



Rizzetta & Company

Hammock Oaks Community Development District

**Board of Supervisors' Meeting
February 12, 2024**

**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

February 2, 2024

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 February 12, 2024 at 11:30 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 January 8, 2024..... Tab 1
 - B. Ratification of Operation & Maintenance Expenditures for December 2024..... Tab 2
 - C. Ratification of Construction Change Orders Tab 3
- 4. BUSINESS ITEMS**
 - A. Acceptance of Candace Bain Resignation (Seat 1)..... Tab 4
 - B. Appointment of Open Board Seat 1 (Term 2022-2026)
 - C. Consideration of Resolution 2024-07; Designating Officers of the District Tab 5
 - D. Consideration of Resolution 2024-06; Revision to Prior Boundary Amendment Resolution..... Tab 6
- 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, January 8, 2024, 11:30 a.m.** at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, FL 34731.

Present and constituting a quorum:

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:

Scott Brizendine	District Manager, Rizzetta & Company
Jere Earlywine	District Counsel, Kutak Rock
Robert Walpole	District Engineer, CHW Professional (call in)
Stephen Sanford	Bond Counsel, Greenberg Traurig (call in)

Audience	None
----------	-------------

FIRST ORDER OF BUSINESS

Call to Order

Mr. Brizendine called the meeting to order at 11:30 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

Consideration of Regular Board of Supervisors Meeting Minutes of November 13, 2023

On a Motion by Mr. Williams, seconded by Mr. Curtis, with all in favor, the Board of Supervisors approved the regular meeting minutes for November 13, 2023, as presented, for Hammock Oaks Community Development District.

FOURTH ORDER OF BUSINESS

Ratification of October & November

2023 Expenditures

On a Motion by Mr. Williams, seconded by Mr. Curtis, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for October 2023 (\$15,321.43) and November 2023 (\$305.21) as presented for Hammock Oaks Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Construction Change Orders

On a Motion by Mr. Williams, seconded by Mr. Curtis, with all in favor, the Board of Supervisors ratified the Construction Change Orders (Hughes Brothers #3-#6), as presented for Hammock Oaks Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Construction Requisitions

On a Motion by Mr. Williams, seconded by Mr. Curtis, with all in favor, the Board of Supervisors ratified the Construction Requisitions (CR 21-CR 30), as presented for Hammock Oaks Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Bond Items
Consideration of Resolution 2024-04;
Delegation Assessment**

Mr. Sanford presented Resolution 2024-04; Delegation Resolution and briefly reviewed the exhibits. No questions from the Board.

On a Motion by Mr. Williams, seconded by Mr. Beliveau, with all in favor, the Board of Supervisors approved Resolution 2024-04; Delegation Assessment, as presented for Hammock Oaks Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Second Supplemental Engineers Report

Hammock Oaks 2A & 2D and Hammock Oaks Reserve Phases 1A, 1B, 2A and 2B make up Assessment Area II. Mr. Walpole reviewed the report identified the phase for this assessment area (564 units) the estimated CIP of \$31,050,000. He confirmed that the assessable property within AA2 will receive a special benefit from the project that is at least equal to the costs of the project. No questions from the Board.

On a Motion by Mr. Williams, seconded by Mr. Curtis, with all in favor, the Board of Supervisors approved the Second Supplemental Engineers Report, in substantial form, for Hammock Oaks Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Supplemental Assessment Methodology Report

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT
January 8, 2024 - Minutes of Meeting
Page 3

79 Mr. Brizendine reviewed the report and walked the Board through the tables,
80 estimating issuance in January, est. coupon rate of 4.85%, est. par amount of
81 \$14,000,000. Est. assessment levels ranging from \$1,584.00 to \$2,135.00. These are
82 target level assessments requested by the developer and will provide an infrastructure
83 contribution of \$1,064,696.00 to reach these levels. No questions from the Board.
84

On a Motion by Mr. Curtis, seconded by Mr. Williams, with all in favor, the Board of Supervisors approved the Supplemental Assessment Methodology Report, in substantial form, for Hammock Oaks Community Development District.

85
86 **TENTH ORDER OF BUSINESS** **Consideration of Resolution 2024-05;**
87 **Supplemental Assessment**
88

89 Mr. Earlywine presented Resolution 2024-05; Supplemental Assessment. No
90 questions from the Board.
91

On a Motion by Mr. Williams, seconded by Mr. Curtis, with all in favor, the Board of Supervisors approved the Resolution 2024-05; Supplemental Assessment, as presented for Hammock Oaks Community Development District.

92
93 **TENTH ORDER OF BUSINESS** **Consideration of Resolution 2024-05;**
94 **Supplemental Assessment**
95

96 Mr. Earlywine presented Resolution 2024-05; Supplemental Assessment. No
97 questions from the Board.
98

On a Motion by Mr. Williams, seconded by Mr. Curtis, with all in favor, the Board of Supervisors approved the Resolution 2024-05; Supplemental Assessment, as presented for Hammock Oaks Community Development District.

99
100 **ELEVENTH ORDER OF BUSINESS** **Consideration of Issuer's Counsel**
101 **Documents**
102

103 Mr. Earlywine explained that all of the issuer's counsel documents are similar in
104 nature to the prior bond issuance.
105

- 106 1. Form of Completion Agreement
- 107 2. Form of True-Up Agreement
- 108 3. Form of Acquisition Agreement
- 109 4. Form of Collateral Assignment Agreement
- 110 5. Disclosure of Public Finance
- 111 6. Declaration of Consent
- 112 7. Notice of Special Assessment

113
114 On a Motion by Mr. Beliveau, seconded by Mr. Williams, with all in favor, the Board of Supervisors approved the Issuer's Counsel Documents, as presented for Hammock Oaks

Community Development District.

115
116
117

ELEVENTH ORDER OF BUSINESS Construction Related Items

On a Motion by Mr. Williams, seconded by Mr. Curtis, with all in favor, the Board of Supervisors approved to assign site work contracts for Hammock Oaks 2A and 2D and Reserve 1A and 1B and 2B and 2A, for Hammock Oaks Community Development District.

118
119
120
121

**TWELFTH ORDER OF BUSINESS Consideration of Underwriter
Agreement**

On a Motion by Mr. Williams, seconded by Mr. Curtis, with all in favor, the Board of Supervisors approved FMS Bonds Underwriter Agreement, for Hammock Oaks Community Development District.

122
123
124
125

**THIRTEENTH ORDER OF BUSINESS Consideration of Resolution 2024-03;
Travel Reimbursement**

On a Motion by Mr. Williams, seconded by Mr. Curtis, with all in favor, the Board of Supervisors approved Resolution 2024-03; Travel Reimbursement, for Hammock Oaks Community Development District.

126
127
128

FOURTEENTH ORDER OF BUSINESS STAFF REPORTS

A. District Counsel

Mr. Curtis stated Ms. Bain will be resigning from the Board and Mr. Curtis will provide a name for consideration of her replacement at a future meeting.

B. District Engineer

No Report.

C. District Manager Report

Mr. Brizendine reminded the Board that the next meeting will be on February 12, 2023 at 11:30 a.m. at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, FL 34731.

Mr. Brizendine reviewed the new Form 1 reporting requirements. Mr. Earlywine also reminded the Board of the ethics training that they will need to undertake.

144
145
146
147
148
149

FIFTEENTH ORDER OF BUSINESS Supervisor Requests

Mr. Curtis stated the boundary amendment to expand the boundaries is in the works. They are no longer considering a second district.

150 **SIXTEENTH ORDER OF BUSINESS** **Adjournment**

On a motion from Mr. Williams, seconded by Mr. Curtis, the Board approved to adjourn the meeting at 11:53 a.m. for the Hammock Oaks Community Development District.

151

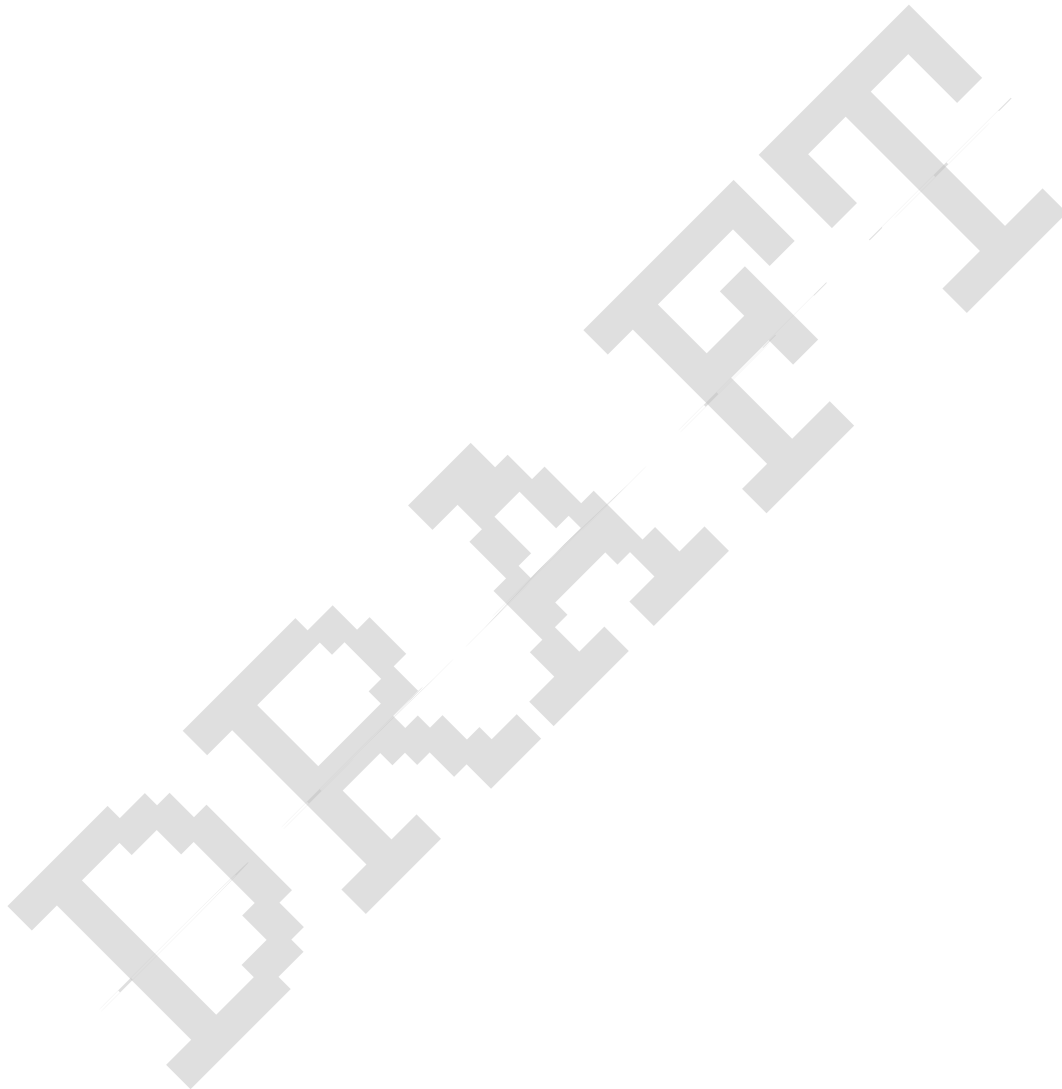
152

153

154

Secretary

Chairman / Vice-Chairman



Tab 2

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT

District Office · Tampa, Florida · (813) 933-5571

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

**Operation and Maintenance Expenditures
December 2023
For Board Approval**

No Operations and Maintenance Expenses were paid from December 1, 2023 through December 31, 2023. Therefore, there are no new items to present at this time.

Approval of Expenditures:

- _____ Chairperson
- _____ Vice Chairperson
- _____ Assistant Secretary

Tab 3

**HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT
CHANGE ORDER SUMMARY
FOR BOARD APPROVAL ON FEBRUARY 12, 2024**

CHANGE ORDER(S)	CONTRACTOR	DESCRIPTION	AMOUNT
#4	Hughes Brothers	Phase 1B Infrastructure Road Crossing Sleeves for SECO	\$27,438.50
#4	Hughes Brothers	Phase 1C Infrastructure Road Crossing Sleeves for SECO	\$14,813.00
#5	Hughes Brothers	Phase 1B Infrastructure FO #5	(\$406,232.00)
#7	Hughes Brothers	Phase 1A Infrastructure Road Crossing Sleeves for SECO	\$151,449.90
#8	Hughes Brothers	Phase 1A Infrastructure FO #8R, FO #12 and FO #13	\$61,018.20
#9	Hughes Brothers	Phase 1A Infrastructure Fiber Mainline Installation	\$302,238.10
#10	Hughes Brothers	Phase 1A Infrastructure 1A RAB Lake Co. Revisions	\$160,386.25

Hammock Oaks 1B
Change Order #4

PROJECT: Hammock Oaks 1B Infrastructure
DATE: 12/15/2023
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
	CONDUIT CROSSINGS				
New	Survey Layout	1.00	LS	\$ 1,500.00	\$ 1,500.00
New	2" SECO Crossing - Labor/Equip	1,610.00	LF	\$ 13.05	\$ 21,010.50
New	2" IRRIGATION Crossing - Labor/Equip/Material	320.00	LF	\$ 15.40	\$ 4,928.00
	SUBTOTAL CONDUIT CROSSINGS				\$ 27,438.50
	TOTAL CHANGE ORDER #4				\$ 27,438.50

Note: This CO includes road crossing reserves for SECO (materials provided) WO #209158 & Irrigation.

APPROVED BY:

Owner's Representative

Anthony V. Caggiano, Jr.,

Printed Name

January 31, 2024

Date

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

1

A

B

C

\\01_Permitting\Phase 1\12-0000_Irrigation_Base_1B.dwg

A

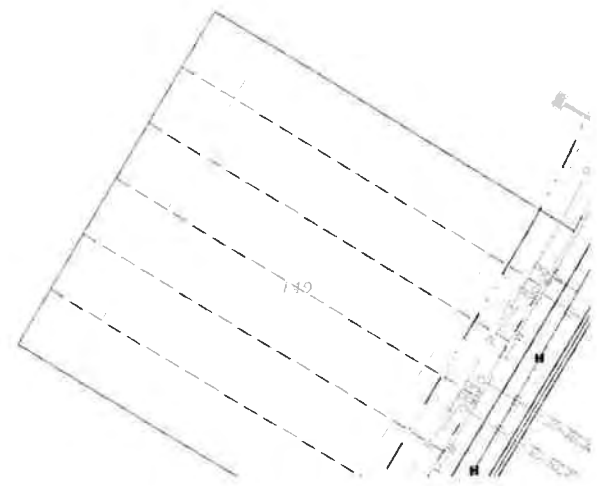
B

C

\\01_Permittig\Phase 1B\22-0090_Infirgation Base_1B.dwg

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.



SE

SE

SE

SE

SE

SE

SE

SE

SE

SE

SE

SE

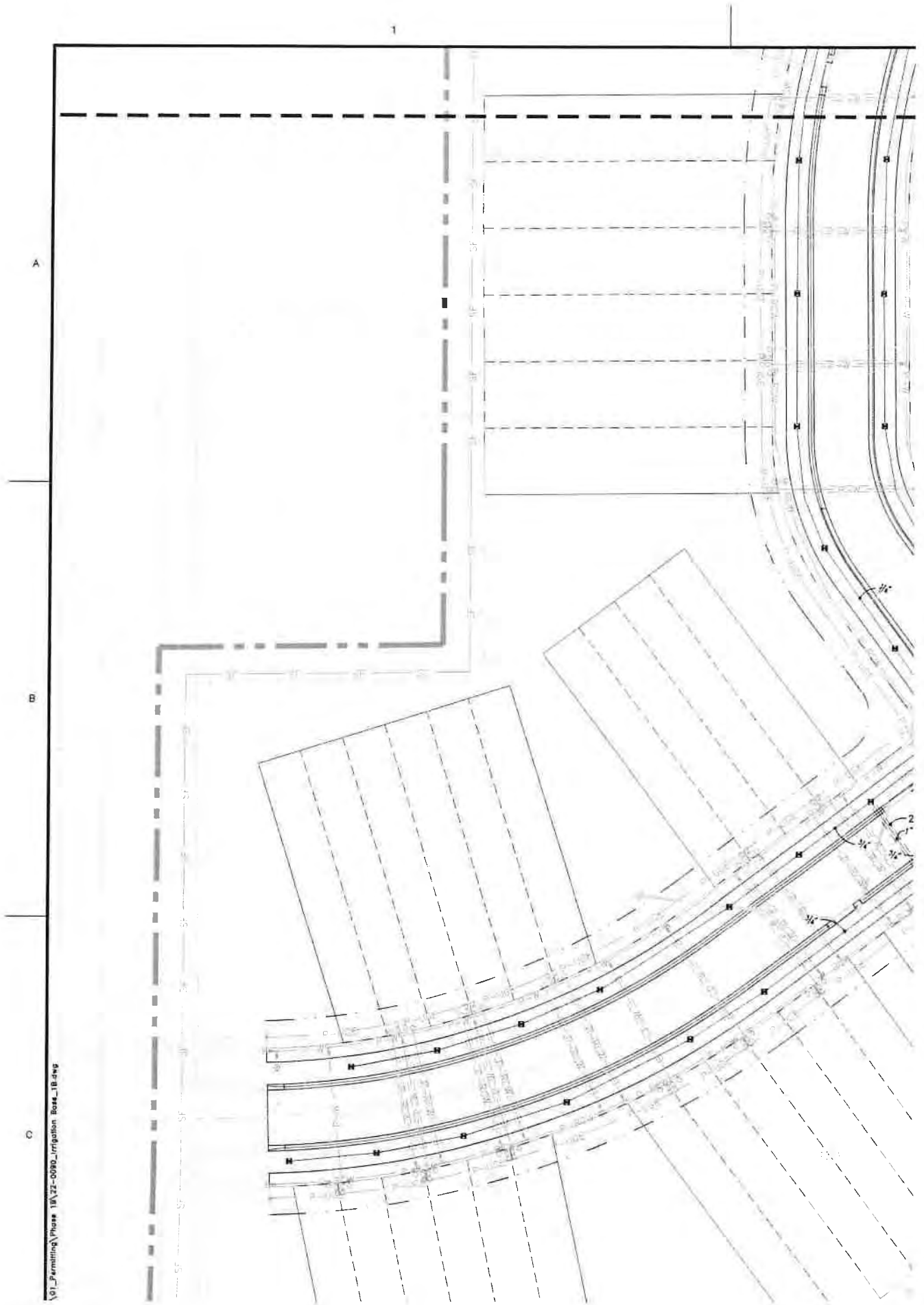
SE

SE

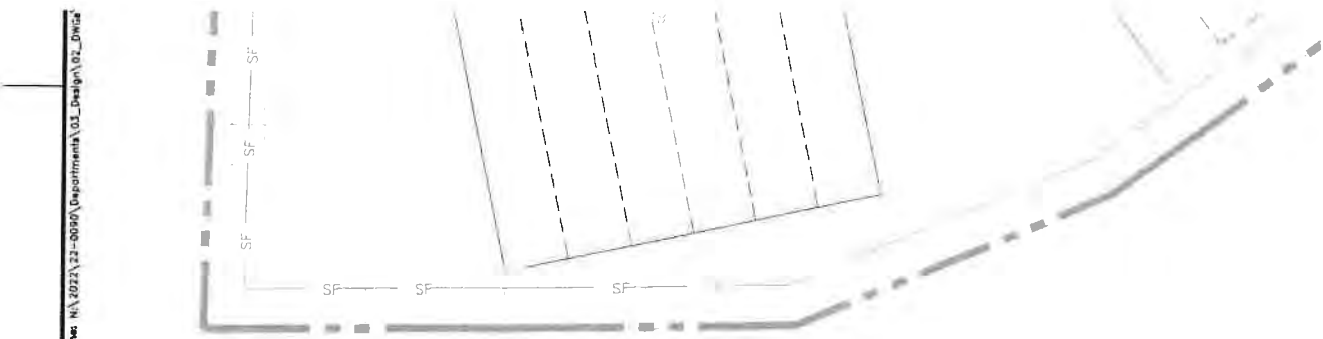
SE

SE





\\01_Permitting\Phase 18\22-0090_Irrigation Base_18.dwg



D

Tech: John-michaels Pipi Date: Mar 02, 2023 9:10am Planets: N:\2022\22-0090\Department\03_Design\02_DWG



