inc.
 948 Walker Road
 Wildwood, FL 34785
 P: 352-399-6829
 F: 352-399-6830



DIRECTED TO: Hammock Oaks Community Development District
 2300 Glades Road, Suite 410W
 Boca Raton, FL 33431

ATTN: John Curtis

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	EARTHWORK				
New	Retaining Walls	2,697.00	LF	\$ 174.05	\$ 469,412.85
New	Retaining Walls (Industrial Handrail)	2,697.00	LF	\$ 100.61	\$ 271,345.17
	SUBTOTAL EARTHWORK				\$ 740,758.02
	STORM				
New	Core Existing	1.00	LS	\$ 1,800.00	\$ 1,800.00
1400	15" HDPE	160.00	LF	\$ 47.45	\$ 7,592.00
1550	Type C Inlet (710A & 710B)	2.00	EA	\$ 5,470.00	\$ 10,940.00
	SUBTOTAL STORM				\$ 20,332.00
	MISCELLANEOUS				
New	Ferguson Waterworks Direct Purchase Deduction	1.00	LS	\$ (2,613,463.50)	\$ (2,613,463.50)
	SUBTOTAL MISCELLANEOUS				\$ (2,613,463.50)
	TOTAL CHANGE ORDER #3				\$ (1,852,373.48)

Note: This CO includes retaining walls that were excluded from BID proposal which are based upon FO #8 as well as revisions. Also includes deductions for materials to be direct purchased by the CDD including state sales tax.

APPROVED BY:

 Owner's Representative

 Printed Name

 Date

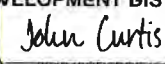

CHANGE ORDER NO. 1

Date of Issuance: August 24, 2023 Effective Date: _____

Project: Hammock Oaks	District: Hammock Oaks Community Development District	District's Contract No.:
Contract: Hammock Oaks Project – Phase 1B Infrastructure		Date of Contract: July 10, 2023 Assigned to District on August 17, 2023
Contractor: Hughes Brothers Construction Inc.		Architect's/Engineer's Project No.:

The foregoing agreement is modified as follows upon execution of this Change Order:
 Description: **Payment and Performance Bond**
 Attachments: **See attached Exhibit A**

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price: \$3,101,804.50	Original Contract Working days Calendar days Times: Substantial completion (days or date): Ready for final payment (days or date):
Increase/Decrease from prior Change Orders: \$ _____	Increase/Decrease from previously approved Change Orders No. _____ to No. _____: Substantial completion (days): Ready for final payment (days):
Contract Price prior to this Change Order: \$3,101,804.50	Contract Times prior to this Change Order: Substantial completion (days or date): Ready for final payment (days or date):
Increase/Decrease of this Change Order: \$25,772.32	Increase/Decrease of this Change Order: Substantial completion (days or date): Ready for final payment (days or date):
Contract Price incorporating this Change Order: \$3,127,576.82	Contract Times with all approved Change Orders: Substantial completion (days or date): Ready for final payment (days or date):

RECOMMENDED BY: CAUSSEAU, HEWETT, & WALPOLE, INC. By: _____ Title: _____ Date: _____	ACCEPTED: HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT By:  891940CD68DE456 Title: vice chair Date: 8/25/2023	ACCEPTED: HUGHES BROTHERS CONSTRUCTION INC. By:  Title: President Date: 8/25/2023
---	---	---

Hammock Oaks 1B
Change Order #1

PROJECT: Hammock Oaks 1B Infrastructure
DATE: 8/17/2023
CONTRACTOR: Hughes Brothers Construction, Inc.
948 Walker Road
Wildwood, FL 34785
P: 352-399-6829
F: 352-399-6830



DIRECTED TO: Hammock Oaks Community Development District
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

ATTN: John Curtis

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	General Conditions				
New	Payment & Performance Bond	1.00	LS	\$ 25,772.32	\$ 25,772.32
	Subtotal General Conditions				\$ 25,772.32
	TOTAL CHANGE ORDER #1				\$ 25,772.32

Note: This CO includes payment & performance bond coverage for Hammock Oaks 1B

APPROVED BY:

Owner's Representative

Printed Name

Date

HUGHES BROTHERS CONSTRUCTION, INC.
948 Walker Road
Wildwood, FL 34785

[Handwritten Signature]
August 30, 2023
Antonio, Jr., PE

CHANGE ORDER NO. 2

Date of Issuance: September 12, 2023 Effective Date: _____

Project: Hammock Oaks	District: Hammock Oaks Community Development District	District's Contract No.:
Contract: Hammock Oaks Project – Phase 1B Infrastructure		Date of Contract: July 10, 2023 Assigned to District on August 17, 2023
Contractor: Hughes Brothers Construction Inc.		Architect's/Engineer's Project No.:

