

**CEDAR HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT**

NOVEMBER 14, 2023 MEETING

**AGENDA PACKAGE
CALL-IN #: 1-646-838-1601
PHONE CONFERENCE ID #: 951092195#**

Cedar Hammock Community Development District

Board of Supervisors

Quentin Greeley, Chairperson
Fred Bally, Vice Chairperson
Don Eliasek, Assistant Secretary
John Martino, Assistant Secretary
Domiano Passalacqua, Assistant Secretary

Justin Fairecloth, District Manager
Sam Marshall, District Engineer
Dan Cox, District Counsel

Meeting Agenda Cedar Hammock Clubhouse 8660 Cedar Hammock Boulevard, Naples, Florida November 14, 2023 – 2:00 p.m. Call in Meeting Number: 1-646-838-1601, Meeting ID: 951-092-195#

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Public Comments on Agenda Items**
- 4. Old Business**
- 5. New Business**
 - A. Sidewalk Repairs
- 6. Attorney's Report**
 - A. Stormwater Rules and Guidelines
- 7. Engineer's Report**
 - A. Cardno, 3rd Quarter 2023 Water Use Permit Compliance Report
 - i. Metro PSI Calibration Update
 - B. FY 2024 Erosion Restoration Recommendations
- 8. Manager's Report**
 - A. Approval of the Minutes of the October 10, 2023 Meeting
 - B. Acceptance of the September 2023 Financial Report
 - C. Motion to Assign Fund Balance as of September 30, 2023
 - D. Capital Expense Plan Discussion
 - E. Field Management Report
 - F. Follow-Up Items
 - i. Timo Brothers Paver Sealing Proposal
- 9. Supervisors Requests**
- 10. Audience Comments**
- 11. Adjournment**

The next meeting is Tuesday, December 12, 2023 at 2:00 p.m.

District Office:

Inframark
210 N. University Drive, Suite 702
Coral Springs, FL. 33071
(954) 603-0033

Meeting Location:

Cedar Hammock Clubhouse
8660 Cedar Hammock Boulevard
Naples, Florida

Fifth Order of Business

5A

From: Golf Maintenance <golfmaint@cedarhammockcc.com>
Sent: Tuesday, November 7, 2023 2:26 PM
To: Faircloth, Justin <justin.faircloth@inframark.com>
Subject: sidewalks

Good afternoon Justin, I thought we might discuss the few sidewalk repairs that are remaining. As you know, all of the grinding is complete, however there are still a few areas that need to be cut out and repoured. I was hoping we could discuss it in the next meeting.

One of our members on the building and grounds committee plans to attend. She's concerned with these areas and wants to make sure they will be addressed. I assured her that the CDD is very pro active and always looks out for the safety of the community.

Todd G. Legan

Director of Grounds and Golf Course Operations
Cedar Hammock Golf & Country Club
8660 Cedar Hammock Blvd.
Naples, Florida 34112
(239) 304-2898

Seventh Order of Business

7A

South Florida Water Management District

Monitoring Report for Water Use Permit

Permit Number: 11-01711-W
Submittal Number: 150920
Project Name: CEDAR HAMMOCK GOLF AND COUNTRY CLUB
Issued To: CEDAR HAMMOCK COMMUNITY DEVELOPMENT DISTRICT
Address: C/O INFRAMARK
City, State, Zip: FORT MYERS FL 33905
Phone / Fax: (239)245-7118
E-mail: justin.faircloth@inframark.com

If you have questions or need assistance, please contact us at wucompliance@sfwmd.gov

Contact Corrections: None

Name of Person Completing the form: Steve Kohlmeier **Phone Number:** 239-246-4813 **Date:** 7/20/2023

No	Entity Type	Entity Name	District ID	Date of Data Collection (mm/dd/yyyy)	Chloride	Ground Water Level
1	FACILITY GROUP	Pump Station 1	101079	07/12/2023	102	N/A
2	WELL	MW-1	258516	07/12/2023	92	5.52
3	WELL	MW-2	258517	07/12/2023	86	5.62
4	WELL	MW-3	258518	07/12/2023	78	7.02
5	WELL	MW-4	258519	07/12/2023	80	6.59
6	WELL	1	30124	07/12/2023	180	N/A
7	WELL	2	30126	07/12/2023	160	N/A
8	WELL	4	30130	07/12/2023	180	N/A
9	WELL	6	30134	07/12/2023	180	N/A

Comments:

No	Entity Type	Entity Name	District ID	Reporting Period (mm/dd/yyyy)	Unit Description	Comments

South Florida Water Management District

Monitoring Report for Water Use Permit

Permit Number: 11-01711-W
Submittal Number: 151905
Project Name: CEDAR HAMMOCK GOLF AND COUNTRY CLUB
Issued To: CEDAR HAMMOCK COMMUNITY DEVELOPMENT DISTRICT
Address: C/O INFRAMARK
City, State, Zip: FORT MYERS FL 33905
Phone / Fax: (239)245-7118
E-mail: justin.faircloth@inframark.com

If you have questions or need assistance, please contact us at wucompliance@sfwmd.gov