**KNOW WHAT'S
BELOW
ALWAYS CALL 811
BEFORE YOU DIG**
It's fast, it's free, it's the law.
Call 811 two business days
before digging

Hammock Oaks 1C Infrastructure
Change Order #4

PROJECT: Hammock Oaks 1C Infrastructure
DATE: 12/15/2023
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 |
|--------|---|----------|------|-------------|---------------------|
| | CONDUIT CROSSINGS | | | | |
| New | Survey Layout | 1.00 | LS | \$ 1,100.00 | \$ 1,100.00 |
| New | 2" SECO Crossing - Labor/Equip | 980.00 | LF | \$ 13.05 | \$ 12,789.00 |
| New | 2" IRRIGATION Crossing - Labor/Equip/Material | 60.00 | LF | \$ 15.40 | \$ 924.00 |
| | SUBTOTAL CONDUIT CROSSINGS | | | | \$ 14,813.00 |
| | TOTAL CHANGE ORDER #4 | | | | \$ 14,813.00 |

Note: This CO includes road crossing sleeves for SECO (material provided) WO #211563 & Irrigation.

APPROVED BY:

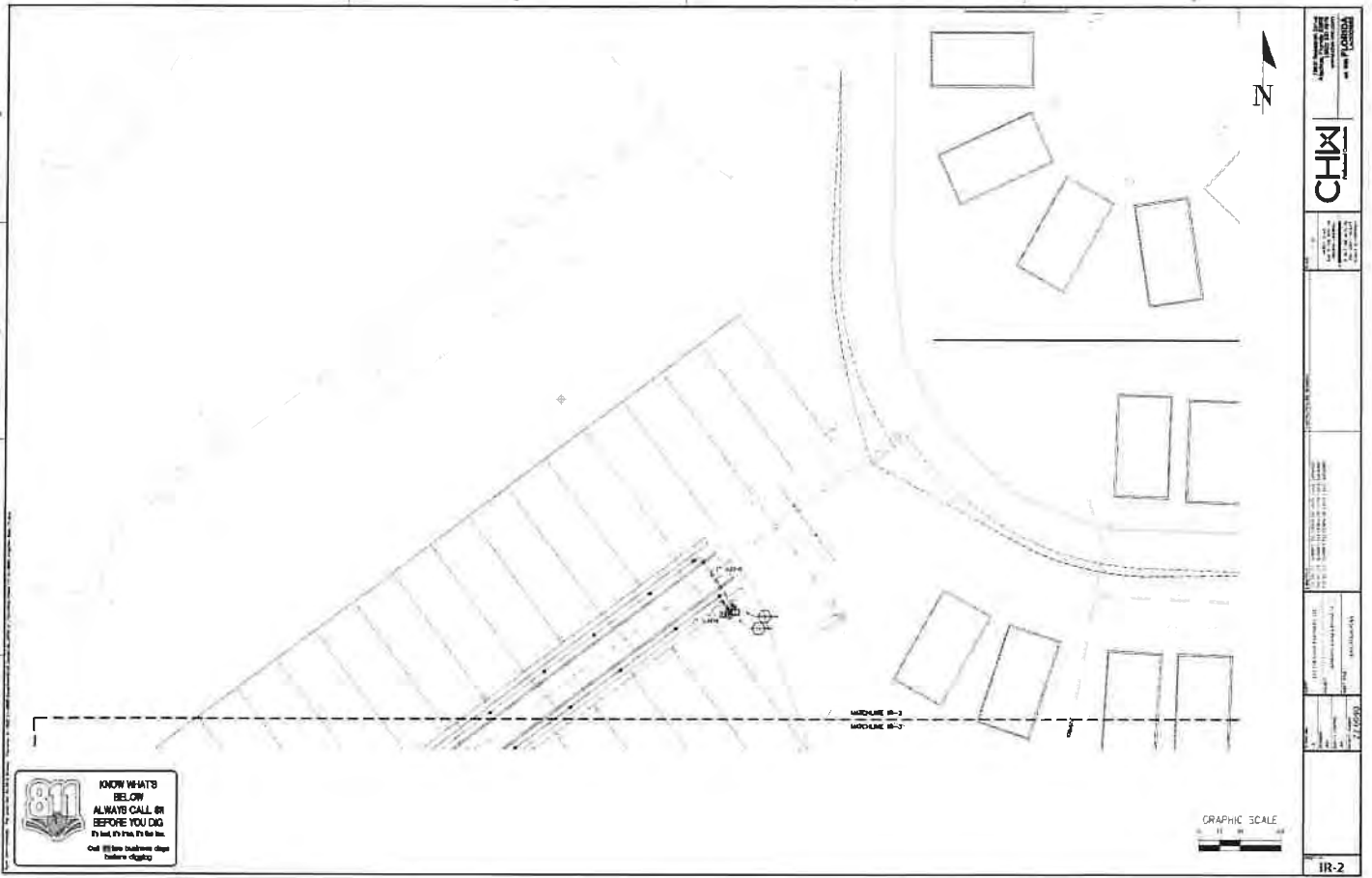
Owner's Representative

Anthony V. Caggiano, Jr.,

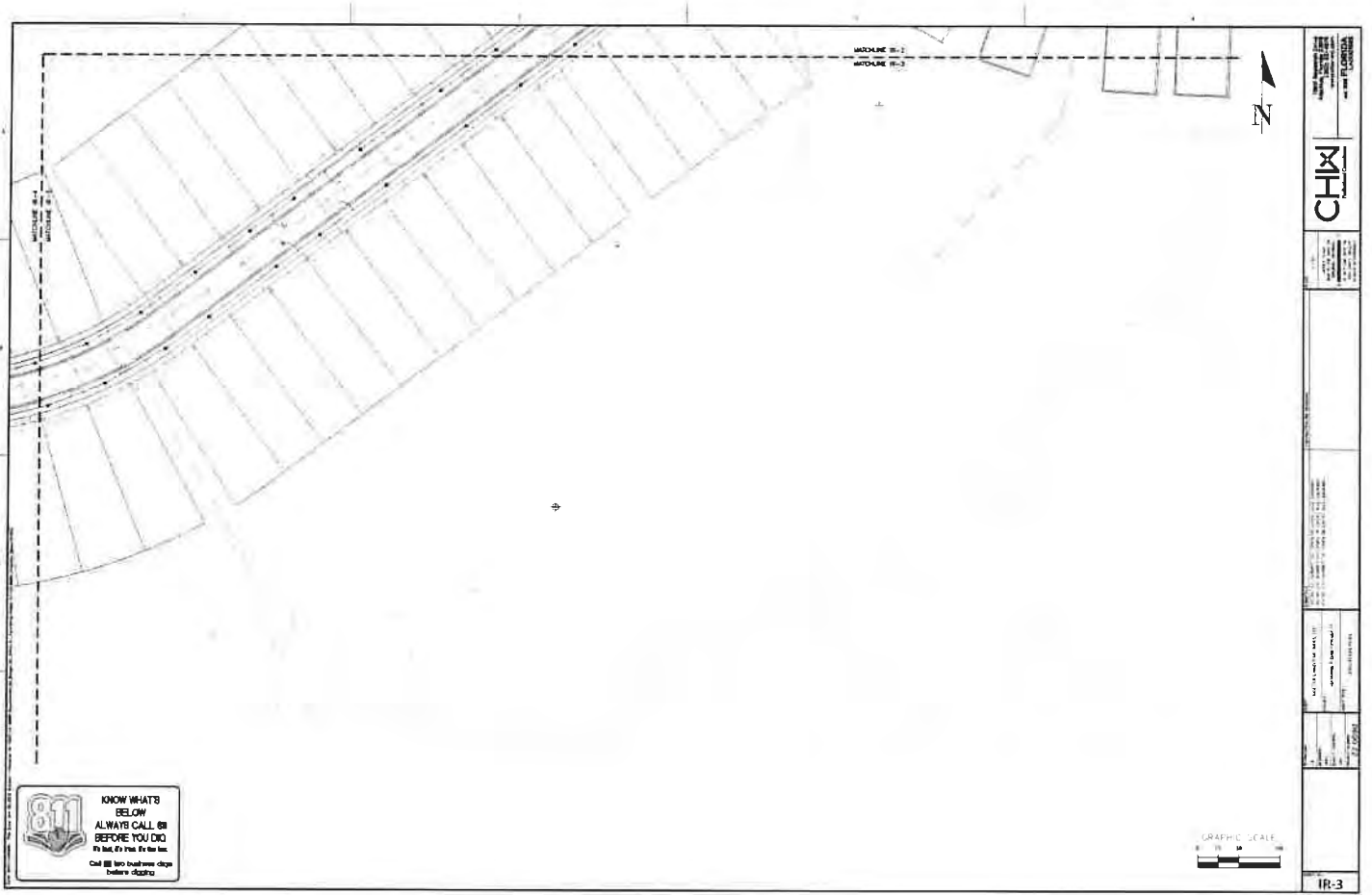
Printed Name

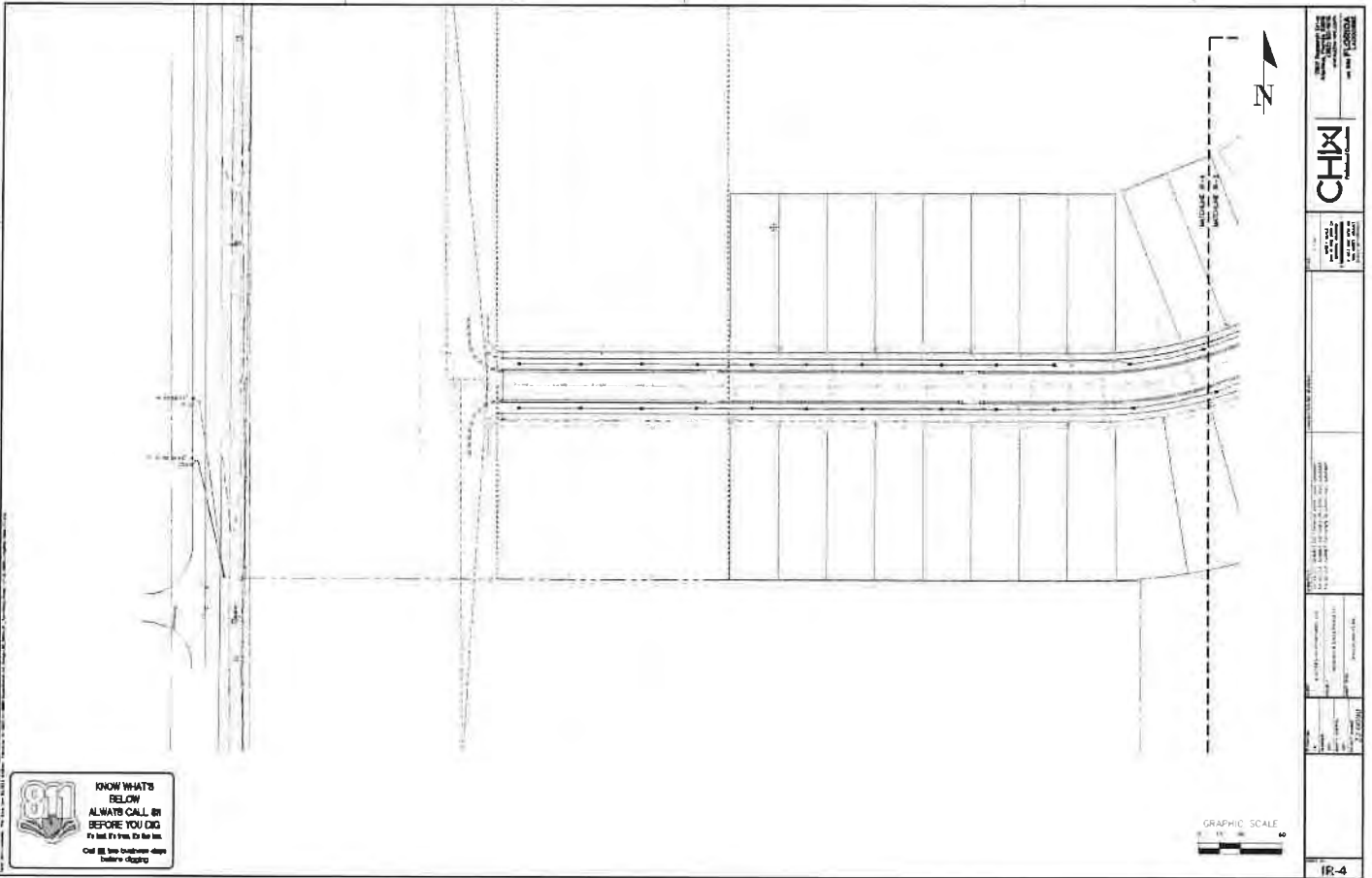
January 31, 2024

Date



| | |
|--|--|
| CHIXI | |
| Professional Engineer
No. 12345
State of Florida | |
| Project No. 12345 | |
| Date: 12/31/2023 | |
| Scale: 1/4" = 1'-0" | |
| Sheet: IR-2 | |
| Title: Site Plan | |
| Client: ABC Company | |
| Address: 123 Main St, City, FL 32101 | |
| Project Description: New Building Construction | |
| Prepared by: CHIXI | |
| Checked by: CHIXI | |
| Approved by: CHIXI | |
| Professional Seal: CHIXI | |





911
 KNOW WHAT'S
 BELOW
 ALWAYS CALL 911
 BEFORE YOU DIG
 It's fast. It's free. It's for you.
 Call 911 two business days
 before digging.

CH2M
 HILL
 HUNT
 &
 PARSONS
 A
 CH2M HILL
 HUNT &
 PARSONS
 COMPANY
 1400 AVENUE OF THE SCIENCES
 SUITE 1000
 BOULDER, CO 80502
 TEL: 303.440.1400
 FAX: 303.440.1401
 WWW.CH2MHILL.COM

PROJECT: [REDACTED]
 SHEET: IR-4
 DATE: [REDACTED]

CHANGE ORDER NO. 5

Date of Issuance: January 25, 2024 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: **FO #5**

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:


(\$548,416.06) | 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:


\$2,553,388.44 | 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:

(\$406,232.00) | Increase/Decrease of this Change Order:
Substantial completion (days or date):
Ready for final payment (days or date): |
| Contract Price incorporating this Change Order:

\$2,147,156.44 | 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: **Vice President**
Date: **January 31, 2024**

ACCEPTED:
HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT
DocuSigned by:

By: _____
Title: **vice chair**
Date: **2/1/2024**

ACCEPTED:
HUGHES BROTHERS CONSTRUCTION INC.
By: 
Title: **President**
Date: **1/25/24**

Hammock Oaks 1B
Change Order #5

PROJECT: Hammock Oaks 1B Infrastructure
DATE: 1/4/2024
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 |
|--------|------------------------------|----------|------|-------------|-----------------|
| | RECLAIM | | | | |
| 1730 | Single Service | -1.00 | EA | \$ 2,842.00 | \$ (2,842.00) |
| 1740 | Double Service | -110.00 | EA | \$ 3,770.00 | \$ (414,700.00) |
| New | (3) Proposed Services | 3.00 | EA | \$ 3,770.00 | \$ 11,310.00 |
| | SUBTOTAL RECLAIM | | | | \$ (406,232.00) |
| | TOTAL CHANGE ORDER #5 | | | | \$ (406,232.00) |

Note: This CO includes FO #5.

APPROVED BY:

Owner's Representative

Anthony V. Caggiano, Jr.,

Printed Name

January 31, 2024

Date

CHANGE ORDER NO. 7

Date of Issuance: January 25, 2024 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: **road crossing sleeves for SECO**

Attachments: **See attached Exhibit A**

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$14,873,368.85

Increase/Decrease from prior Change Orders:

(\$1,622,456.94)

Contract Price prior to this Change Order:

\$13,250,911.91

Increase/Decrease of this Change Order:

\$151,449.90

Contract Price incorporating this Change Order:

\$13,402,361.81

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):

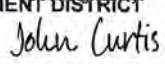
Ready for final payment (days or date):

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

By: 
Title: **Vice President**

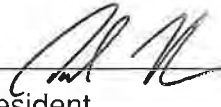
Date: **January 31, 2024**

ACCEPTED:
HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT

By: 
Title: **vice chair**

Date: **2/1/2024**

ACCEPTED:
HUGHES BROTHERS CONSTRUCTION INC.