The foregoing agreement is modified as follows upon execution of this Change Order:

Description: **Retaining wall and DPO deductions**

Attachments: **See attached Exhibit A**

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$3,101,804.50

Increase/Decrease from prior Change Orders:

\$25,772.32

Contract Price prior to this Change Order:

\$3,127,576.82

Increase/Decrease of this Change Order:

(\$607,866.88)

Contract Price incorporating this Change Order:

\$2,519,709.94

CHANGE IN CONTRACT TIMES:

Original Contract Working days Calendar days

Times:

Substantial completion (days or date):

Ready for final payment (days or date):

Increase/Decrease from previously approved Change Orders

No. _____ to No. _____

Substantial completion (days):

Ready for final payment (days):

Contract Times prior to this Change Order:

Substantial completion (days or date):

Ready for final payment (days or date):

Increase/Decrease of this Change Order:

Substantial completion (days or date):

Ready for final payment (days or date):

Contract Times with all approved Change Orders:

Substantial completion (days or date):

Ready for final payment (days or date):

RECOMMENDED BY:
CAUSSEAU, HEWETT, & WALPOLE, INC.

By: 

Title: Princial

Date: September 15, 2023

ACCEPTED:
HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT

By: John Curtis
891940CD68DE456...

Title: vice chair

Date: 9/15/2023

ACCEPTED:
HUGHES BROTHERS CONSTRUCTION INC.

By: 

Title: President

Date: 9/12/23

Hammock Oaks 1B Change Order #2

PROJECT: Hammock Oaks 1B Infrastructure
DATE: 9/12/2023
CONTRACTOR: Hughes Brothers Construction, Inc.
 948 Walker Road
 Wildwood, FL 34785
 P: 352-399-6829
 F: 352-399-6830



DIRECTED TO: Hammock Oaks Community Development District
 2300 Glades Road, Suite 410W
 Boca Raton, FL 33431

ATTN: John Curtis

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	EARTHWORK				
New	Retaining Walls	751.00	LF	\$ 181.31	\$ 136,163.81
New	Retaining Walls (Industrial Handrail)	751.00	LF	\$ 100.53	\$ 75,498.03
	SUBTOTAL EARTHWORK				\$ 211,661.84
	MISCELLANEOUS				
New	Ferguson Waterworks Direct Purchase Deduction	1.00	LS	\$ (630,392.06)	\$(630,392.06)
New	Allied Precast Direct Purchase Deduction	1.00	LS	\$ (189,136.66)	\$(189,136.66)
	SUBTOTAL MISCELLANEOUS				\$(819,528.72)
	TOTAL CHANGE ORDER #2				\$(607,866.88)

Note: This CO includes retaining walls that were excluded from BID proposal which are based upon FO #2. Also includes deductions for materials to be direct purchased by the CDD including state sales tax.

APPROVED BY:

 Owner's Representative

 Printed Name

 Date

CHANGE ORDER NO. 1

Date of Issuance: August 24, 2023 Effective Date: _____

Project: Hammock Oaks	District: Hammock Oaks Community Development District	District's Contract No.:
Contract: Hammock Oaks Project – Phase 1C Infrastructure		Date of Contract: July 10, 2023 Assigned to District on August 17, 2023
Contractor: Hughes Brothers Construction Inc.		Architect's/Engineer's Project No.:

The foregoing agreement is modified as follows upon execution of this Change Order:

Description: **Payment and Performance Bond**

Attachments: **See attached Exhibit A**

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$1,145,425.48

Increase/Decrease from prior Change Orders:

\$ _____

Contract Price prior to this Change Order:

\$1,145,425.48

Increase/Decrease of this Change Order:

\$11,108.16

Contract Price incorporating this Change Order:

\$1,156,533.64

CHANGE IN CONTRACT TIMES:

Original Contract Times:	Working days	Calendar days
	Substantial completion (days or date):	
	Ready for final payment (days or date):	

Increase/Decrease from previously approved Change Orders No. _____ to No. _____:

Substantial completion (days):
Ready for final payment (days):

Contract Times prior to this Change Order:

Substantial completion (days or date):
Ready for final payment (days or date):

Increase/Decrease of this Change Order:

Substantial completion (days or date):
Ready for final payment (days or date):

Contract Times with all approved Change Orders:

Substantial completion (days or date):
Ready for final payment (days or date):

RECOMMENDED BY:
CAUSSEAU, HEWETT, & WALPOLE, INC.