Contact Corrections: None

Name of Person Completing the form: Steve Kohlmeier **Phone Number:** 239-246-4813 **Date:** 8/22/2023

No	Entity Type	Entity Name	District ID	Date of Data Collection (mm/dd/yyyy)	Chloride	Ground Water Level
1	FACILITY GROUP	Pump Station 1	101079	08/15/2023	86	N/A
2	WELL	MW-1	258516	08/15/2023	94	5.33
3	WELL	MW-2	258517	08/15/2023	76	5.5
4	WELL	MW-3	258518	08/15/2023	66	5.01
5	WELL	MW-4	258519	08/15/2023	54	6.53
6	WELL	1	30124	08/15/2023	126	N/A
7	WELL	2	30126	08/15/2023	132	N/A
8	WELL	4	30130	08/15/2023	118	N/A
9	WELL	6	30134	08/15/2023	140	N/A

Comments:

No	Entity Type	Entity Name	District ID	Reporting Period (mm/dd/yyyy)	Unit Description	Comments

South Florida Water Management District
Monitoring Report for Water Use Permit

Permit Number: 11-01711-W
Submittal Number: 152585
Project Name: CEDAR HAMMOCK GOLF AND COUNTRY CLUB
Issued To: CEDAR HAMMOCK COMMUNITY DEVELOPMENT DISTRICT
Address: C/O INFRAMARK
City, State, Zip: FORT MYERS FL 33905
Phone / Fax: (239)245-7118
E-mail: justin.faircloth@inframark.com

**If you have questions or need assistance,
 please contact us at wucompliance@sfwmd.gov**

Contact Corrections: None

Name of Person Completing the form: Steve Kohlmeier **Phone Number:** 239-246-4813 **Date:** 9/15/2023

No	Entity Type	Entity Name	District ID	Date of Data Collection (mm/dd/yyyy)	Chloride	Ground Water Level
1	FACILITY GROUP	Pump Station 1	101079	09/08/2023	54	N/A
2	WELL	MW-1	258516	09/08/2023	98	5.8
3	WELL	MW-2	258517	09/08/2023	78	5.93
4	WELL	MW-3	258518	09/08/2023	5.55	5.55
5	WELL	MW-4	258519	09/08/2023	4.79	7.06
6	WELL	1	30124	09/08/2023	110	N/A
7	WELL	2	30126	09/08/2023	136	N/A
8	WELL	4	30130	09/08/2023	120	N/A
9	WELL	6	30134	09/08/2023	118	N/A

Comments:

No	Entity Type	Entity Name	District ID	Reporting Period (mm/dd/yyyy)	Unit Description	Comments
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Eighth Order of Business

8A

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

The regular meeting of the Board of Supervisors of the Cedar Hammock Community Development District was held Tuesday, October 10, 2023 at 2:00 p.m. at the Cedar Hammock Clubhouse, 8660 Cedar Hammock Boulevard, Naples, FL 34112.

Present and constituting a quorum were:

Quentin Greeley	Chairperson
Fred Bally	Vice Chairperson
Don Eliasek	Assistant Secretary
John Martino	Assistant Secretary
Domiano Passalacqua	Assistant Secretary

Also present were:

Justin Faircloth	District Manager
Jacob Whitlock	Assistant District Manager
Todd Legan	Cedar Hammock Golf and Country Club
Sam Marshall	District Engineer
Andrew Timo	Timo Brothers, Inc.
Residents	

The following is a summary of the discussions and actions taken at the October 10, 2023 Cedar Hammock Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

- Mr. Faircloth called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Approval of Agenda

- Mr. Faircloth asked if there were any corrections, deletions or changes to the agenda as presented.

On MOTION by Mr. Greeley seconded by Mr. Bally with all in favor, the agenda was approved as presented. 4-0

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Mr. Robert Berke & Declaration of Seat 3 Vacant

On MOTION by Mr. Greeley seconded by Mr. Martino with all in favor, accepted the Resignation of Mr. Robert Berke and declared Seat #3 Vacant was approved. 4-0

B. Discussion and Appointment of Supervisor to fill Vacancy – Seat 3

- i. Norman Day
 - ii. Paul Willis
 - iii. Johns Mertz
 - iv. Domiano Passalacqua
- The Board appointed Mr. Domiano Passalacqua to fill the term of Seat 3.

On MOTION by Mr. Martino, seconded by Mr. Bally, with all in favor, Mr. Domiano Passalacqua was appointed to the Board. 4-0

C. Oath of Office for Newly Appointed Supervisor

- Mr. Faircloth, being a Notary Public for the State of Florida, administered the Oath of Office to Mr. Domiano Passalacqua, a copy of which is attached hereto and made a part of the public record.

D. Resolution 2024-01, Election of Officers

- The Board concurred to keep the same officer structure.

On MOTION by Mr. Martino, seconded by Mr. Eliasek, with all in favor, Resolution 2024-01, Electing Mr. Greeley as Chairman, Mr. Bally as Vice Chairperson, Mr. Bloom as Treasurer, Mr. Faircloth as Secretary and Assistant Treasurer, and Mr. Eliasek, Mr. Martino, and Mr. Passalacqua, as Assistant Secretaries was adopted. 5-0

FOURTH ORDER OF BUSINESS

Public Comments on Agenda Items

- None.