By: 
Title: **President**

Date: **1/25/24**

Hammock Oaks MG 1A-1C w/ PH1A Infrastructure
Change Order #7

PROJECT: Hammock Oaks MG 1A-1C w/ PH1A Infrastructure
DATE: 12/15/2023
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 |
|--------|---|----------|------|-------------|----------------------|
| | CONDUIT CROSSINGS | | | | |
| New | Survey Layout | 1.00 | LS | \$ 5,500.00 | \$ 5,500.00 |
| New | 2" SECO Crossing - Labor/Equip | 4,200.00 | LF | \$ 13.05 | \$ 54,810.00 |
| New | 4" SECO Crossing - Labor/Equip | 4,110.00 | LF | \$ 14.17 | \$ 58,238.70 |
| New | 6" FIBER Crossing - Labor/Equip/Material | 420.00 | LF | \$ 29.48 | \$ 12,373.20 |
| New | 2" IRRIGATION Crossing - Labor/Equip/Material | 440.00 | LF | \$ 15.40 | \$ 6,776.00 |
| New | 4" IRRIGATION Crossing - Labor/Equip/Material | 720.00 | LF | \$ 19.10 | \$ 13,752.00 |
| | SUBTOTAL CONDUIT CROSSINGS | | | | \$ 151,448.90 |
| | TOTAL CHANGE ORDER #7 | | | | \$ 151,448.90 |

Note: This CO includes road crossing sleeves for SECO (material provided) WO #207984 & #211571, Fiber, & Irrigation

APPROVED BY:

Owner's Representative

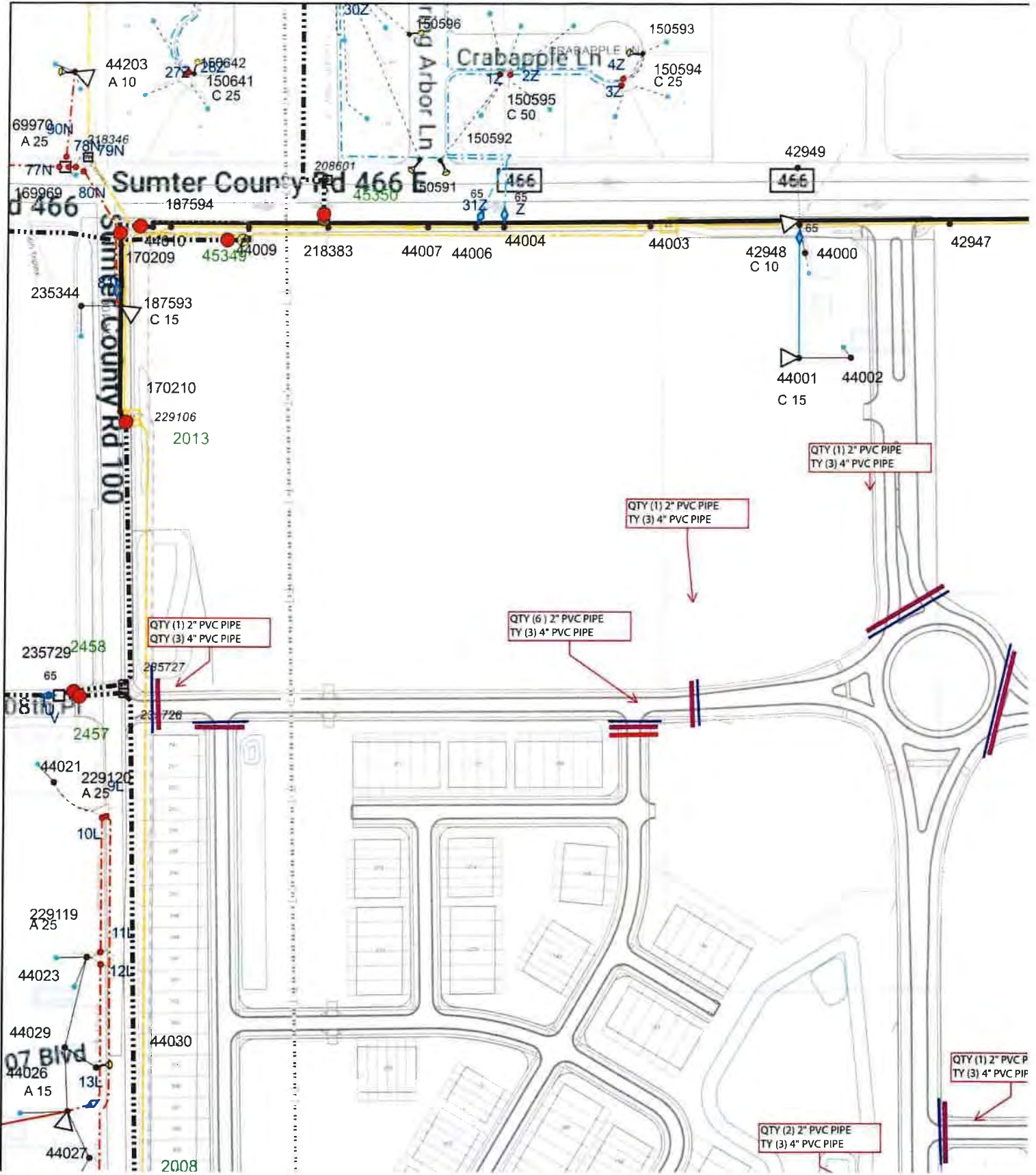
Anthony V. Caggiano, Jr.

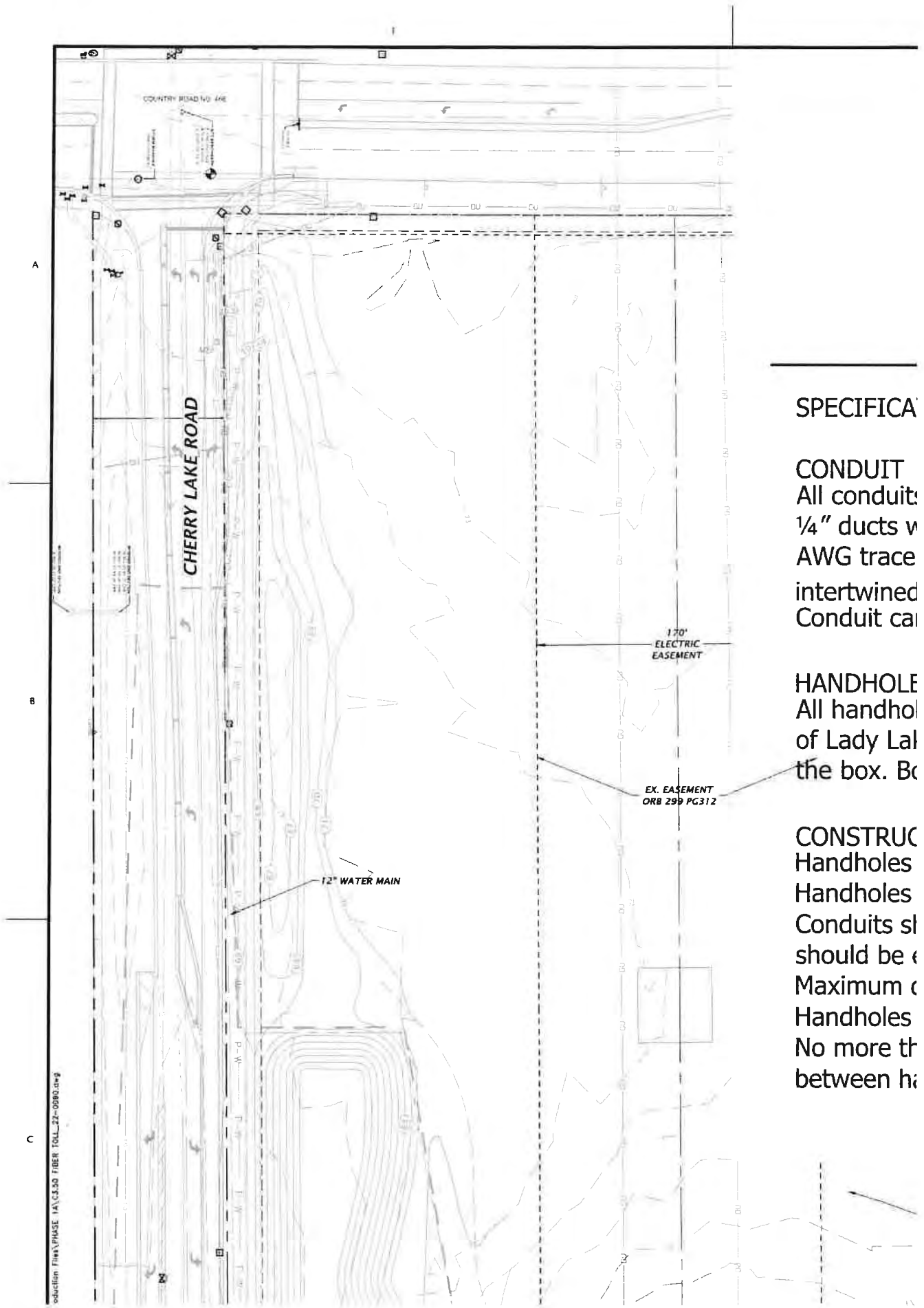
Printed Name

January 31, 2024

Date

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





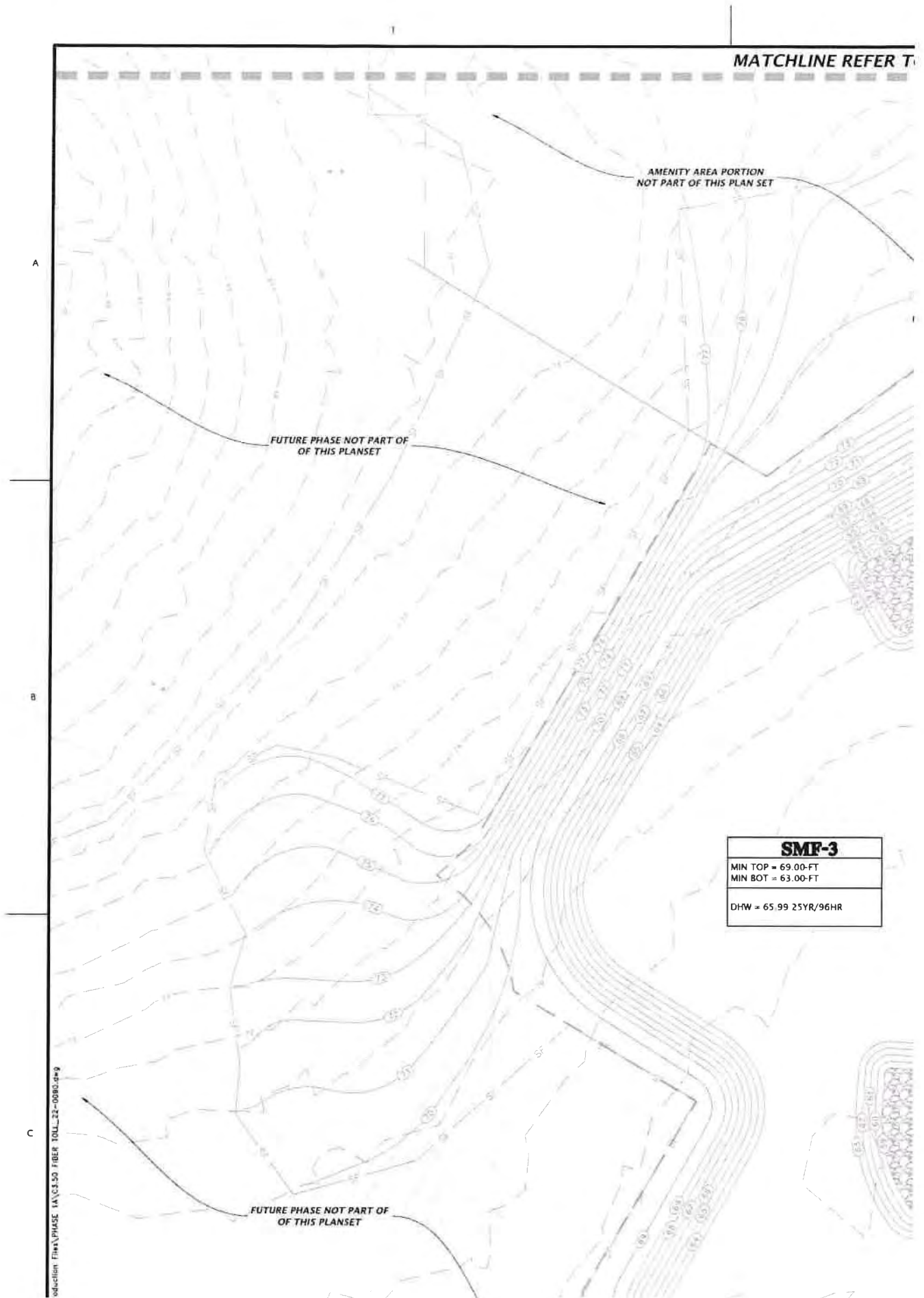
SPECIFICA

CONDUIT
All conduit:
1/4" ducts w
AWG trace
intertwined
Conduit ca

HANDHOLE
All handhol
of Lady Lal
the box. Bc

CONSTRUC
Handholes
Handholes
Conduits sh
should be c
Maximum c
Handholes
No more th
between h