By: _____
Title: _____
Date: _____

ACCEPTED:
HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT

By: John Curtis
891940CD68DE456
Title: vice chair
Date: 8/25/2023

ACCEPTED:
HUGHES BROTHERS CONSTRUCTION INC.

By: [Signature]
Title: President
Date: 8/25/2023

[Signature]
August 30, 2023
Principal

Hammock Oaks 1C Change Order #1

PROJECT: Hammock Oaks 1C Infrastructure
DATE: 8/17/2023
CONTRACTOR: Hughes Brothers Construction, Inc.
948 Walker Road
Wildwood, FL 34785
P: 352-399-6829
F: 352-399-6830



DIRECTED TO: Hammock Oaks Community Development District
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

ATTN: John Curtis

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	General Conditions				
New	Payment & Performance Bond	1.00	LS	\$ 11,108.16	\$ 11,108.16
	Subtotal General Conditions				\$ 11,108.16
	TOTAL CHANGE ORDER #1				\$ 11,108.16

Note: This CO includes payment & performance bond coverage for Hammock Oaks 1C

APPROVED BY:

Owner's Representative

Printed Name

Date

HUGHES BROTHERS CONSTRUCTION, INC.
948 Walker Road
Wildwood, FL 34785

Anthony V. Romano, Jr., PE
August 30, 2023

CHANGE ORDER NO. 2

Date of Issuance: September 12, 2023 Effective Date: _____

Project: Hammock Oaks	District: Hammock Oaks Community Development District	District's Contract No.:
Contract: Hammock Oaks Project – Phase 1C Infrastructure		Date of Contract: July 10, 2023 Assigned to District on August 17, 2023
Contractor: Hughes Brothers Construction Inc.		Architect's/Engineer's Project No.:

The foregoing agreement is modified as follows upon execution of this Change Order:

Description: **DPO deductions**

Attachments: **See attached Exhibit A**

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$1,145,425.48

Increase/Decrease from prior Change Orders:

\$11,108.16

Contract Price prior to this Change Order:

\$1,156,533.64

Increase/Decrease of this Change Order:

(\$294,114.57)

Contract Price incorporating this Change Order:

\$862,419.07

CHANGE IN CONTRACT TIMES:

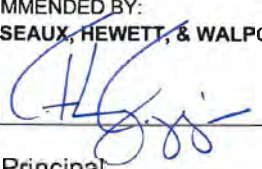
Original Contract Working days Calendar days
Times:
Substantial completion (days or date):
Ready for final payment (days or date):

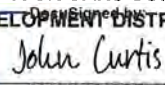
Increase/Decrease from previously approved Change Orders
No. _____ to No. _____:
Substantial completion (days):
Ready for final payment (days):

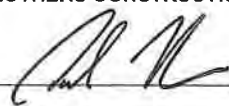
Contract Times prior to this Change Order:
Substantial completion (days or date):
Ready for final payment (days or date):

Increase/Decrease of this Change Order:
Substantial completion (days or date):
Ready for final payment (days or date):

Contract Times with all approved Change Orders:
Substantial completion (days or date):
Ready for final payment (days or date):

RECOMMENDED BY:
CAUSSEAU, HEWETT, & WALPOLE, INC.
By: 
Title: Principal
Date: September 15, 2023

ACCEPTED:
HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT
By: 
Title: Vice Chair
Date: 9/15/2023

ACCEPTED:
HUGHES BROTHERS CONSTRUCTION INC.
By: 
Title: President
Date: 9/12/23

Hammock Oaks 1C Infrastructure Change Order #2

PROJECT: Hammock Oaks 1C Infrastructure
DATE: 9/12/2023
CONTRACTOR: Hughes Brothers Construction, Inc.
 948 Walker Road
 Wildwood, FL 34785
 P: 352-399-6829
 F: 352-399-6830



DIRECTED TO: Hammock Oaks Community Development District
 2300 Glades Road, Suite 410W
 Boca Raton, FL 33431

ATTN: John Curtis

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	MISCELLANEOUS				
New	Ferguson Waterworks - Direct Purchase Deduction	1.00	LS	\$ (225,456.21)	\$ (225,456.21)
New	Allied Precast - Direct Purchase Deduction	1.00	LS	\$ (68,658.36)	\$ (68,658.36)
	SUBTOTAL MISCELLANEOUS				\$ (294,114.57)
	TOTAL CHANGE ORDER #2				\$ (294,114.57)

Note: This CO includes the deductions for materials to be direct purchased by the CDD including state sales tax.