FIFTH ORDER OF BUSINESS

Old Business

A. Timo Brothers, Inc. Paver Proposals & Project Discussion

- Mr. Timo discussed the management of traffic and the Board agreed that during the project all exits from the community would be directed towards the Collier Boulevard exit.

October 10, 2023

- Mr. Faircloth inquired about the need to seal the pavers. Mr. Timo noted he would provide a proposal but quoted a price of \$1.50 per square foot at the meeting. Mr. Faircloth inquired if Mr. Timo could do the sealing for \$6,000. Mr. Timo stated he would be able to do it for \$7,000.
- Mr. Timo noted it would take approximately fifteen working days to complete the project.
- The Board requested the project begin the week of November 27, 2023.
- Mr. Timo will bring a copy of the paver color to leave on site for residents to review.

On MOTION by Mr. Greeley seconded by Mr. Bally, with all in favor, Timo Brothers, Inc. updated Paver project proposal in the amount of \$99,859.75 was approved. 5-0

- Mr. Timo left the meeting.
- The Board requested the paver project to be taken from Reserves – Roadways.
- Discussion ensued on the paver sealing.

On MOTION by Mr. Greeley seconded by Mr. Martino, with all in favor, the sealing of the pavers to be negotiated by Staff in an amount not to exceed \$7,000 was approved. 5-0

B. Stormwater Rules and Guidelines

- Mr. Faircloth noted he did not have anything from the attorney yet on this item but noted that the draft stormwater rules had been provided for review earlier during the year.
- The Board requested the attorney be present at the next meeting or in attendance by phone.

C. Cedar Hammock Blvd. Striping Proposals

On MOTION by Mr. Bally seconded by Mr. Eliasek, with all in favor, McShea Contracting paint striping bid in the amount of \$22,161 was approved. 5-0

- The Board requested the work to be done as soon as possible.

SIXTH ORDER OF BUSINESS

New Business

A. Insurance Update

- Mr. Faircloth noted the insurance was renewed per the approval of the Chairman.

B. Acceptance of the FY 2022 Audit Report

On MOTION by Mr. Martino, seconded by Mr. Bally, with all in favor, the Fiscal Year 2022 Audit prepared by Berger, Toombs, Elam, Gaines & Frank was accepted.

C. Preserve Discussion

- Mr. Marshall provided an update on the District's Preserves and noted changes to the Preserves would require the hiring of an environmentalist, which is costly and would take quite some time even if successful. The Board decided to table this item.

SEVENTH ORDER OF BUSINESS

Attorney’s Report

- None.

EIGHTH ORDER OF BUSINESS

Engineer’s Report

A. Cardno, 1st and 2nd Quarter 2023 Water Use Permit Compliance Report Services

- Mr. Legan noted that well #4 is operational.

B. Ratification of RMA GeoLogic Consultants, Inc. Proposal #P23-0059

On MOTION by Mr. Greeley seconded by Mr. Bally, with all in favor, RMA GeoLogic Consultants, Inc. Proposal #P23-0059 was ratified as previously approved by the Chairman.

C. Bridges 16, 18 & 9 Review Update

- Mr. Marshall provided comments on the current condition of the bridges.
- The Board requested proposals be obtained for the March meeting for the sealing of these bridges.
- The Board requested this item be included in future budgets and completed every three years. Mr. Faircloth noted that 2021 was the last time this project was completed on bridges 9 and 18 by the Club at a cost of \$13,439.75.

D. FY 2024 Erosion Restoration Recommendations

- The Board requested Mr. Marshall bring back recommendations at the November meeting.

NINTH ORDER OF BUSINESS

District Manager’s Report

A. Approval of the Minutes of the May 9, 2023 Meeting

- Mr. Faircloth asked if there were any corrections, deletions, or changes to the minutes.

- A change was noted on Page 83 of the Agenda Package notating that under the Bridge Sealing Discussion, it should be listed as bridges 16, 18, and 9, not 19 as stated.

On MOTION by Mr. Greeley seconded by Mr. Bally with all in favor, minutes of the May 9, 2023 meeting were approved as amended. 5-0

B. Acceptance of the August 2023 Financial Report

- The financials were reviewed with the Board.

On MOTION by Mr. Bally seconded by Mr. Martino with all in favor, the financial report of August 2023 was accepted as presented. 5-0

C. Capital Expense Plan Discussion

- The Board noted a projector or TV would be needed at the next meeting to review.

D. Follow Up Items

- i. 3729 Buttonwood Way Stormwater System Modification Update
- Mr. Faircloth noted the work was completed and the homeowner expressed satisfaction with the work.
- ii. Lakes 14 & 15 Aeration Update
 - 1. Superior Waterway Services, Inc. Change Order #1

On MOTION by Mr. Martino seconded by Mr. Greeley with all in favor, Superior Waterway Services, Inc. Change Order #1 in the amount of \$3,800 was approved. 5-0

- 2. Bentley Electric Update
- Mr. Faircloth noted the Bentley Electric proposal had already been approved under the authorization previously provided by the Board and the work is in process.
- iii. Gatehouse Damages Update
- Mr. Whitlock provided comments on success in obtaining reimbursement for gatehouse damages. DS Moving paid \$1,400 and Hydrologic Distribution indicated they would pay for the damages previously caused by their staff.
- iv. Ratification of Invoices Approved Per Resolution 2018-02
 - 1. CHGCC Inv 0037B

On MOTION by Mr. Bally seconded by Mr. Eliasek, with all in favor, CHGCC Inv 0037B was ratified as previously approved by the Chairman.