Location File:\PHASE 1A\C3.50 FIBER TOLL 22-0090.dwg





NORTH

GRAPHIC SCALE

0 25 50 100

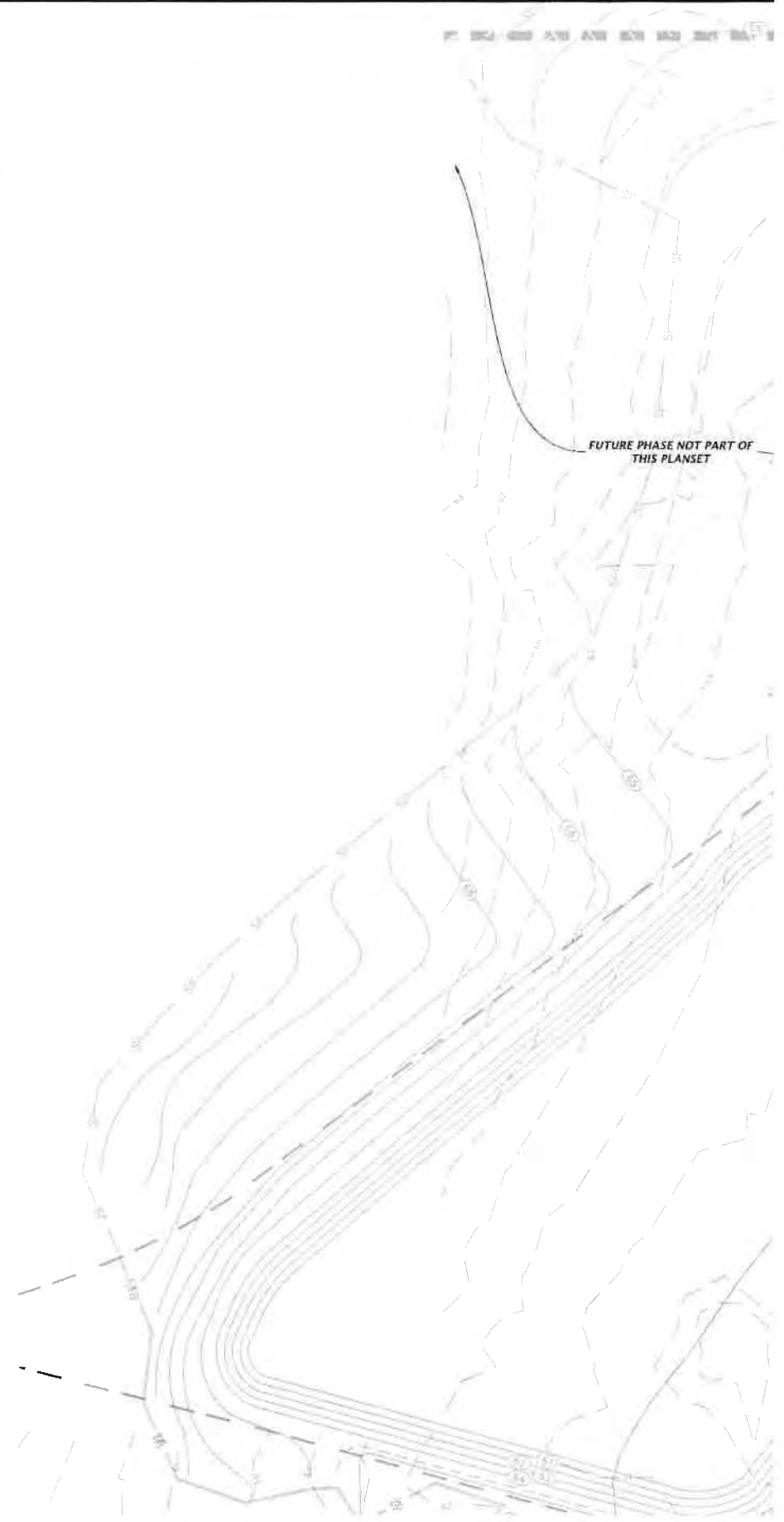


A

B

C

location: \\na\phase_1a\c3.00_fiber_toll_22-0000.dwg



A

B

C

\\edouard\file\PHASE 1A\C3.52 FIBER TOLL_22-0080.dwg

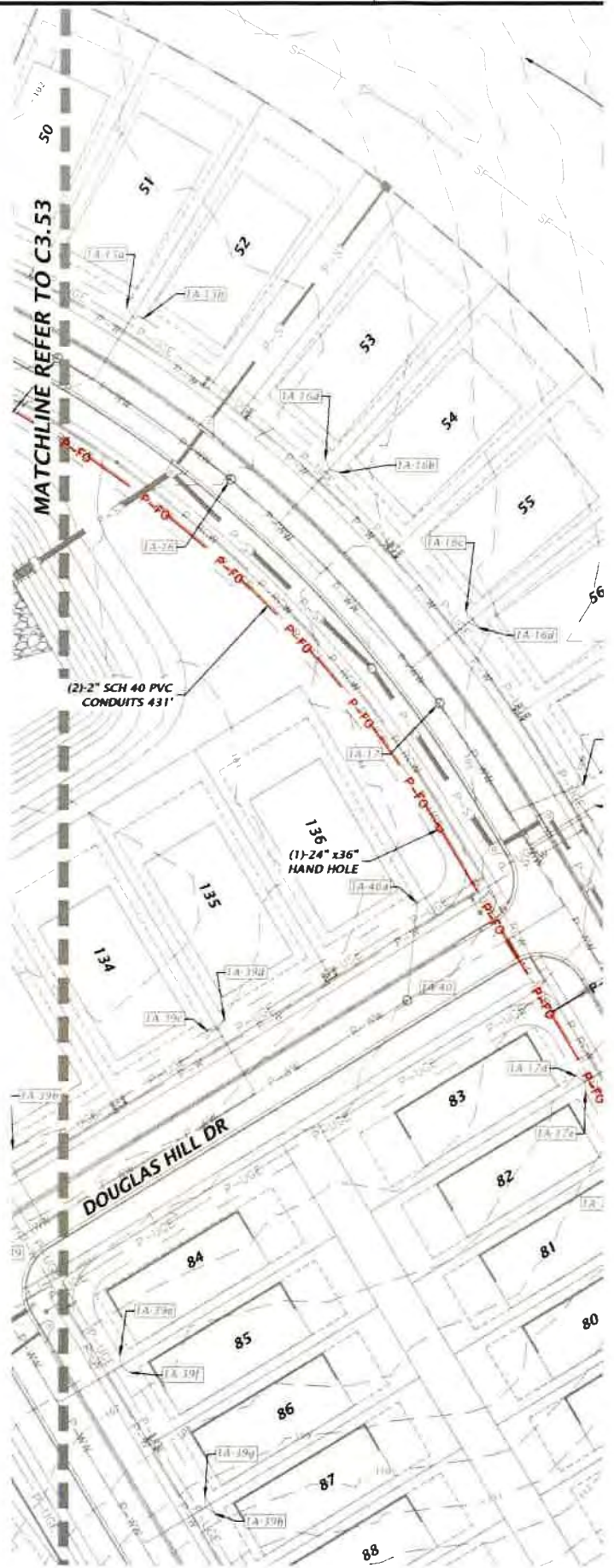


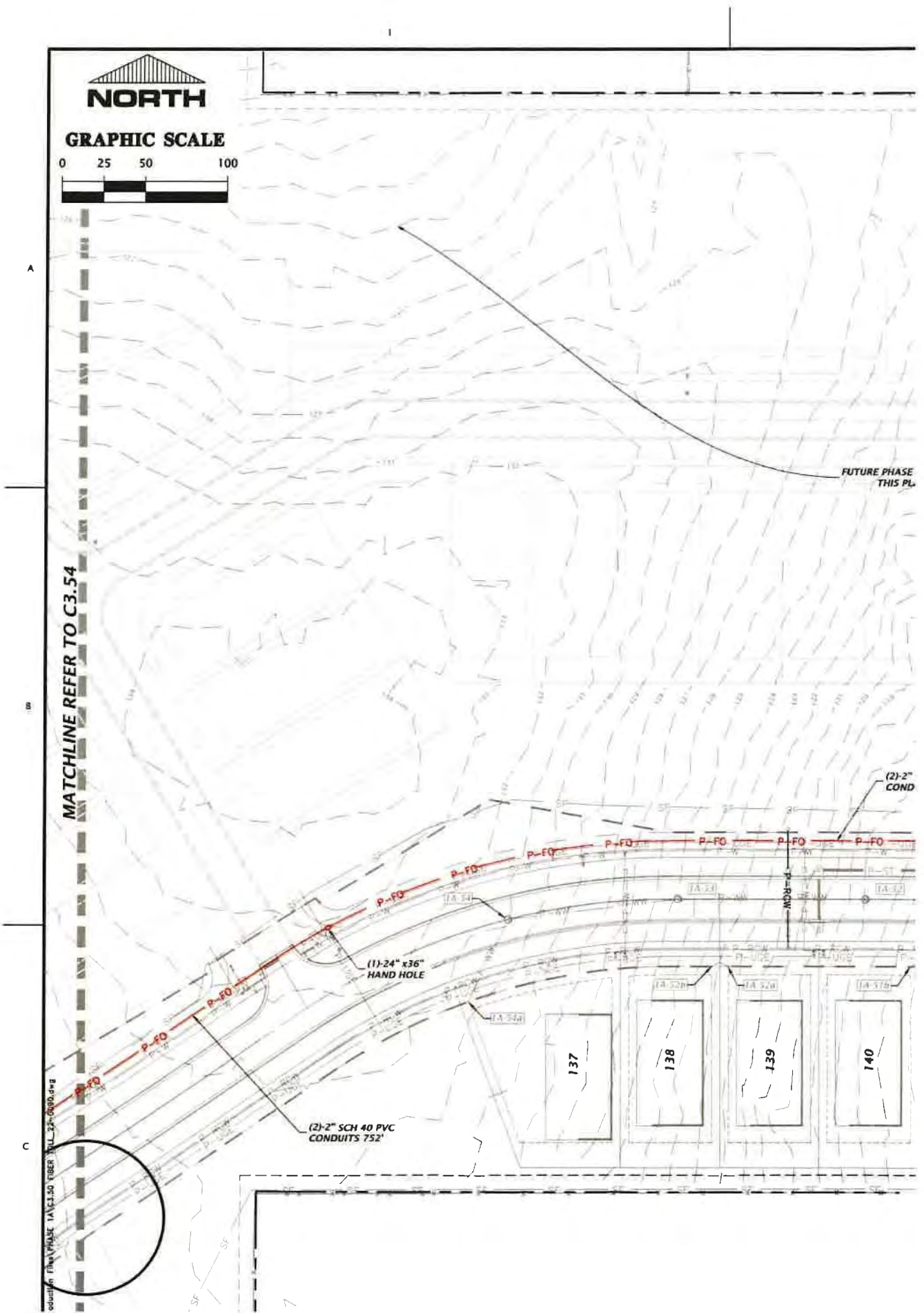
A

B

C

education_files\PHASE 1A\C3.50 FIBER TOLL_22-0080.dwg



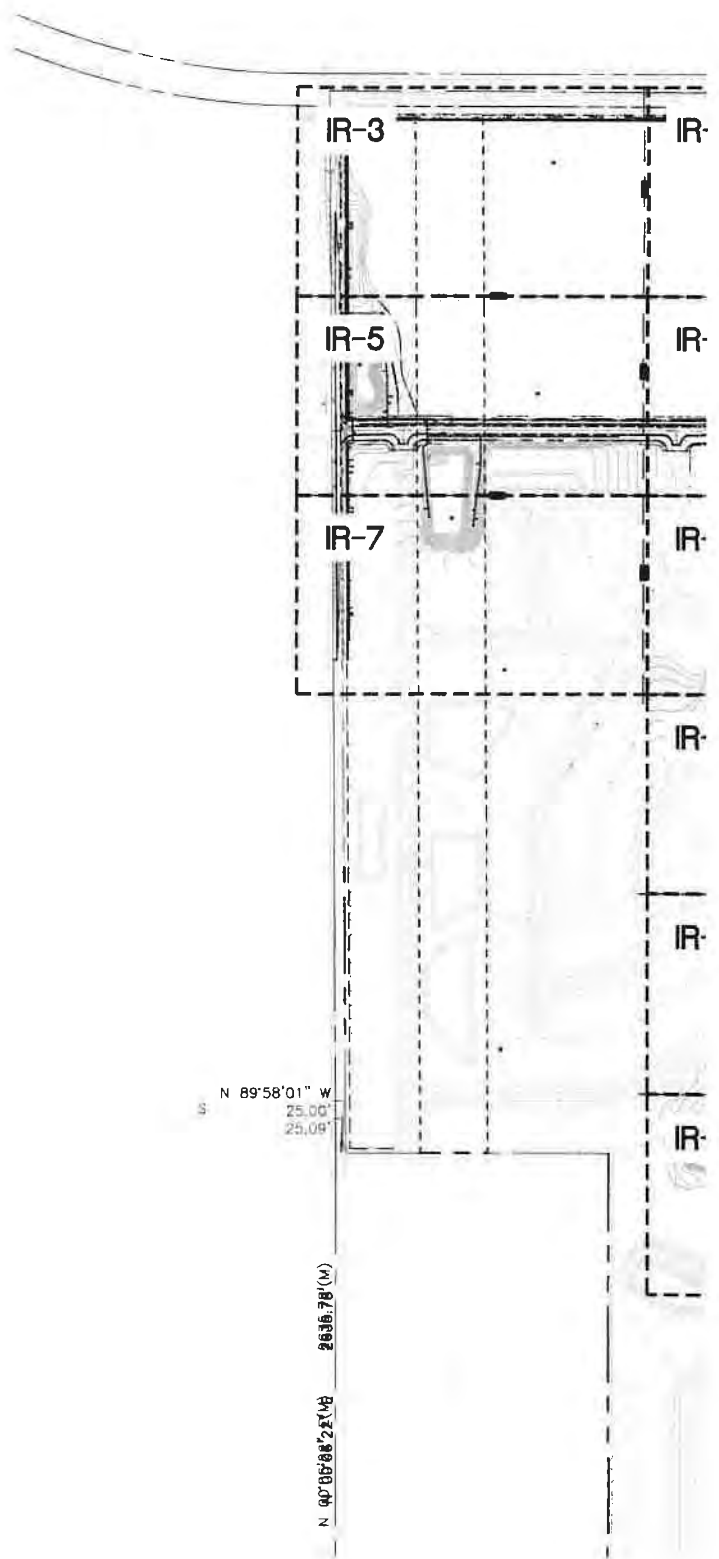