APPROVED BY:

 Owner's Representative

 Printed Name

 Date

Tab 3



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Hammock Oaks Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects nearly 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Hammock Oaks Community Development District
 c/o Rizzetta & Company
 3434 Colwell Ave, Suite 200
 Tampa, FL 33614

Term: October 1, 2023 to October 1, 2024

Quote Number: 100123901

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	Not Included
Loss of Business Income	Not Included
Additional Expense	Not Included
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<u>Valuation</u>	<u>Coinsurance</u>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:		
	Not Applicable	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	Not Applicable	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of Not Applicable per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
<u>Coverage</u>	<u>Deductibles</u>	<u>Limit</u>
Earth Movement	Not Applicable	Not Included
Flood	Not Applicable	Not Included
Boiler & Machinery	Not Applicable	Not Included
TRIA		Not Included

*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

Not Included

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
	A	Accounts Receivable	\$500,000 in any one occurrence
	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
	F	Duty to Defend	\$100,000 any one occurrence
	G	Errors and Omissions	\$250,000 in any one occurrence
	H	Expediting Expenses	\$250,000 in any one occurrence
	I	Fire Department Charges	\$50,000 in any one occurrence
	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
	L	Leasehold Interest	Included
	M	Air Conditioning Systems	Included
	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
	O	Personal property of Employees	\$500,000 in any one occurrence
	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
	Q	Professional Fees	\$50,000 in any one occurrence
	R	Recertification of Equipment	Included
	S	Service Interruption Coverage	\$500,000 in any one occurrence
	T	Transit	\$1,000,000 in any one occurrence
	U	Vehicles as Scheduled Property	Included
	V	Preservation of Property	\$250,000 in any one occurrence
	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
	Z	Ingress / Egress	45 Consecutive Days
	AA	Lock and Key Replacement	\$2,500 any one occurrence
	BB	Awnings, Gutters and Downspouts	Included
	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

- Media Content Services Liability
 - Network Security Liability
 - Privacy Liability
 - First Party Extortion Threat
 - First Party Crisis Management
 - First Party Business Interruption
- Limit: \$100,000 each claim/annual aggregate



PREMIUM SUMMARY

Hammock Oaks Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2023 to October 1, 2024

Quote Number: 100123901

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	Not Included
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$2,860
Public Officials and Employment Practices Liability	\$2,340
Deadly Weapon Protection Coverage	Not Included
TOTAL PREMIUM DUE	\$5,200

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT

Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2023, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Hammock Oaks Community Development District

(Name of Local Governmental Entity)

By: Candice Bain
Candice Bain (Sep 19, 2023 14:48 EDT)
Signature

Candice Bain
Print Name

Witness By: [Signature]
Signature

Scott Brizendine
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2023

By: _____
Administrator

Proposal.FIA.PKG.HammockOaks

Final Audit Report

2023-09-19

Created:	2023-09-19
By:	Scott Brizendine (sbrizendine@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAaymC2mEa7VYcx3Y_uHaBDBsDeBppq7C1

"Proposal.FIA.PKG.HammockOaks" History

-  Document created by Scott Brizendine (sbrizendine@rizzetta.com)
2023-09-19 - 6:38:51 PM GMT- IP address: 24.73.206.154
-  Document emailed to cbain@kolter.com for signature
2023-09-19 - 6:39:18 PM GMT
-  Email viewed by cbain@kolter.com
2023-09-19 - 6:47:43 PM GMT- IP address: 93.180.229.53
-  Signer cbain@kolter.com entered name at signing as Candice Bain
2023-09-19 - 6:48:04 PM GMT- IP address: 108.191.132.59
-  Document e-signed by Candice Bain (cbain@kolter.com)
Signature Date: 2023-09-19 - 6:48:06 PM GMT - Time Source: server- IP address: 108.191.132.59
-  Agreement completed.
2023-09-19 - 6:48:06 PM GMT

Tab 4

RESOLUTION 2024-01

A RESOLUTION OF THE HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING TIME AND DATE FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, FOR FISCAL YEAR 2023/2024, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Hammock Oaks Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Lake County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority or authorities a schedule of its regular meetings; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV:

1. The Fiscal Year 2023/2024 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with Section 189.015(1), Florida Statutes.

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 9TH DAY OF OCTOBER, 2023.

ATTEST:

**HAMMOCK OAKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chair / Vice Chair

EXHIBIT "A"

**BOARD OF SUPERVISORS MEETING DATES
FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV
FISCAL YEAR 2023/2024**

October 9, 2023
November 13, 2023
December 11, 2023
January 8, 2024
February 12, 2024
March 11, 2024
April 8, 2024
May 13, 2024
June 10, 2024
July 8, 2024
August 12, 2024
September 9, 2024

The meetings will convene at 10:30 AM at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, Florida 34731.