TENTH ORDER OF BUSINESS

Supervisors' Requests

- Mr. Bally discussed stone wall cleaning for Holes #5 (Lake 11) and #16 (Lake 2).
- Mr. Bally will provide a map of the locations he would like to have quoted to be cleaned.
- Mr. Bally also discussed weeds in the rock and flowers in the Hole #16 bed. Mr. Legan stated he would address the two items noted.

ELEVENTH ORDER OF BUSINESS

Audience Comments

- A resident thanked the Board for their service to the community.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Eliasek seconded by Mr. Martino with all in favor the meeting was adjourned at 4:28 p.m. 5-0

Chairperson

8B

CEDAR HAMMOCK
Community Development District

Financial Report

September 30, 2023

(Unaudited)

Prepared by:



Table of Contents

<u>FINANCIAL STATEMENTS</u>		<u>Pages</u>
Balance Sheet	.....	1
General Fund	.....	2 - 3
 <u>SUPPORTING SCHEDULES</u>		
Cash and Investment Report	.....	4
Bank Reconciliation	.....	5
Non-Ad Valorem Special Assessment	.....	6
Check Register	.....	7

CEDAR HAMMOCK
Community Development District

Financial Statements

(Unaudited)

September 30, 2023

Balance Sheet
September 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Checking Account	\$ 134,958
Investments:	
Money Market Account	875,714
Deposits	1,359
TOTAL ASSETS	\$ 1,012,031
<u>LIABILITIES</u>	
Accounts Payable	\$ 9,806
TOTAL LIABILITIES	9,806
<u>FUND BALANCES</u>	
Nonspendable:	
Deposits	1,359
Assigned to:	
Operating Reserves	50,575
Reserves - Bridges	29,950
Reserves - Bulkheads	29,950
Reserves - Irrigation System	153,860
Reserves - Lakes	32,700
Reserves - Roadways	185,000
Unassigned:	518,831
TOTAL FUND BALANCES	\$ 1,002,225
TOTAL LIABILITIES & FUND BALANCES	\$ 1,012,031

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 2,034	\$ 2,034	\$ 39,303	\$ 37,269	1932.30%
Interest - Tax Collector	-	-	307	307	0.00%
Special Assmnts- Tax Collector	406,899	406,899	406,899	-	100.00%
Special Assmnts- Discounts	(16,276)	(16,276)	(14,972)	1,304	91.99%
Other Miscellaneous Revenues	-	-	1,400	1,400	0.00%
TOTAL REVENUES	392,657	392,657	432,937	40,280	110.26%
EXPENDITURES					
Administration					
ProfServ-Engineering	5,000	5,000	19,472	(14,472)	389.44%
ProfServ-Legal Services	2,500	2,500	1,190	1,310	47.60%
ProfServ-Mgmt Consulting	43,224	43,224	43,224	-	100.00%
ProfServ-Special Assessment	3,311	3,311	3,311	-	100.00%
ProfServ-Web Site Maintenance	739	739	739	-	100.00%
Auditing Services	4,275	4,275	5,000	(725)	116.96%
Postage and Freight	900	900	276	624	30.67%
Insurance - General Liability	7,919	7,919	7,299	620	92.17%
Printing and Binding	1,236	1,236	528	708	42.72%
Legal Advertising	2,575	2,575	1,274	1,301	49.48%
Misc-Bank Charges	100	100	1	99	1.00%
Misc-Assessment Collection Cost	8,138	8,138	7,839	299	96.33%
Tax Collector/Property Appraiser Fees	6,103	6,103	2,267	3,836	37.15%
Misc-Web Hosting	2,000	2,000	1,921	79	96.05%
Office Supplies	100	100	1,470	(1,370)	1470.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	88,295	88,295	95,986	(7,691)	108.71%
Field					
ProfServ-Field Management	1,733	1,733	1,733	-	100.00%
Management Services	2,500	2,500	844	1,656	33.76%
Contracts-Water Mgmt Services	7,200	7,200	7,200	-	100.00%
Utility - Cameras	1,000	1,000	-	1,000	0.00%
Electricity - Wells	4,866	4,866	2,763	2,103	56.78%
Electricity - Aerator	4,000	4,000	2,935	1,065	73.38%
R&M-Lake	3,000	3,000	4,975	(1,975)	165.83%
R&M-Plant Replacement	500	500	-	500	0.00%
R&M-Roads	20,000	20,000	20,888	(888)	104.44%
R&M Bulkheads	5,000	5,000	-	5,000	0.00%
R&M - Bridges & Cart Paths	5,000	5,000	-	5,000	0.00%
Misc-Contingency	19,207	19,207	5,403	13,804	28.13%
Capital Outlay	40,000	40,000	9,159	30,841	22.90%
Reserves - Irrigation System	140,355	140,355	-	140,355	0.00%
Reserve - Lakes	40,000	40,000	7,300	32,700	18.25%
Reserve - Roadways	10,000	10,000	-	10,000	0.00%
Total Field	304,361	304,361	63,200	241,161	20.76%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
TOTAL EXPENDITURES	392,656	392,656	159,186	233,470	40.54%
Excess (deficiency) of revenues Over (under) expenditures	1	1	273,751	273,750	27375100.00%
OTHER FINANCING SOURCES (USES)					
Interfund Transfer - In	-	-	59,525	59,525	0.00%
Contribution to (Use of) Fund Balance	1	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	1	-	59,525	59,525	5952500.00%
Net change in fund balance	\$ 1	\$ 1	\$ 333,276	\$ 333,275	33327600.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	668,949	668,949	668,949		
FUND BALANCE, ENDING	\$ 668,950	\$ 668,950	\$ 1,002,225		