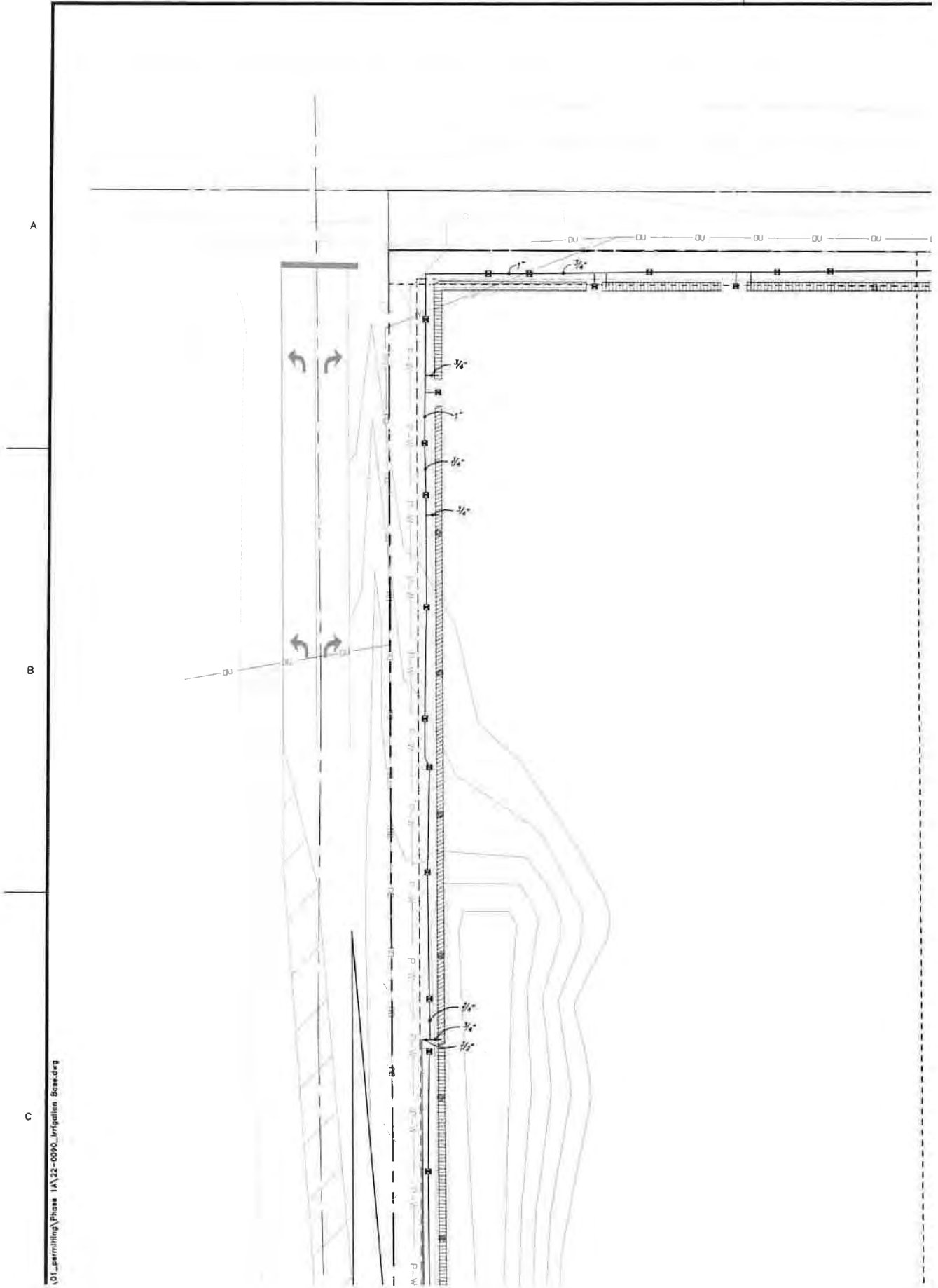
A

B

C

(D:_permitting\Phase 1A\22-0090_Irrigation_Bene.dwg

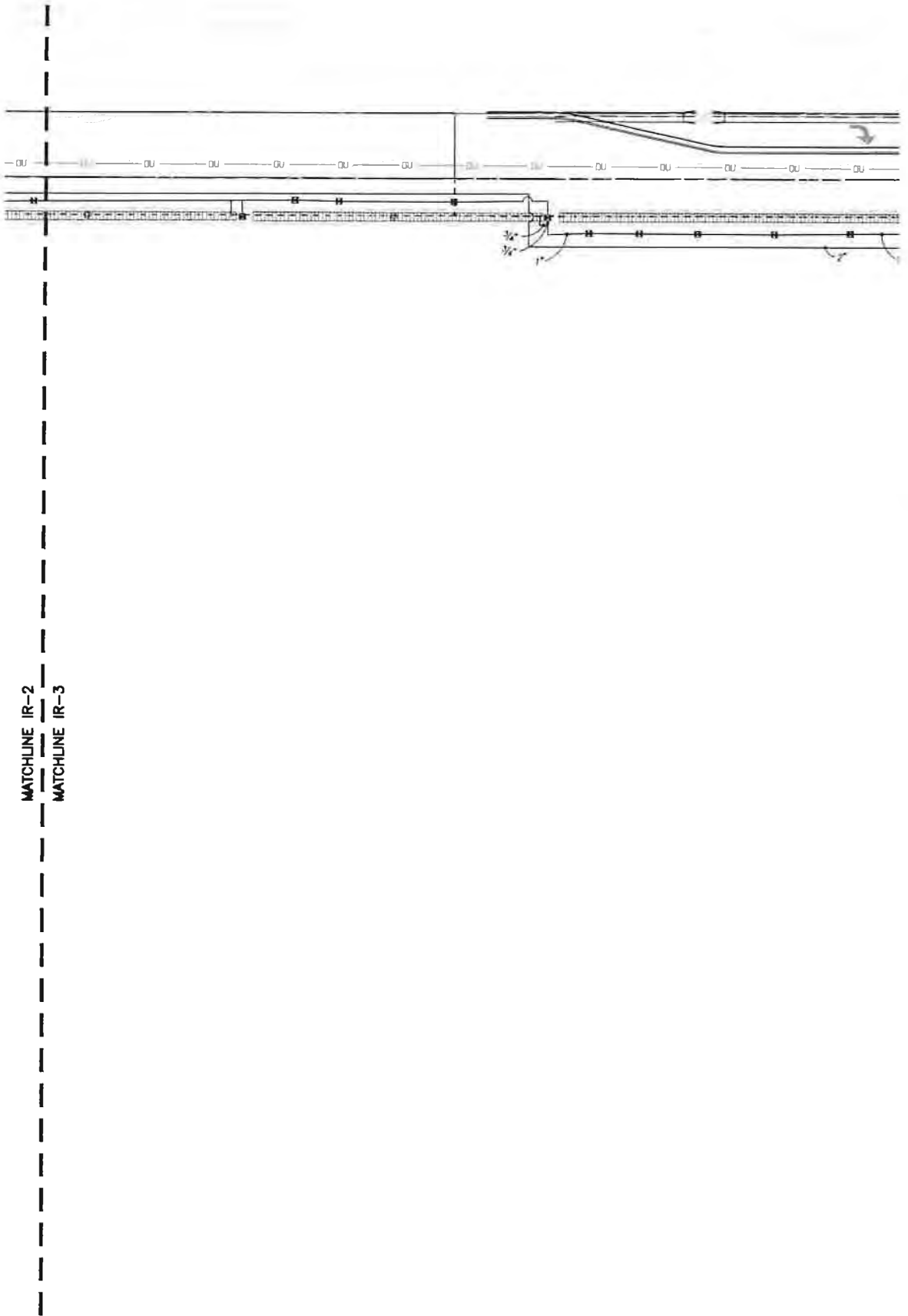


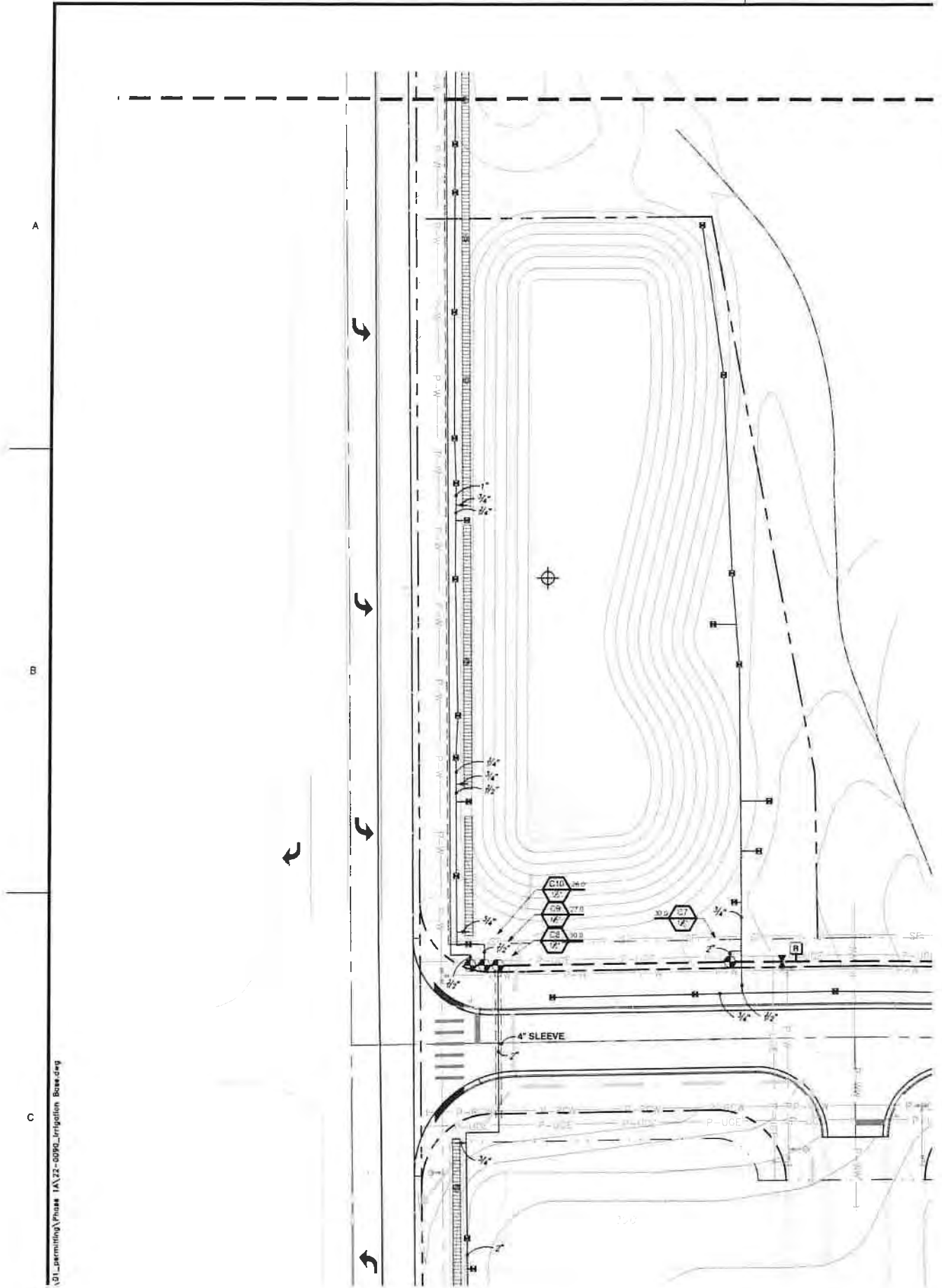


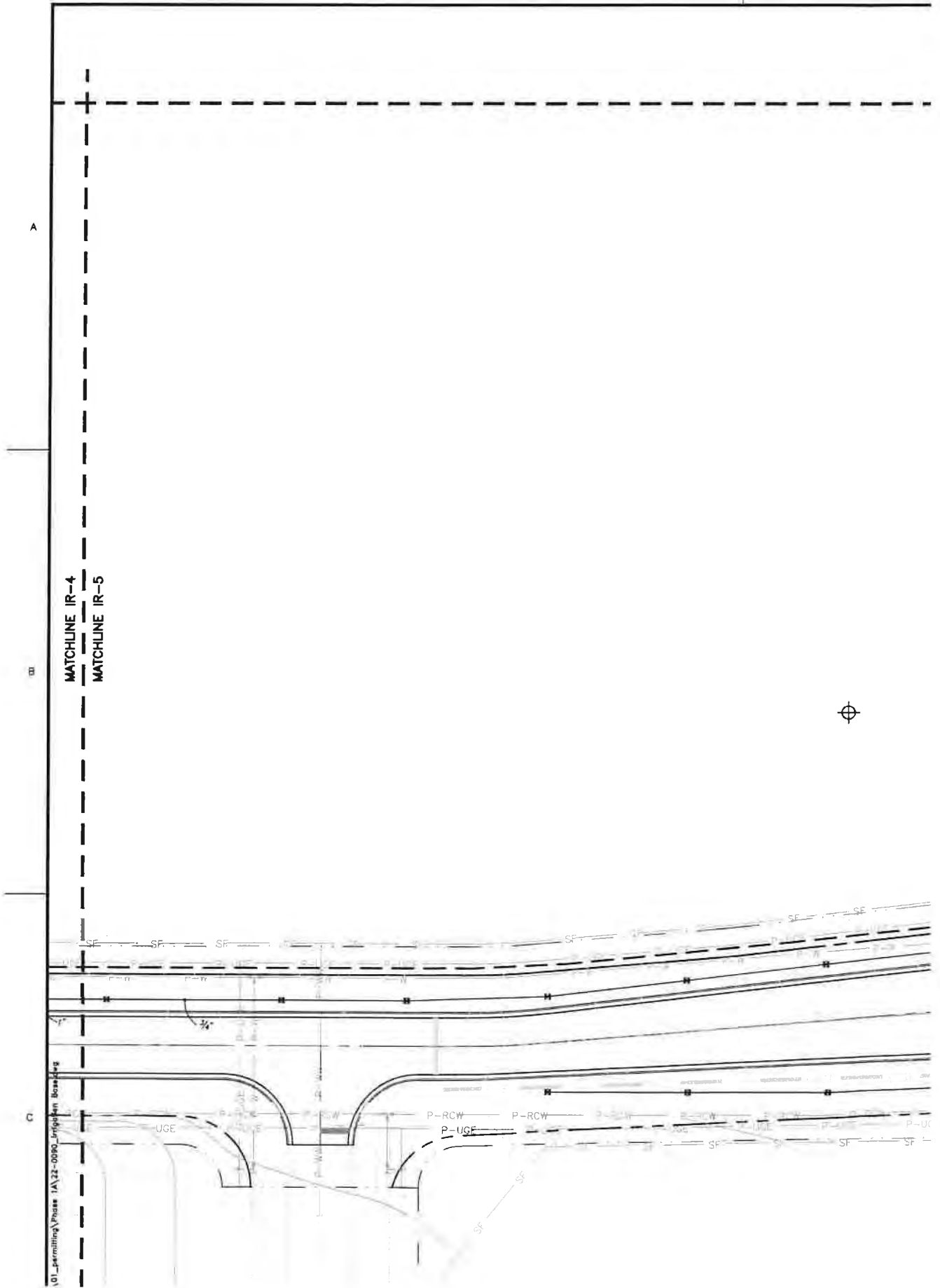
A

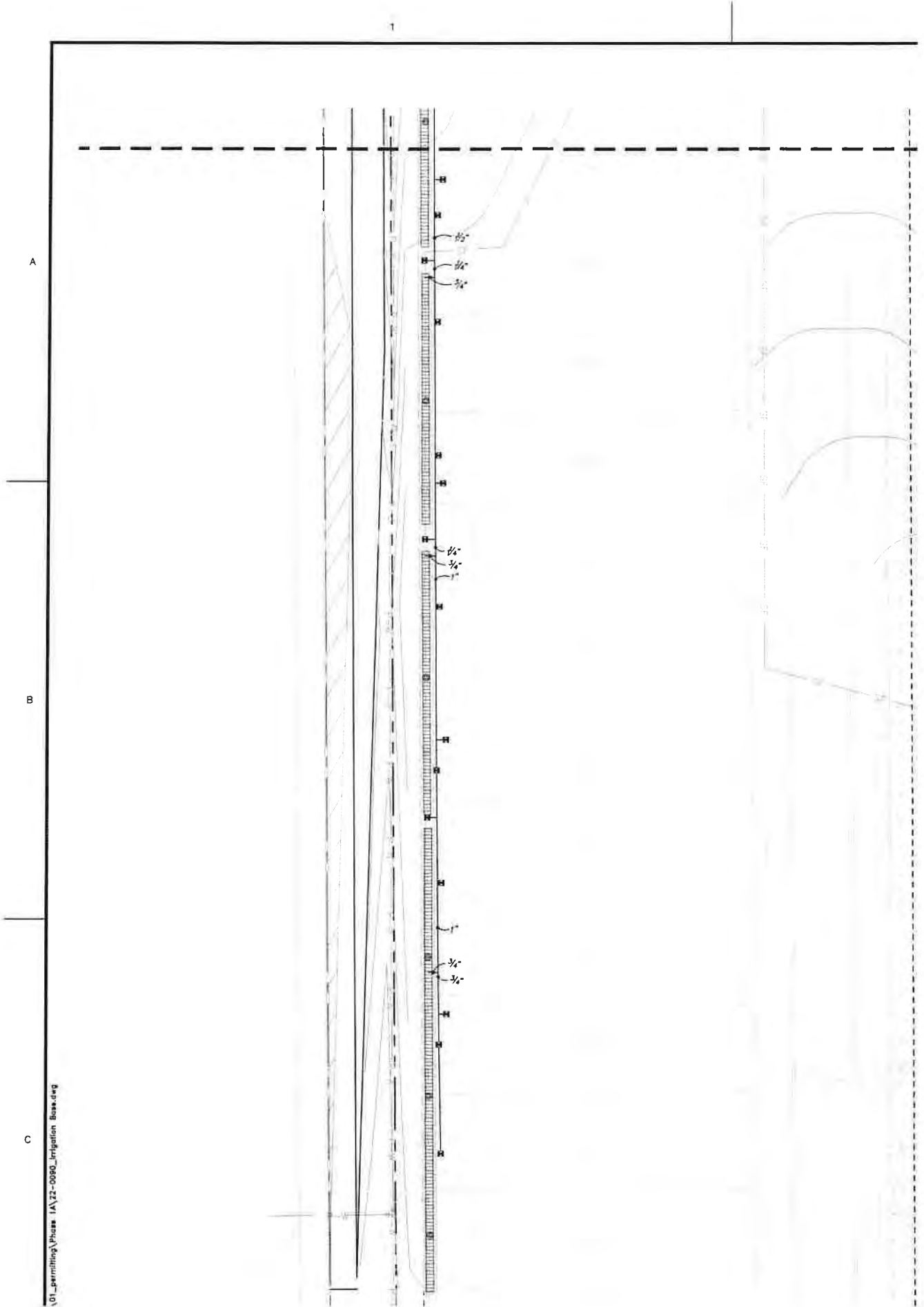
B

C





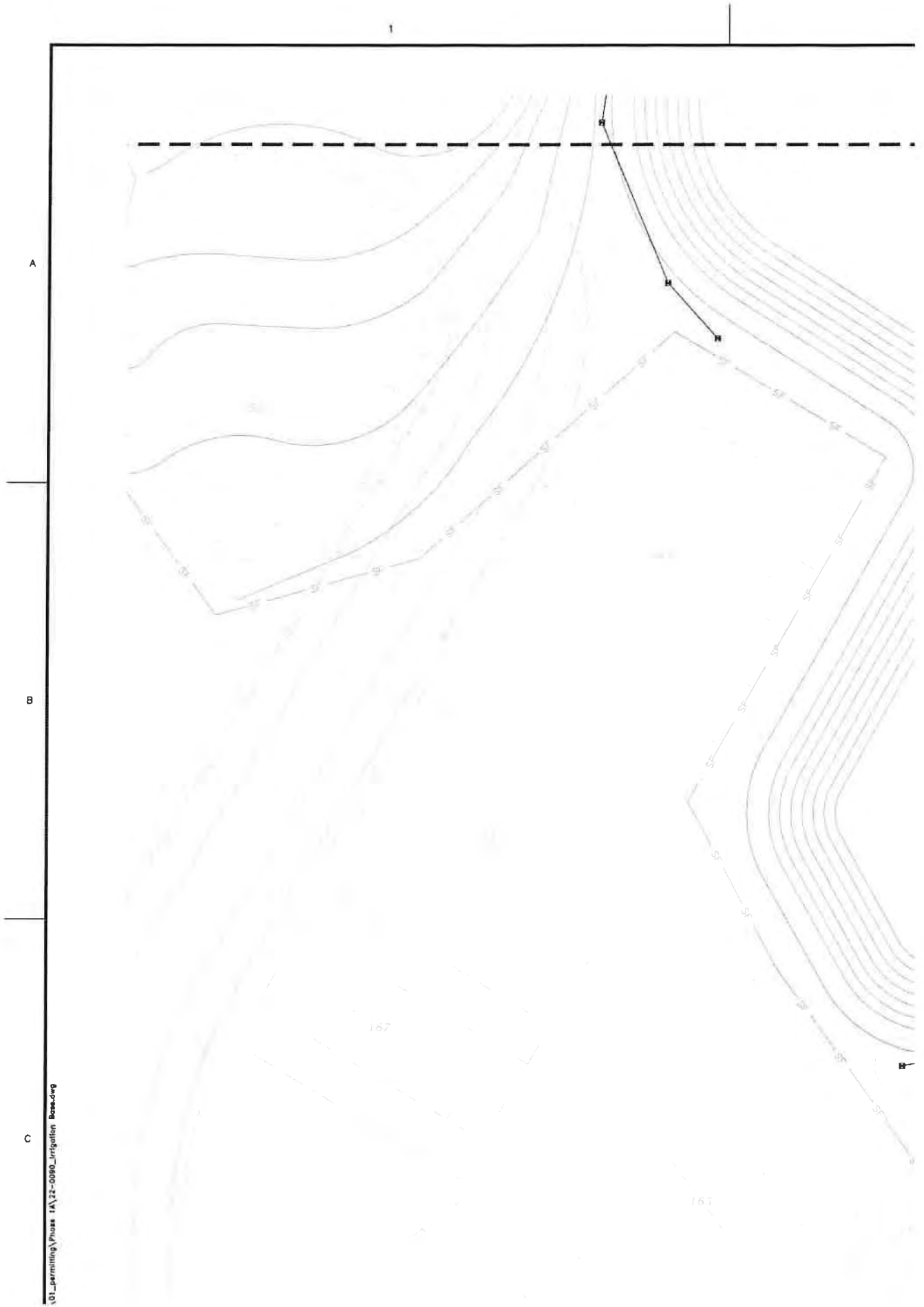




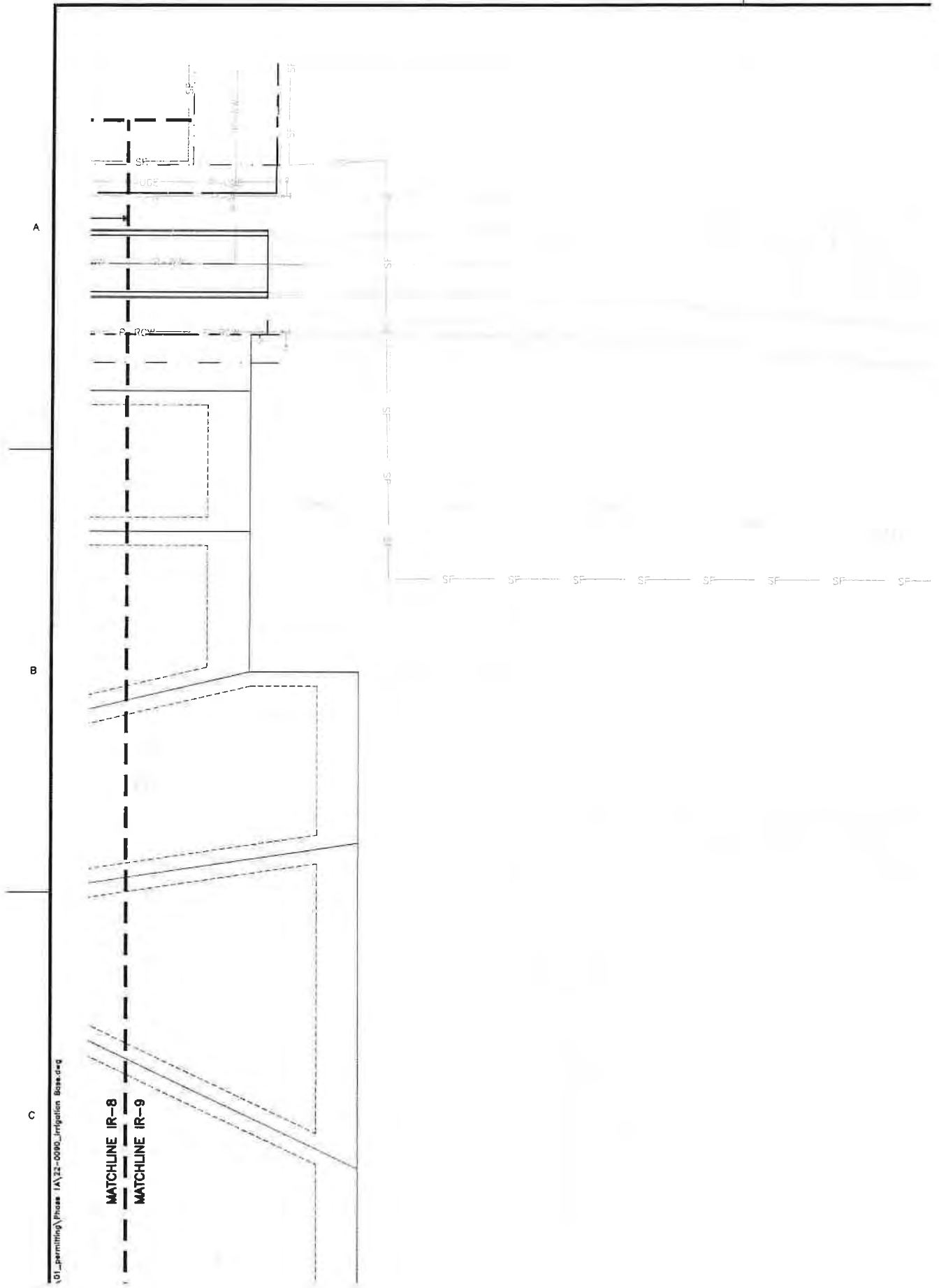
\\01_sprinkling\Phase 1A\22-0000_Irrigation_Base.dwg