Cash and Investment Report
September 30, 2023

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Valley National Bank	Gov't Interest Checking	n/a	5.25%	134,958
Money Market Account	BankUnited	Public Funds MMA	n/a	5.12%	875,714
				Total	<u><u>\$ 1,010,672</u></u>

Cedar Hammock CDD

Bank Reconciliation

Bank Account No. 2555 Valley National Bank GF
Statement No. 09-23
Statement Date 9/30/2023

G/L Balance (LCY)	134,958.08	Statement Balance	134,958.08
G/L Balance	134,958.08	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	134,958.08
Subtotal	134,958.08	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	134,958.08	Ending Balance	134,958.08
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
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CEDAR HAMMOCK
Community Development District

Supporting Schedules

September 30, 2023

**Non-Ad Valorem Special Assessments
(Collier County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2023**

					ALLOCATION	
Date Received	Net Amount Received	(Discount) Amount	Commission Amount	Amount Received	General Fund Assessments	
Assessments Levied For FY 2023				\$ 406,899	\$ 406,899	
Allocation %				100%	100%	
10/27/22	\$ 4,341	\$ 246	\$ 89	\$ 4,675	\$ 4,675	
11/09/22	\$ 1,437	\$ 61	\$ 29	\$ 1,528	\$ 1,528	
11/14/22	\$ 29,226	\$ 1,243	\$ 596	\$ 31,065	\$ 31,065	
11/21/22	\$ 75,700	\$ 3,218	\$ 1,545	\$ 80,463	\$ 80,463	
12/05/22	\$ 155,232	\$ 6,600	\$ 3,168	\$ 165,000	\$ 165,000	
12/12/22	\$ 46,594	\$ 1,974	\$ 951	\$ 49,519	\$ 49,519	
12/20/22	\$ 19,668	\$ 731	\$ 401	\$ 20,801	\$ 20,801	
01/09/23	\$ 14,923	\$ 471	\$ 305	\$ 15,699	\$ 15,699	
02/03/23	\$ 15,127	\$ 351	\$ 309	\$ 15,787	\$ 15,787	
03/03/23	\$ 7,411	\$ 76	\$ 151	\$ 7,639	\$ 7,639	
04/10/23	\$ 10,638	\$ -	\$ 217	\$ 10,855	\$ 10,855	
05/11/23	\$ 2,704	\$ -	\$ 56	\$ 2,760	\$ 2,760	
06/12/23	\$ 499	\$ -	\$ 10	\$ 509	\$ 509	
06/23/23	\$ 587	\$ -	\$ 12	\$ 599	\$ 599	
TOTAL	\$ 384,088	\$ 14,972	\$ 7,839	\$ 406,899	\$ 406,899	
% COLLECTED				100.00%	100.00%	
TOTAL OUTSTANDING				\$ -	\$ -	

CEDAR HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 09/01/23 to 09/30/23
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 2711								
001	09/11/23	CEDAR HAMMOCK GOLF &	0037 B	Davis Sidewalk Repair 06-28-23	R&M-Roads	546139-53901	\$11,312.00	
							Check Total	<u>\$11,312.00</u>
CHECK # 2712								
001	09/11/23	RMA GEOLOGIC CONSULTANTS, INC 23-526-3		AUG 2023 SVCS DATA COLLECTION AND REPORTING	Contracts-Water Mgmt Services	534047-53901	\$600.00	
							Check Total	<u>\$600.00</u>
CHECK # DD0297								
001	09/16/23	FPL - ACH	09052023-25561 ACH	ACCT# 14237-25561 8/3-9/5/2023	Electricity - Aerator	543051-53901	\$80.71	
							Check Total	<u>\$80.71</u>
CHECK # DD0298								
001	09/25/23	FPL - ACH	09052023-27409 ACH	ACCT# 87833-27409 8/3-9/5/2023	Electricity - Wells	543050-53901	\$25.77	
							Check Total	<u>\$25.77</u>
CHECK # DD0299								
001	09/23/23	FPL - ACH	09052023-52583 ACH	ACCT# 24773-52583 8/3-9/5/2023	Electricity - Wells	543050-53901	\$25.66	
							Check Total	<u>\$25.66</u>
CHECK # DD0300								
001	09/16/23	FPL - ACH	09052023-82379 ACH	ACCT# 75595-82379 8/3-9/5/2023	Electricity - Aerator	543051-53901	\$60.98	
							Check Total	<u>\$60.98</u>
CHECK # DD0301								
001	09/25/23	FPL - ACH	09052023-92574 ACH	ACCT# 56324-92574 8/3-9/5/2023	Electricity - Aerator	543051-53901	\$48.69	
							Check Total	<u>\$48.69</u>
CHECK # DD0302								
001	09/16/23	FPL - ACH	09052023-94271 ACH	ACCT# 91615-94271 8/3-9/5/2023	Electricity - Aerator	543051-53901	\$85.36	
							Check Total	<u>\$85.36</u>
							Fund Total	<u>\$12,239.17</u>

Total Checks Paid	\$12,239.17
--------------------------	--------------------

8C

**Cedar Hammock
COMMUNITY DEVELOPMENT DISTRICT**

Motion: Assigning Fund Balance as of 09/30/23

The Board hereby assigns the FY 2023 Reserves as follows:

	<u>FY2023</u>
Operating Reserves	\$ 50,575
Reserves - Bridges	\$ 29,950
Reserves - Bulkheads	29,950
Reserves - Irrigation System	153,860
Reserves - Lakes	32,700
Reserves - Roadways	185,000
Total Assigned Reserves	<u>\$ 482,035</u>

8D

Item Description	Current Replacement Cost	Remaining Life	Expected Life	Year >>>													
				0 2022	1 2023	2 2024	3 2025	4 2026	5 2027	6 2028	7 2029	8 2030	9 2031	10 2032	11 2033	12 2034	
Island Pier:																	
Deck Boards & Railings	\$ 25,350	11	15													\$ 33,261	
Frame & Pilings	\$ 10,563	11	30													\$ 13,860	
Repair Allowance	\$ 1,788	3	8				\$ 1,925									\$ 2,346	
subtotal				\$ -	\$ -	\$ -	\$ 1,925	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,467	\$ -
Bridges and Bulkheads:																	
Cap Rock Bulkhead Replacement, Holes 4, 5, 16, 17	\$ -	50	50														
Bulkhead Replacement, Hole 2, Driving Range	\$ 139,410	8	25									\$ 169,858					
Bridges 9 & 18 deck boards & frame	\$ 285,160	20	20														
Wear decking for bridges 9 & 18	\$ 55,000	0	20														
Bridge 17, deck boards & frame	\$ 3,408	14	20														
Wooden cart bridges repair allowance	\$ 25,140	3	5				\$ 27,073							\$ 30,631			
Rock bridges & culverts	\$ -	50	50														
Rock bridges, concrete deck & bulkhead repair allowance	\$ 32,220	5	5						\$ 36,454							\$ 41,244	
subtotal				\$ -	\$ -	\$ -	\$ 27,073	\$ -	\$ 36,454	\$ -	\$ -	\$ -	\$ 200,488	\$ -	\$ 41,244	\$ -	\$ -
Irrigation and Pumps:																	
Irrigation system & repairs	\$ 20,000	5	25						\$ 22,628								
Lake 1 recharge pumps 1 & 2	\$ 44,000	0	10	\$ 44,000												\$ 56,324	
Lake 5 recharge pumps 3 & 4	\$ 41,400	6	10							\$ 48,011							
Pump house tile roof	\$ 10,912	8	30									\$ 13,295					
Pump house metal roof	\$ 1,560	8	30									\$ 1,901					
subtotal				\$ 44,000	\$ -	\$ -	\$ -	\$ -	\$ 22,628	\$ 48,011	\$ -	\$ -	\$ 15,196	\$ -	\$ 56,324	\$ -	\$ -
Davis Entrances:																	
Barrier arms & operators, entry	\$ 8,600	8	15									\$ 10,478					
Barrier arm & operator, exit	\$ 4,300	0	15	\$ 4,300													
Entry monuments refurbishment	\$ 6,500	12	20													\$ 8,742	
Guard house tile roof	\$ 21,075	8	30									\$ 25,678					
BAI beam sensors	\$ 9,000	7	15							\$ 10,698							
Guard house exterior paint	\$ 2,992	3	8			\$ 3,222										\$ 3,926	
Guard house HVAC	\$ 3,400	0	12	\$ 3,400												\$ 4,573	
subtotal				\$ 7,700	\$ -	\$ -	\$ 3,222	\$ -	\$ -	\$ -	\$ -	\$ 10,698	\$ 36,156	\$ -	\$ -	\$ 3,926	\$ 13,314
Collier Entrance:																	
Barrier arm & operator, entry	\$ 4,300	1	15	\$ 4,408													
Gate operators, entry	\$ 8,600	15	15														
Gate operators, exit	\$ 8,600	10	15											\$ 11,009			
Gates, entry	\$ 9,000	24	25														
Gates, exit	\$ 9,000	5	25					\$ 10,183									
Entry monuments refurbishment	\$ 4,300	5	20					\$ 4,865									
Guard house security camera system	\$ 12,015	8	10									\$ 14,639					
BAI beam sensors	\$ 9,000	2	15			\$ 9,456											
Aluminum fence	\$ 15,048	8	30									\$ 18,335					
subtotal				\$ -	\$ 4,408	\$ 9,456	\$ -	\$ -	\$ 15,048	\$ -	\$ -	\$ -	\$ 32,974	\$ -	\$ 11,009	\$ -	\$ -
Ponds:																	
Bank erosion control	\$ 66,200	3	5				\$ 71,290					\$ 80,658					
Aerators	\$ 15,000	2	5			\$ 15,759					\$ 17,830					\$ 20,173	
Fountains																	
subtotal				\$ -	\$ -	\$ 15,759	\$ 71,290	\$ -	\$ -	\$ -	\$ -	\$ 17,830	\$ 80,658	\$ -	\$ -	\$ -	\$ 20,173
Storm Drainage																	
Repair allowance	\$ 42,700	2	5			\$ 44,862						\$ 50,757				\$ 57,427	
subtotal				\$ -	\$ -	\$ 44,862	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,757	\$ -	\$ -	\$ -	\$ -	\$ 57,427
Streets and Sidewalks																	
Pave CH Circle and Sawgrass west	\$ 232,490	17	20														
Pave Wax Myrtle and Cordgrass	\$ 102,773	14	20														
Pave Sawgrass East	\$ 50,000	2	20			\$ 52,531											
Pave Buttonwood	\$ 93,000	5	20						\$ 105,221								
Pave CH Court	\$ 51,516	5	20						\$ 58,286								
Pave CH Blvd	\$ 256,365	5	20						\$ 290,053								
Pavers repairs on CH Blvd	\$ 40,000	8	30									\$ 48,736					
subtotal				\$ -	\$ -	\$ 52,531	\$ -	\$ -	\$ 453,560	\$ -	\$ -	\$ -	\$ 48,736	\$ -	\$ -	\$ -	\$ -
Expense Total / Year																	
				\$ 51,700	\$ 4,408	\$ 122,608	\$ 103,511	\$ -	\$ 527,690	\$ 48,011	\$ 79,285	\$ 414,208	\$ -	\$ 108,577	\$ 53,393	\$ 90,914	
Total Reserves Collected / Year				\$ 159,800	\$ 159,800	\$ 159,800	\$ 159,800	\$ 159,800	\$ 179,775	\$ 179,775	\$ 179,775	\$ 179,775	\$ 179,775	\$ 179,775	\$ 179,775	\$ 179,775	\$ 179,775
Remaining Reserve Carryover				\$ 208,100	\$ 363,493	\$ 400,685	\$ 456,974	\$ 616,774	\$ 268,859	\$ 400,623	\$ 501,112	\$ 266,679	\$ 446,454	\$ 517,652	\$ 644,035	\$ 732,895	
Yearly Assessment >>>				\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	
Number of residences		799															
Starting Reserve 2020	\$ 100,000																
annual inflation rate		2.5%															
periods per year		1															