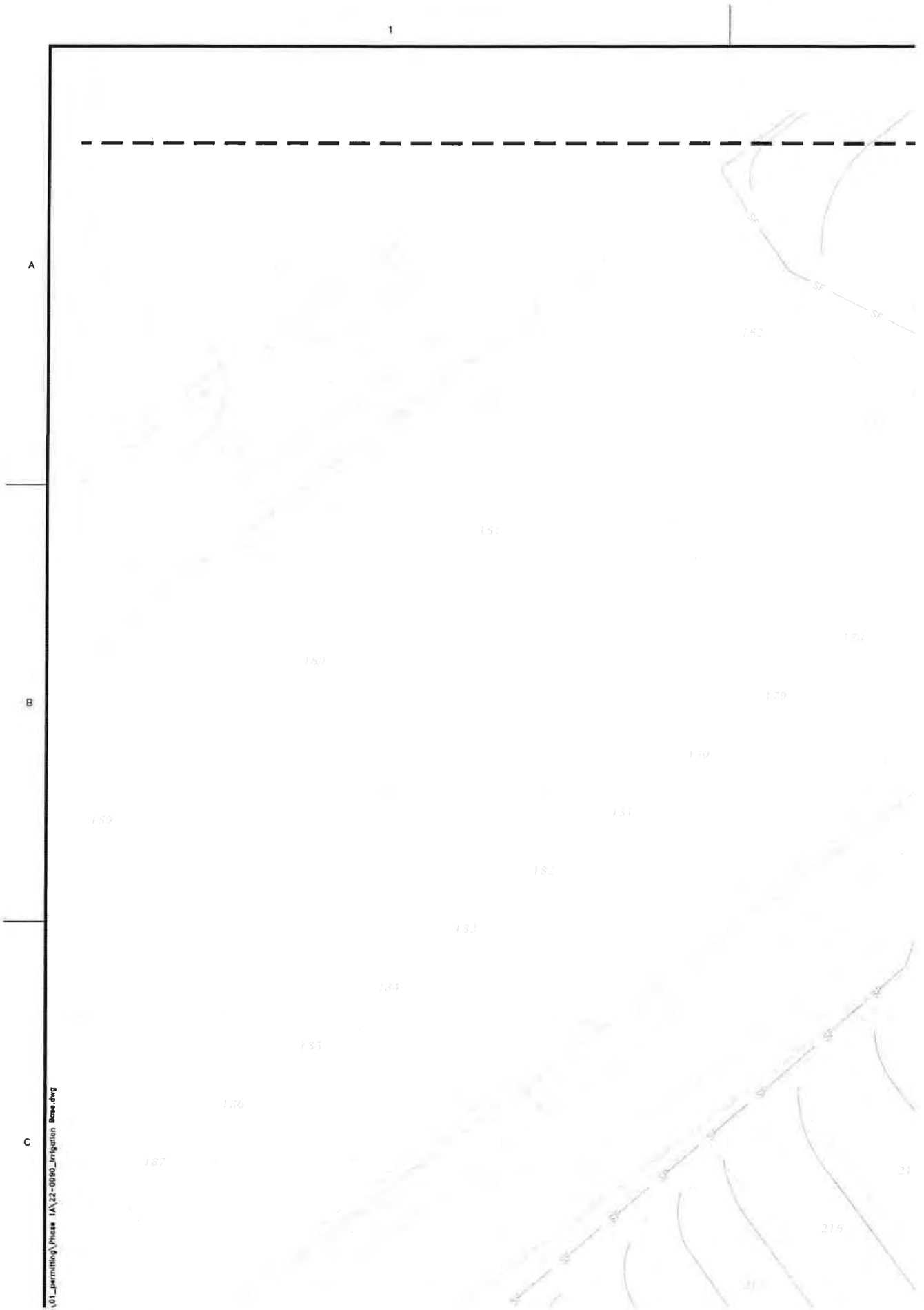


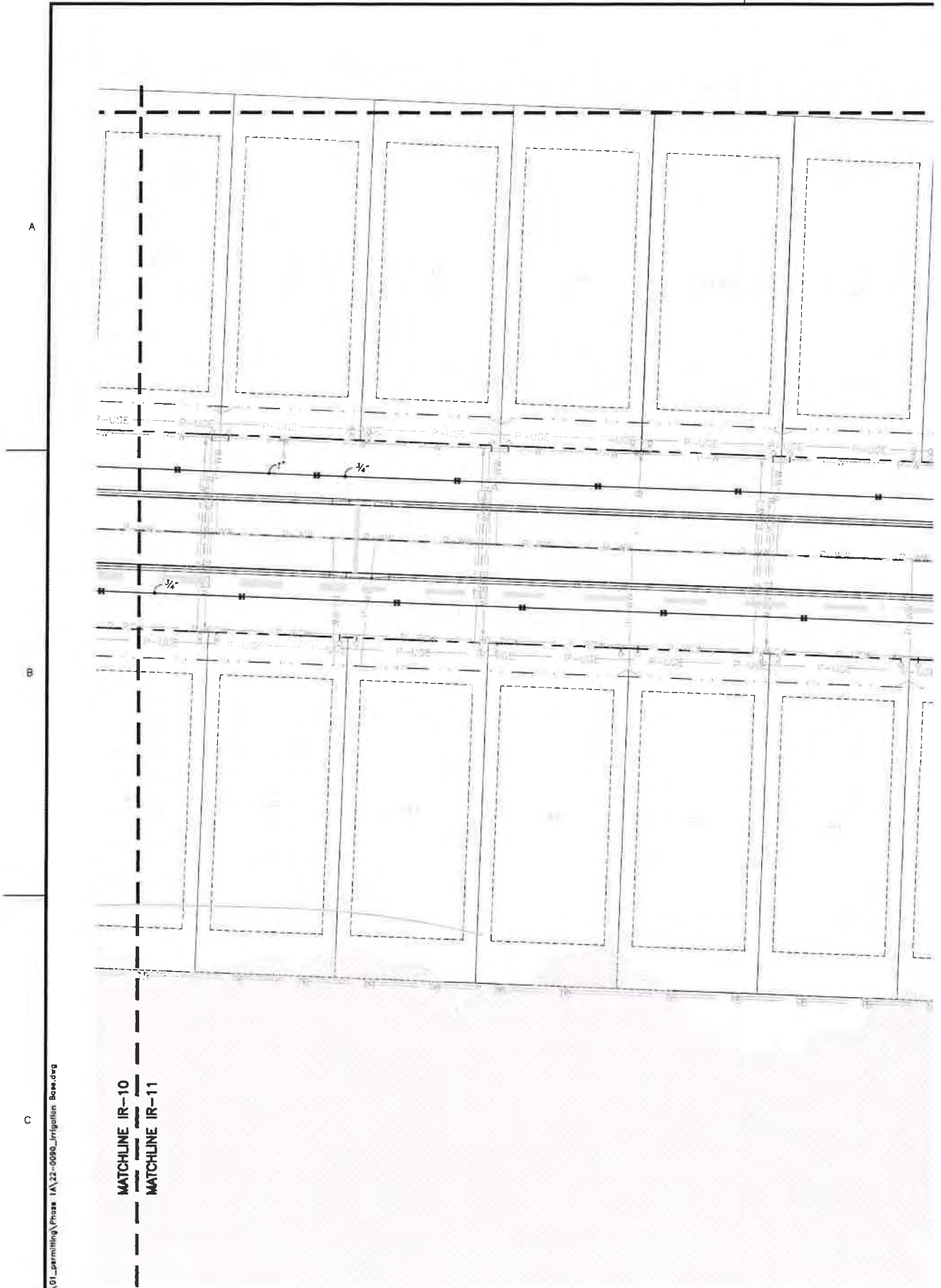
(01_permitting\Phase 1A\22-0090_in\plan\Bona.dwg



\\01_permitting\Phase 1A\22-0000_irrigation_Base.dwg







A

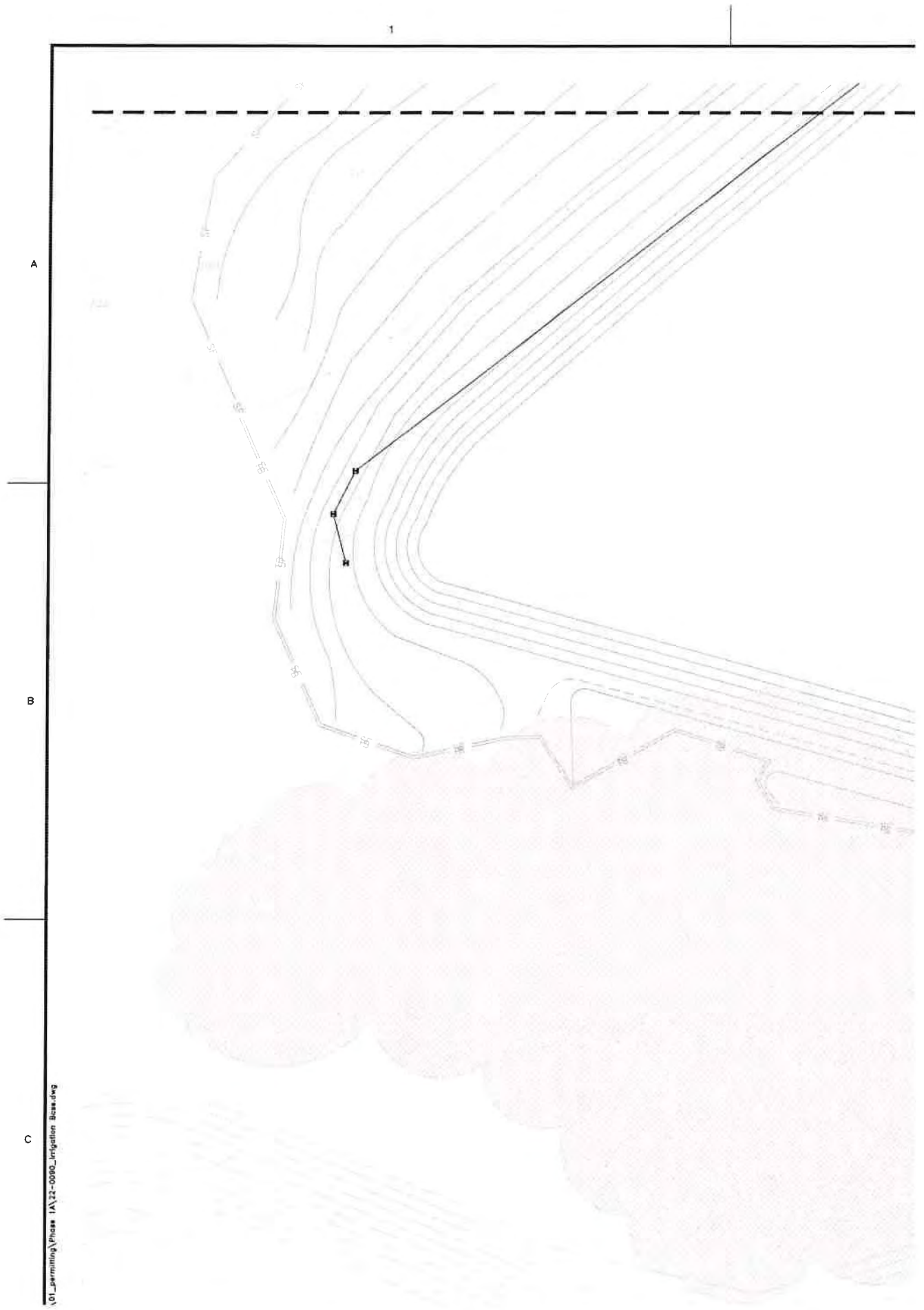
B

C

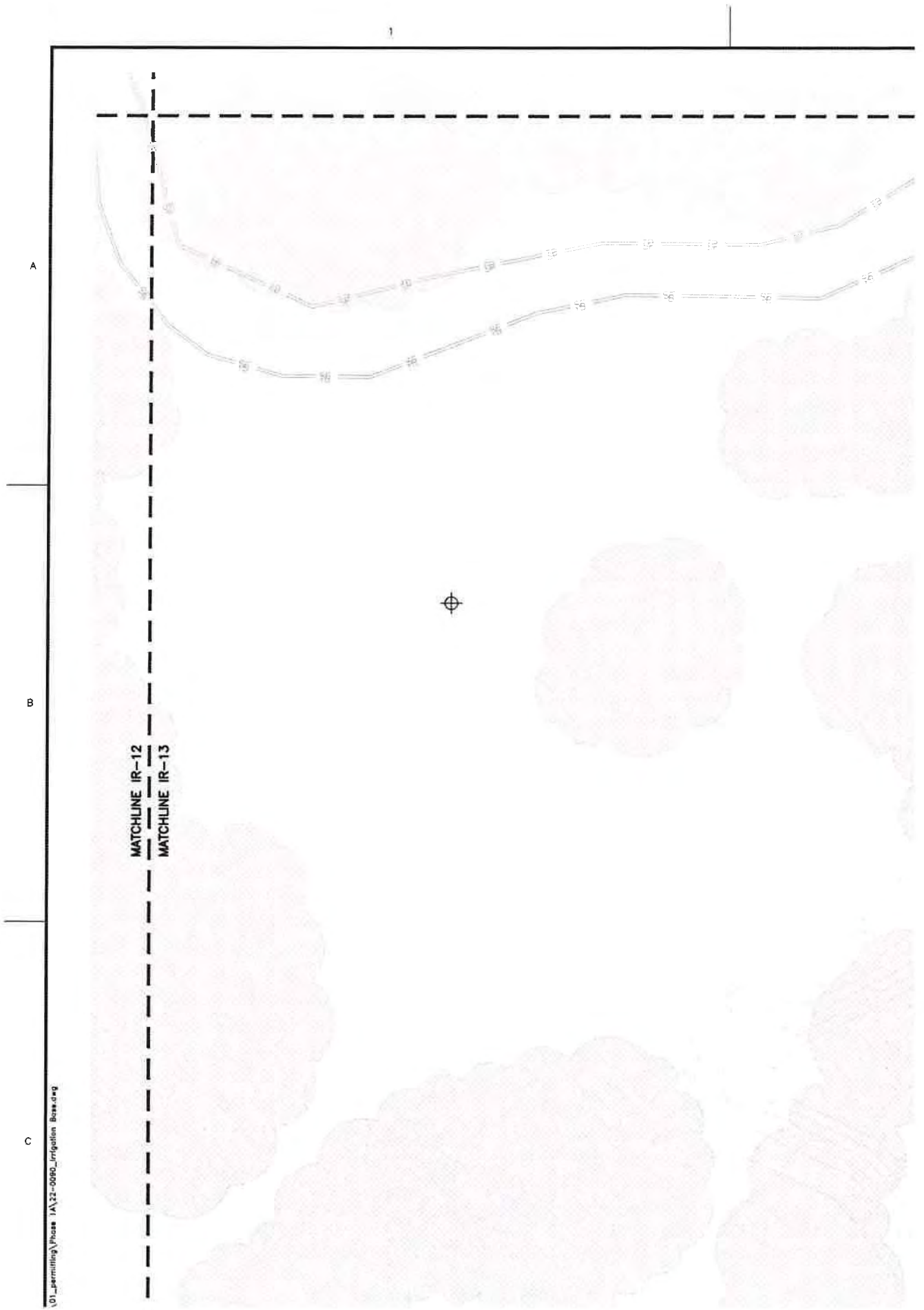
MATCHLINE IR-10

MATCHLINE IR-11

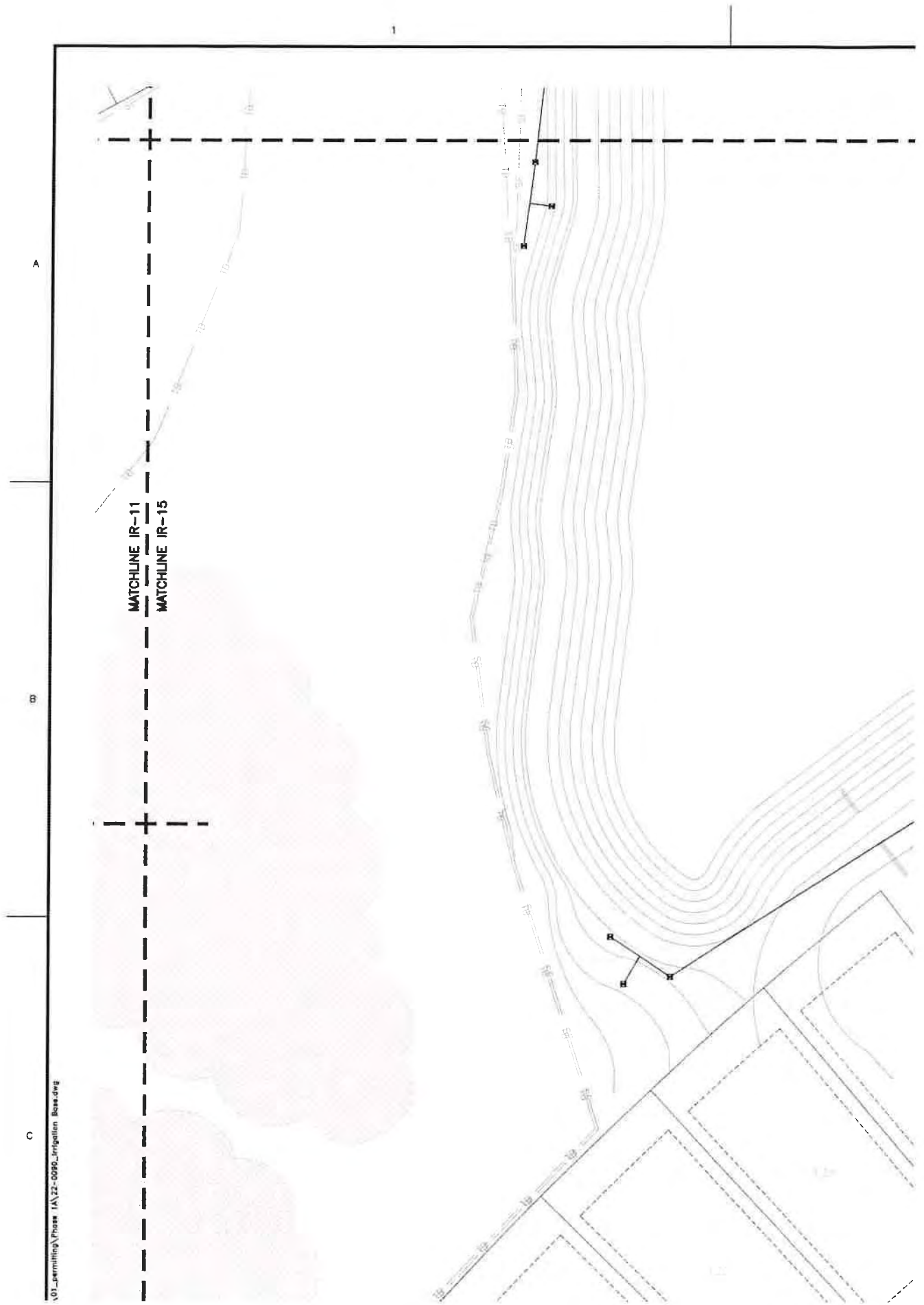
\\01_permitting\Phase 1A\22-0000_irrigation_Beta.dwg