Reserve Distribution Study (over 1st 5 years)	1st 5 years	% Distribution
Island pier	\$ 1,925	0.2%
Bridges and Bulkheads	\$ 63,527	7.8%
Irrigation and pumps	\$ 66,628	8.2%
Davis entrance	\$ 10,922	1.3%
Collier entrance	\$ 28,911	3.6%
Ponds	\$ 87,050	10.7%
Storm drainage	\$ 44,862	5.5%
Streets and sidewalks	\$ 506,091	62.5%
Total	\$ 809,916	100.0%

8E.



Cedar Hammock CDD

October 16th, 2023 – Field Management Report



www.inframarkims.com

Inspected by: Jacob Whitlock

1. Lake Management

The water levels were low in the lakes and the conservation areas were mostly dry at the time of the inspection. Additional lake maintenance information is found below; all lake issues are low density unless otherwise noted.

a. Aeration/Fountains:

i. **Aeration:** No issues observed. All aerators appeared to be working.



ii. **Lake Fountains:** No issues observed.



iii. **Algae on Lakes:** Improvements noted from previous report. All lakes. Lake 3 at medium density at time of inspection.



b. Littorals:

- i. Thalia (Alligator Flag) looks healthy on the west bank of lake 8.



- ii. Lake 3: Canna looks very healthy on lake 14.



c. Rocks: No issues observed.

d. Weeds:

- i. Alligator weed in Lakes: No issues observed.
 - ii. Cattails in Lakes: No issues observed.
 - iii. Climbing Hemp Vine in Lakes: No issues observed.
 - iv. Dollar Weed in Lakes: No issues observed.
 - v. Hydrilla in Lakes: No issues observed.
 - vi. Muskgrass (Chara) in Lakes: Lake 8.
 - vii. Palms on Lake Banks: No issues observed.
 - viii. Sedges in Lakes: No issues observed.
 - ix. Spatterdock/Lily Pads in Lakes: No issues observed.
 - x. Torpedo Grass in Lakes: Lake 8.
- f. Grass Clippings in Lakes: No issues observed.