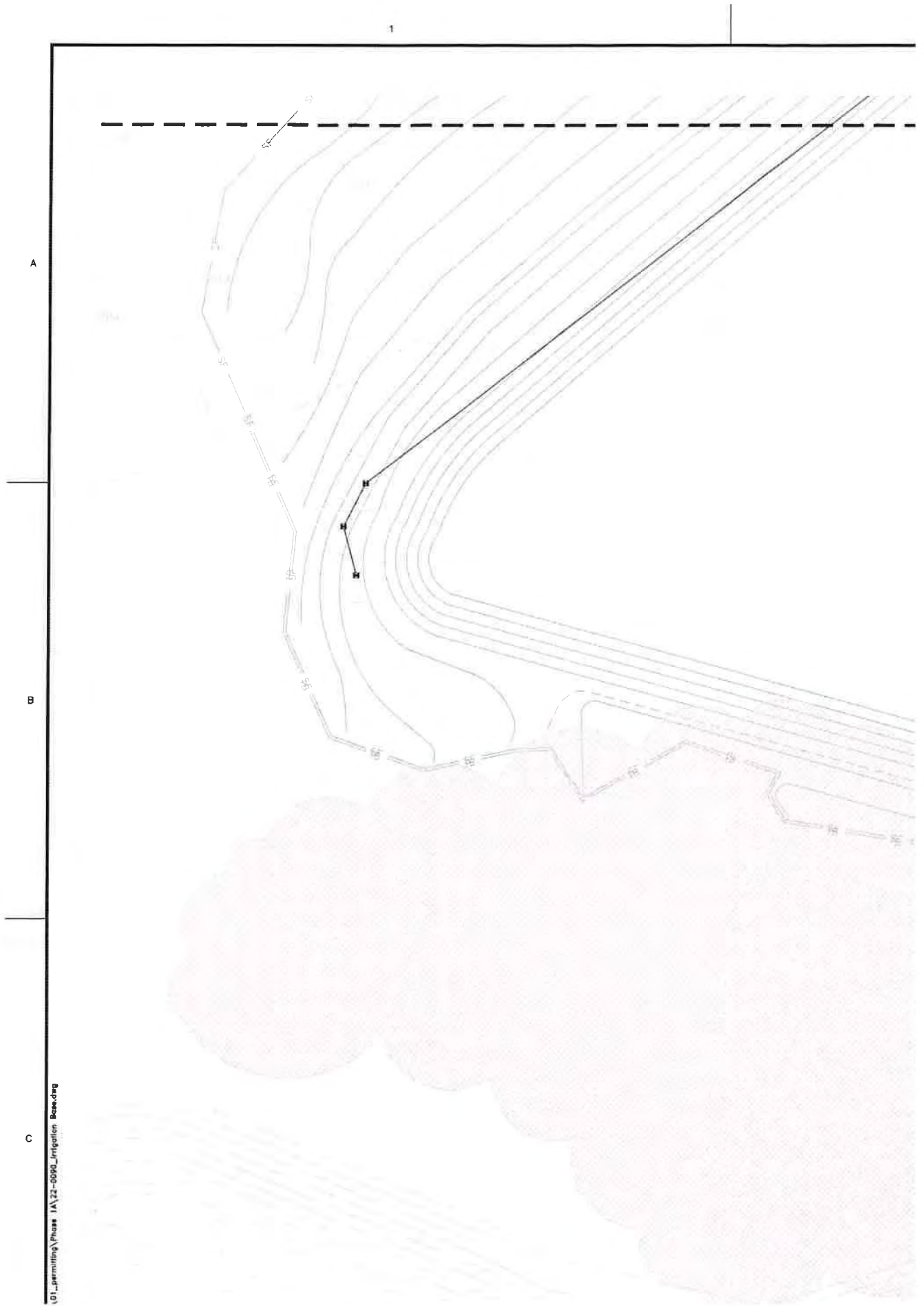
\\01_permitting\vhos... 1A\22-0000_Irrigation_Base.dwg

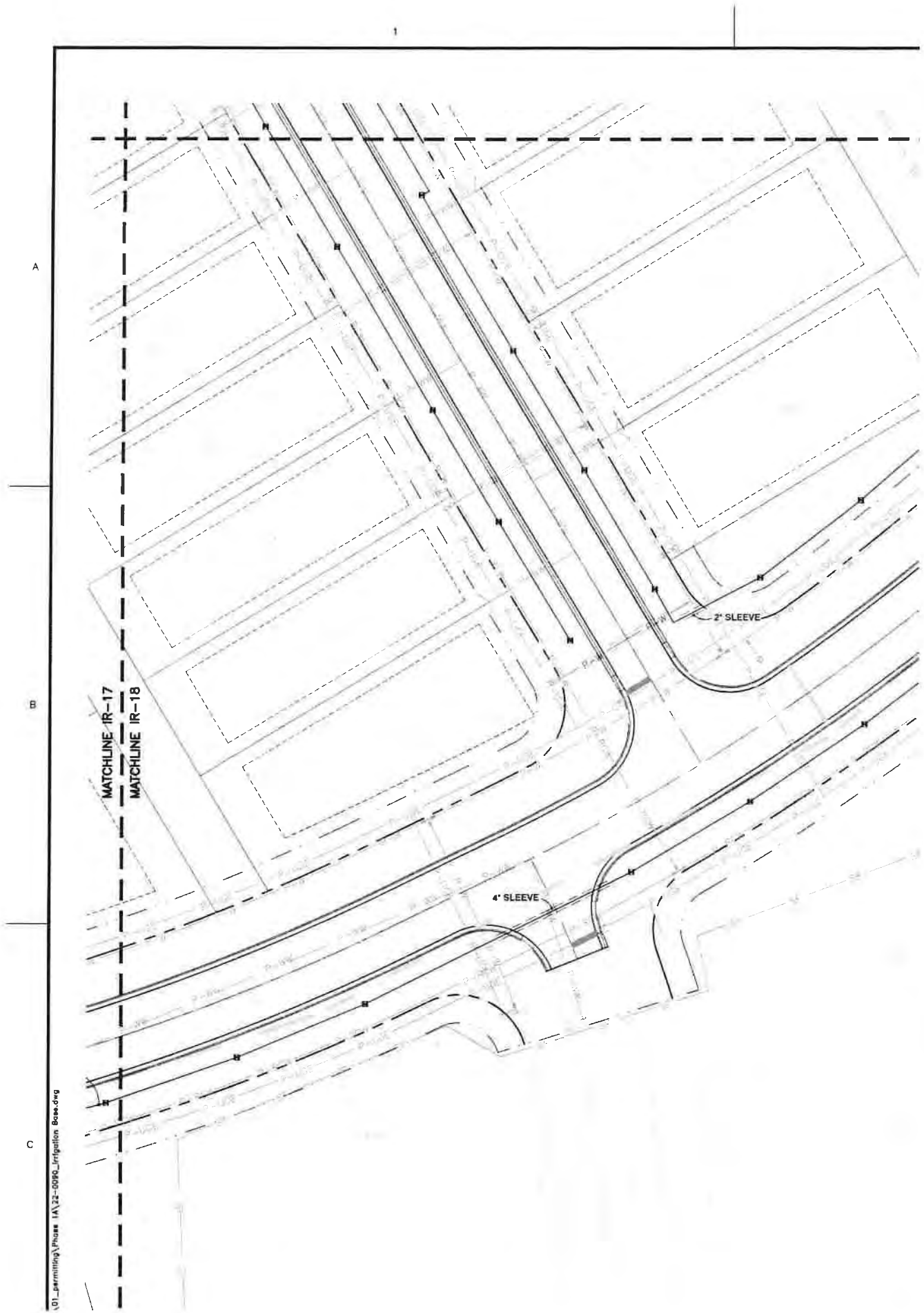


\\01_serritling\Phase 1A\22-0000_Irrigation_Base.dwg

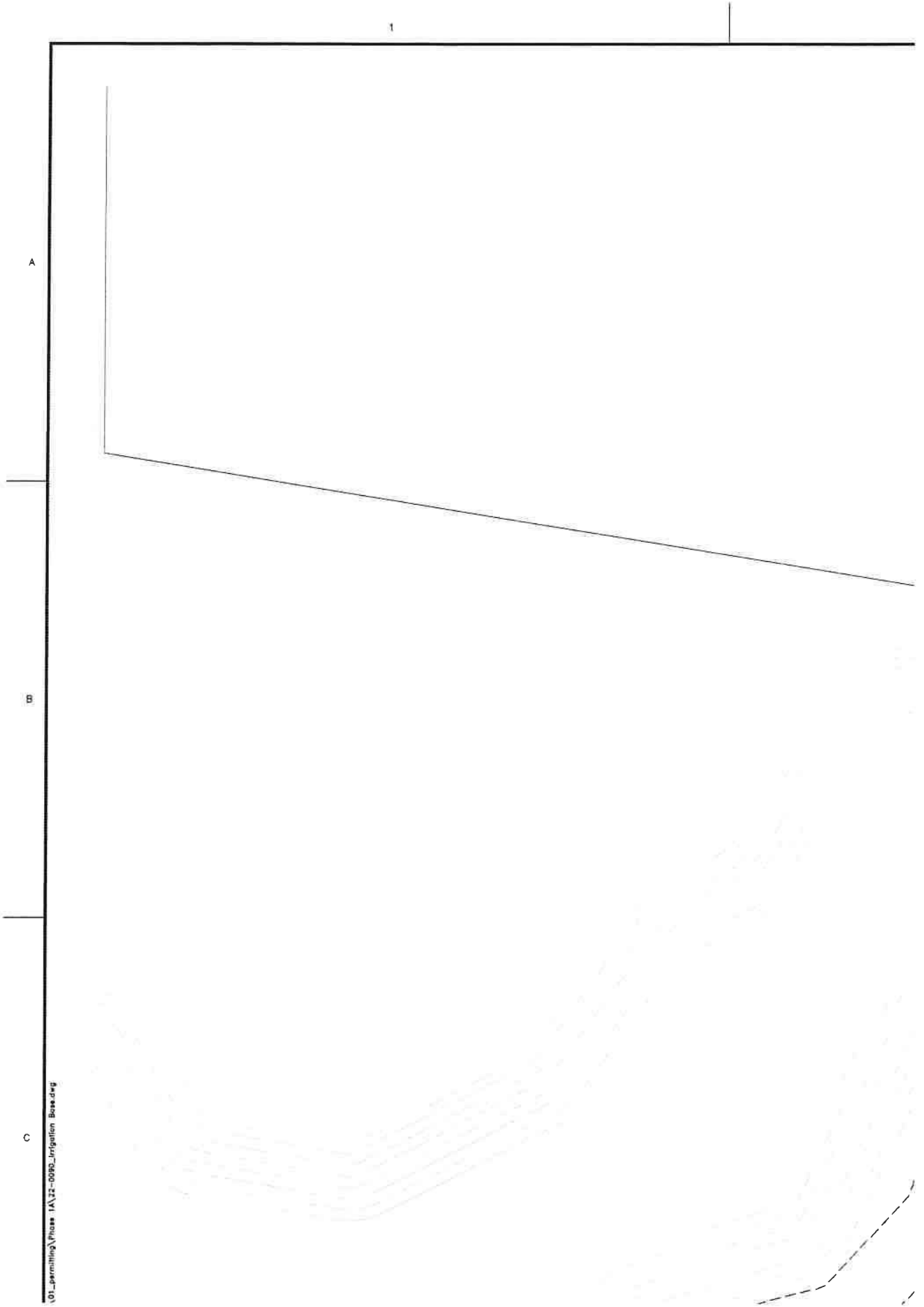


\\01_serrmiling\hosas_1A\22-0090_1rrigollan_100a.dwg





\\01_permitting\Phase 1A\22-5090_Irrigation_Base.dwg





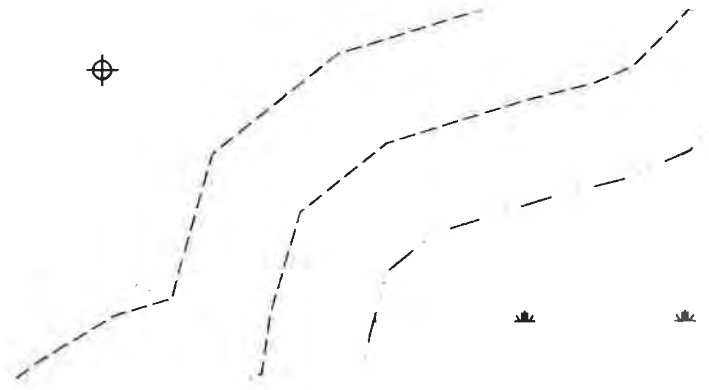
D

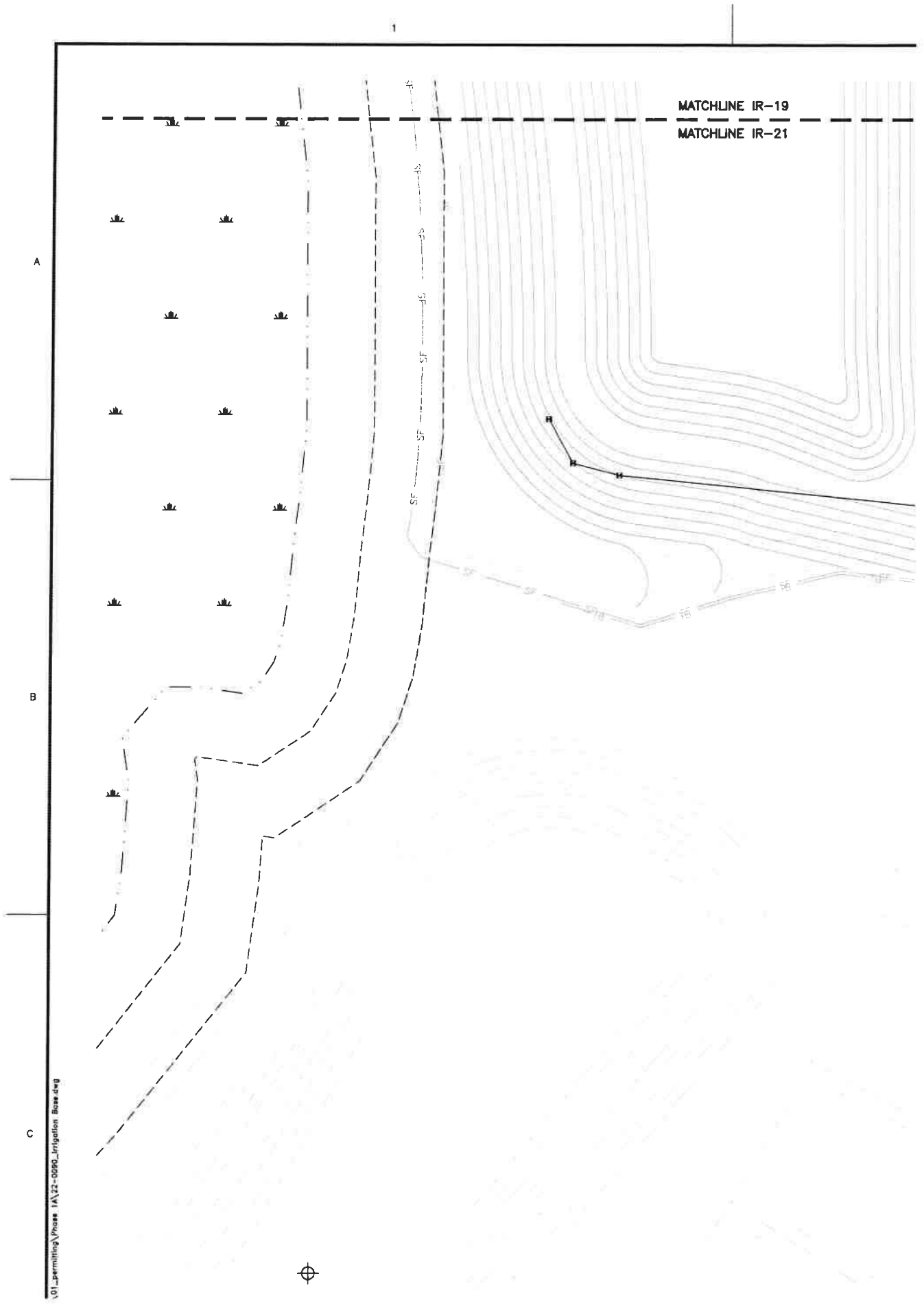
Tech: John-Michaels Plol Date: Feb 01, 2023 2:50pm Filename: N:\2023\22-0090\departments\05_design\02_dwgs



**KNOW WHAT'S
BELOW
ALWAYS CALL 811
BEFORE YOU DIG**
It's fast, it's free, it's the law.

**Call 811 two business days
before digging**





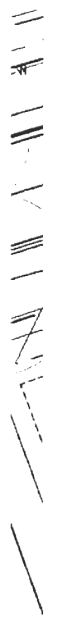
\\01_spermling\Phase 1A\22-0090_Irrigation_Base.dwg

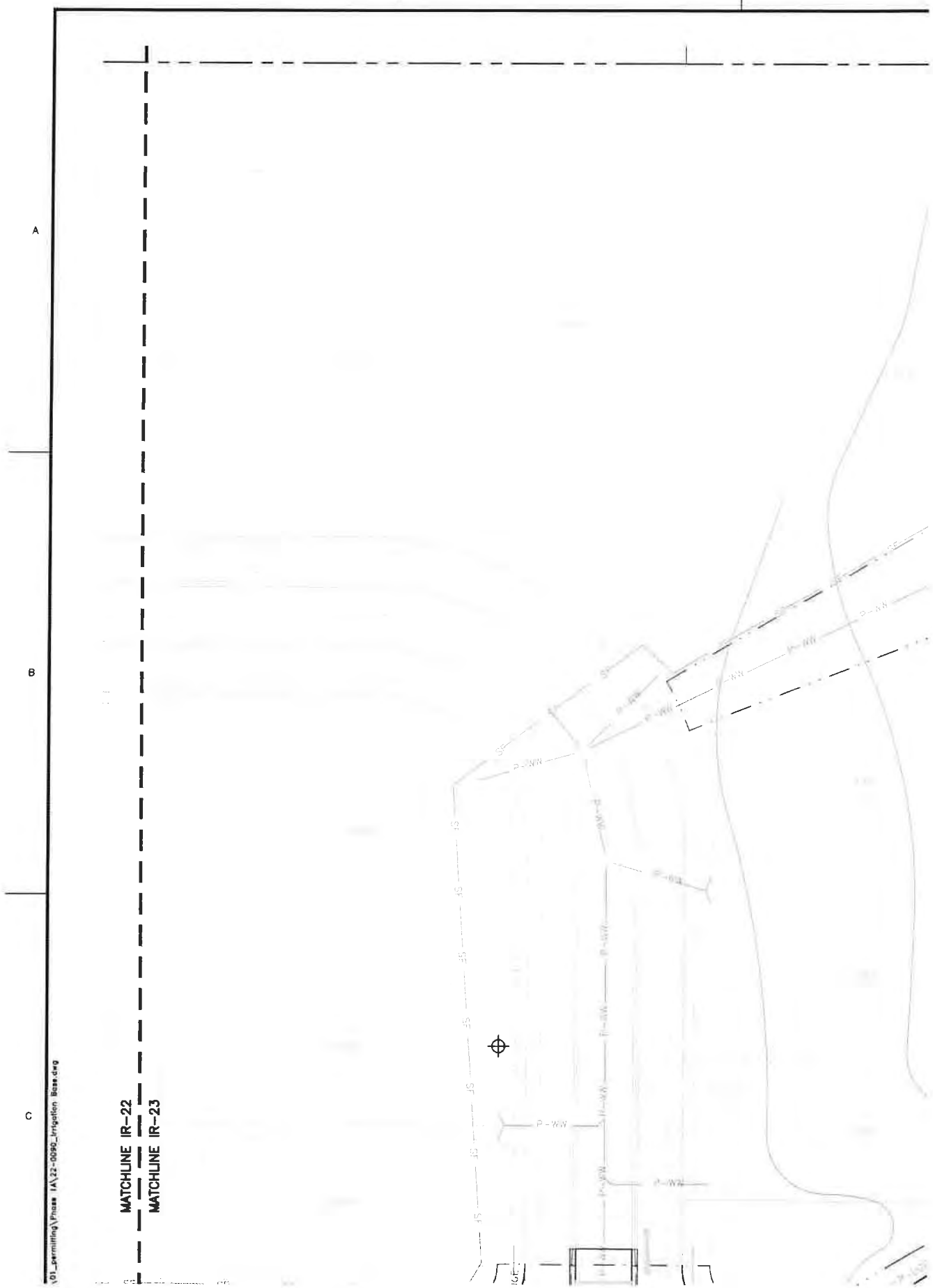
A

B

C

\\01_server\mfg\vrusa\1A\22-0090\irrigation\Bces.dwg





A

B

C

MATCHLINE IR-22

MATCHLINE IR-23



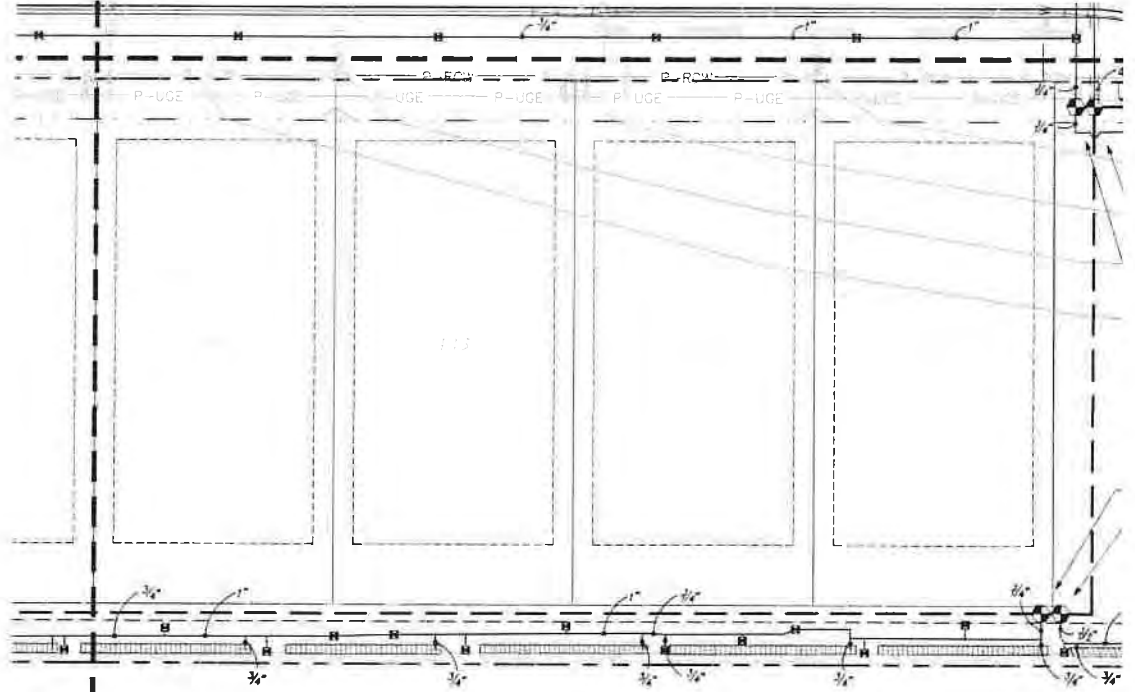
15 30 45 60

\\01_permitting\Phase 1A\12-00000_1rrigeton_Base.dwg

A

B

C



MATCHLINE IR-22
MATCHLINE IR-24

D

File name: N:\2022\22-0090\asphaltmains\03_design\02_dwgs\ Tech: john-michalski File Date: Feb 01, 2023 2:23pm



**KNOW WHAT'S
BELOW
ALWAYS CALL 811
BEFORE YOU DIG**
It's fast, it's free, it's the law.
Call 811 two business days
before digging

Hammock Oaks MG 1A-1C w/ PH1A Infrastructure
Change Order #8

PROJECT: Hammock Oaks MG 1A-1C w/ PH1A Infrastructure
DATE: 1/4/2024
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 |
|--------|---------------------------------|----------|------|-------------|--------------|
| | STORM | | | | |
| New | 12" HDPE | 740.00 | LF | \$ 41.25 | \$ 30,525.00 |
| 1400 | 15" HDPE | 160.00 | LF | \$ 47.47 | \$ 7,595.20 |
| New | 12" MES | 1.00 | EA | \$ 1,200.00 | \$ 1,200.00 |
| 1550 | Type C Inlet | 1.00 | EA | \$ 5,470.00 | \$ 5,470.00 |
| New | Area Drains | 5.00 | EA | \$ 2,430.00 | \$ 12,150.00 |
| | SUBTOTAL STORM | | | | \$ 56,940.20 |
| | WATERMAIN | | | | |
| 2110 | Fittings | 1.00 | LS | \$ 1,810.00 | \$ 1,810.00 |
| | SUBTOTAL WATERMAIN | | | | \$ 1,810.00 |
| | OFFSITE ROADWAY | | | | |
| 2330 | Full Depth Limerock Base | 24.00 | SY | \$ 36.85 | \$ 884.40 |
| 2340 | 2" SP-12.5 Asphalt | 24.00 | SY | \$ 23.15 | \$ 555.60 |
| 2345 | 1.5" FC-9.5 Asphalt | 24.00 | SY | \$ 34.50 | \$ 828.00 |
| | SUBTOTAL OFFSITE ROADWAY | | | | \$ 2,268.00 |
| | TOTAL CHANGE ORDER #8 | | | | \$ 61,018.20 |

Note: This CO includes the following field orders.

FO #8R (Excluded Retaining Wall Revisions - TBD later date)

FO #12

FO #13

APPROVED BY:


Owner's Representative
 Anthony V. Caggiano, Jr.,

Printed Name

January 31, 2024

Date

CHANGE ORDER NO. 9

Date of Issuance: January 25, 2024 Effective Date: _____

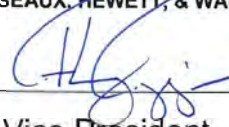
| | | |
|---|--|---|
| Project: Hammock Oaks | District: Hammock Oaks Community Development District | District's Contract No.: |
| Contract: Hammock Oaks Project – Phase 1A Infrastructure | | Date of Contract: May 17, 2023
Assigned to District on July 27, 2023 |
| Contractor: Hughes Brothers Construction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

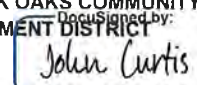
The foregoing agreement is **modified** as follows upon execution of this Change Order:

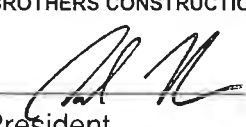
Description: fiber mainline installation

Attachments: **See attached Exhibit A**

| <u>CHANGE IN CONTRACT PRICE:</u> | <u>CHANGE IN CONTRACT TIMES:</u> | | |
|---|--|--------------|---------------|
| Original Contract Price: | Original Contract Times: | Working days | Calendar days |
| \$14,873,368.85 | 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 | | |
| (\$1,409,988.84) | No. _____ to No. _____ | | |
| | Substantial completion (days): | | |
| | Ready for final payment (days): | | |
| Contract Price prior to this Change Order: | Contract Times prior to this Change Order: | | |
| \$13,463,380.01 | Substantial completion (days or date): | | |
| | Ready for final payment (days or date): | | |
| Increase/Decrease of this Change Order: | Increase/Decrease of this Change Order: | | |
| \$302,238.10 | Substantial completion (days or date): | | |
| | Ready for final payment (days or date): | | |
| Contract Price incorporating this Change Order: | Contract Times with all approved Change Orders: | | |
| \$13,765,618.11 | Substantial completion (days or date): | | |
| | Ready for final payment (days or date): | | |

RECOMMENDED BY:
CAUSSEAU, HEWETT, & WALPOLE, INC.
 By: 
 Title: **Vice President**
 Date: **January 31, 2024**

ACCEPTED:
HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT
 DocuSigned by:

 By: _____
 Title: **vice chair**
 Date: **2/1/2024**

ACCEPTED:
HUGHES BROTHERS CONSTRUCTION INC.
 By: 
 Title: **President**
 Date: **1/25/24**

Hammock Oaks MG 1A-1C w/ PH1A Infrastructure
Change Order #9

PROJECT: Hammock Oaks MG 1A-1C w/ PH1A Infrastructure
DATE: 1/16/2024
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 |
|--------|------------------------------------|-----------|------|--------------|----------------------|
| | FIBER INSTALLATION | | | | |
| New | SURVEY LAYOUT | 1.00 | LS | \$ 11,500.00 | \$ 11,500.00 |
| New | 2" S40 GREY CONDUIT PIPE | 18,780.00 | LF | \$ 11.27 | \$ 211,650.60 |
| New | 24"X36" PULL BOX | 25.00 | EA | \$ 3,163.50 | \$ 79,087.50 |
| | SUBTOTAL FIBER INSTALLATION | | | | \$ 302,238.10 |
| | TOTAL CHANGE ORDER #9 | | | | \$ 302,238.10 |

Note: This CO includes fiber mainline installation per TOLL requirements.


LADY LAKE, FLORIDA
LAKE COUNTY

SPECIFICATIONS FOR FIBER OPTIC NETWORK PATHWAY CONSTRUCTION

CONDUIT
 All conduits should be either 1 1/4" Schedule 40 PVC or 1 1/4" HDPE SDR-11. Conduit should be (2) 1 1/4" ducts with a mule tape (or jet line) placed in one conduit and a mule tape along with #12 solid AWG tracer wire placed in the other conduit. The tracer wire and mule tape should not be intertwined.
 Conduit can be placed by either trenching or bore method at a minimum depth of 24".

HANDHOLES
 All handholes (or pull boxes) should be 24"x36" with a 24" depth. They should have the label "Town of Lady Lake Fiber Optics" either engraved into the lid or applied as a flush insert label installed on the box. Boxes to be equivalent to attached Martin Enterprises cut sheet with a Tier 22 rating.

CONSTRUCTION BEST PRACTICES
 Handholes should be placed on a bed of 6" of rock (typically 57 stone).
 Handholes should be placed so they are flush with the final grade.
 Conduits should be swept into handholes with no more than a 36" radius 90-degree bend. Conduits should be exposed approximately 4" above the rock at the bottom of the handhole.
 Maximum distance between handholes should be 750' when placing in a linear path.
 Handholes should be placed at all direction changes, environment permitting.
 No more than a sum of 180-degrees of bends, with no bend exceeding 90-degrees should occur between handholes at any time.

APPROVED BY: 

Owner's Representative
Anthony V. Caggiano, Jr.,

Printed Name
January 31, 2024

Date

CHANGE ORDER NO. 10

Date of Issuance: January 25, 2024 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: 1A RAB Lake Co Revisions

Attachments: See attached Exhibit A

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$14,873,368.85

Increase/Decrease from prior Change Orders:

(\$1,107,750.74)

Contract Price prior to this Change Order:

\$13,765,618.11

Increase/Decrease of this Change Order:

\$160,386.25

Contract Price incorporating this Change Order:

\$13,926,004.36

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):

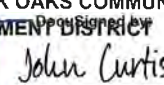
RECOMMENDED BY:
CAUSSEAU, HEWETT, & WALPOLE, INC.

By: 

Title: Vice President

Date: January 31, 2024

ACCEPTED:
HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT

By: 

Title: vice chair

Date: 2/1/2024

ACCEPTED:
HUGHES BROTHERS CONSTRUCTION INC.

By: 

Title: President

Date: 1/25/24

Hammock Oaks MG 1A-1C w/ PH1A Infrastructure Change Order #10

PROJECT: Hammock Oaks MG 1A-1C w/ PH1A Infrastructure
DATE: 1/16/2024
CONTRACTOR: Hughes Brothers Construction, Inc.
948 Walker Road
Wildwood, FL 34785
P: 352-399-6829
F: 352-399-6830



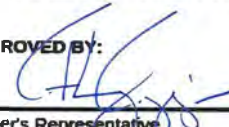
DIRECTED TO: Hammock Oaks Community Development District
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

ATTN: John Curtis

| ITEM # | DESCRIPTION | QUANTITY | UNIT | UNIT PRICE | TOTAL |
|--------|-------------------------------|----------|------|------------|----------------------|
| | ROADWAY | | | | |
| New | 1.5" FC-9.5 Asphalt | 3,460.00 | SY | \$ 22.00 | \$ 76,120.00 |
| 1290 | 8" Stamped Red Concrete | 4,885.00 | SF | \$ 17.25 | \$ 84,266.25 |
| | SUBTOTAL ROADWAY | | | | \$ 160,386.25 |
| | TOTAL CHANGE ORDER #10 | | | | \$ 160,386.25 |

Note: This CO includes 1A RAB Lake Co Revisions that were not included in original bid.

APPROVED BY:



Owner's Representative
Anthony V. Caggiano, Jr.,

Printed Name

January 31, 2024
Date

Tab 4

Hammock Oaks Community Development District
Board of Supervisors

To Whom It May Concern:

I, Candice Bain, do hereby resign from the

Board of Supervisors of the Hammock Oaks Community Development
District, effective as of Feb 1, 2024

Candice Bain

Signature

Candice Bain

Print Name

Date: 2/1/24

Tab 5

RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Hammock Oaks Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lake County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT:

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Melissa Dobbins _____ is appointed Assistant Secretary.

Brian Mendes _____ is appointed Assistant Secretary.

Shawn Wildermuth _____ is appointed Assistant Treasurer.

Scott Brizendine _____ is appointed Treasurer.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 12TH DAY OF FEBRUARY, 2024.

**HAMMOCK OAKS COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY

Tab 6

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT RESCINDING AND REPLACING RESOLUTION 2024-02 IN ITS ENTIRETY; DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hammock Oaks Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Uniform Act**"); and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, on November 13, 2023, the District previously adopted Resolution 2024-02 directing the Chairman and District staff to request the passage of an ordinance amending the District's boundaries, which the District desires to rescind and replace in its entirety, with this Resolution 2024-___; and

WHEREAS, the District desires to amend its boundaries to be consistent with the legal description set forth in **Exhibit A** ("**Boundary Amendment**"); and

WHEREAS, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

WHEREAS, Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District’s Board of Supervisors (“**Board**”); and

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, *Florida Statutes*, by taking such actions as are necessary in furtherance of the same.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT:**

1. RECITALS. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. RESCINDMENT OF RESOLUTION 2024-02. Resolution 2024-02, adopted by the Board on November 13, 2023, is hereby rescinded in its entirety.

3. AUTHORIZATION FOR BOUNDARY AMENDMENT. Pursuant to Chapter 190, *Florida Statutes*, the Board hereby authorizes the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of any documentation necessary to seek the amendment of the District’s boundaries as described in **Exhibit A**. The Board further authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the Boundary Amendment.

4. AUTHORIZATION FOR AGENT. The Board hereby authorizes the District Chairman, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to amend the boundaries of the District. District Staff, in consultation with the District Chairman, is further authorized to revise **Exhibit A** in order to address any further boundary adjustments as may be identified by the District Engineer. The District Manager shall ensure that the final versions of **Exhibit A** as confirmed by the Chairman are attached hereto.

5. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 12th day of February, 2024.

ATTEST:

**HAMMOCK OAKS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

Chairman/Vice-Chairman, Board of Supervisors

Exhibit A: Legal Description of District Boundaries, as Amended

Exhibit A:
Legal Description of District Boundaries, as Amended