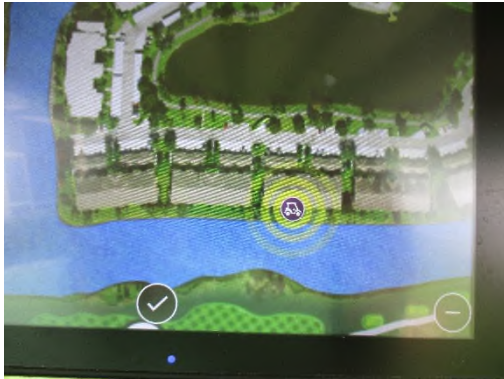
g. Trash in Lakes: No issues observed.

h. Illicit Discharge: No new issues observed.

2. Lake Bank Erosion

a. Lake 8.

Erosion on south side of lake 8. Possible cause is downspouts. Behind 3rd building on the south bank



b. Lake 6

South end of Lake 6 showing signs of erosion



3. Gates.

a. No new issues observed.

b. Rear exit gate to Collier Blvd. No issues observed.



4. Guardhouse

a. No new issues observed. Repairs to archway have been completed.



5. Pier

No issues observed.



6. Preserves

No issues Observed. Superior is scheduled for preserve maintenance in November 2023.



a. Plants

- i. **Air Potato:** No issues observed.
- ii. **Balsam Apple:** Minimal issues observed.
- iii. **Caesar's Weed:** No issues observed.

b. Trees

- i. **Brazilian Pepper:** C2 (western side of the preserve).
- ii. **Long Ear Leaf Acacia:** Overall improvement is noted. Seedlings were observed in Preserve behind Lake 8. Continued monitoring is needed to prevent further seed source going into the District's preserves.



iii. **Melaleuca:** No issues observed.

c. **Trash in Preserves:** No issues observed.

7. Roadways

i. Street delamination is occurring on the roadway right in front of the tennis courts and clubhouse. Sediment is filling the depression in the road.



- a. **Fire Hydrants:** No new issues noted during inspection.
- b. **Crosswalks:** No new issues noted during inspection.
- c. **Gutters:** No new issues noted during inspection.
- d. **Light Poles:** No new issues noted during inspection.
- e. **Pavers:** No significant change since last inspection.



- f. **Right of Way Plantings:** No issues observed.
- g. **Roadway Surface:** Continuing to monitor cul-de-sac of Sawgrass Way as the pavement appears to be cracking and delaminating.



- h. **Signage:** No issues observed.

8. Sidewalks/Walking Path

- a. **Sidewalks:** No issues observed.
- b. **Walking Path:** No issues observed.

9. Stormwater System

a. Bulkheads:

- i. **Lake 1:** The issue on the driving range wooden bulkhead does not appear any worse at this time, however, the area should continue to be monitored for movement.

b. Bridges: No issues observed.

c. Canals: No new issues observed

d. Catch Basins: No new issues noted during inspection.

e. Drains:

- i. No issues observed.

f. Interconnect Pipes: No issues observed.

g. Overflow Weirs/Control Structures:

- i. The structures were not flowing.



10. Wells/Irrigation

- a. **Pump House:** Fire extinguisher inside pump house has updated inspection tag and has been serviced since last inspection. Recharge wells are clean and in good working order.





b. Well W-6: No issues observed.

11. Residential Complaints/Concerns

No issues reported.

12. Fish/Wildlife Observations:

- | | | | |
|--|---|------------------------------------|--|
| <input checked="" type="checkbox"/> Bass | <input type="checkbox"/> Bream | <input type="checkbox"/> Catfish | <input type="checkbox"/> Gambusia |
| <input type="checkbox"/> Egrets | <input checked="" type="checkbox"/> Herons | <input type="checkbox"/> Coots | <input type="checkbox"/> Gallinules |
| <input type="checkbox"/> Anhinga | <input type="checkbox"/> Cormorant | <input type="checkbox"/> Osprey | <input checked="" type="checkbox"/> Ibis |
| <input type="checkbox"/> Woodstork | <input type="checkbox"/> Otter | <input type="checkbox"/> Alligator | <input checked="" type="checkbox"/> Snakes |
| <input type="checkbox"/> Turtles | <input type="checkbox"/> Other Species: _____ | | |

13. Non CDD Items

No issues observed at this time.

8Fi

From: Andrew Timo <andrew.timo@timobrothersinc.com>
Sent: Wednesday, November 8, 2023 9:06 AM
To: Faircloth, Justin <justin.faircloth@inframark.com>; Jennifer Herrera <Jennifer.Herrera@timobrothersinc.com>
Cc: Whitlock, Jacob <Jacob.Whitlock@inframark.com>; Anthony Timo <anthony.timo@timobrothersinc.com>
Subject: RE: CHCDD-RE: Cedar Hammock CDD

Justin,

Please see the formal quote attached. I'm not sure where the \$7000.00 came from but from my memory I told you that it was \$1.50 per sf to seal the pavers. If you take the sf on the proposal 5100 and multiply it by \$1.50 per sf you get \$7650.00. At the meeting I told you I would knock off \$150.00 and do it for \$7500.00. Now you are saying I told you I would do it for \$7000.00 and you want me to do it for \$6500.00. Timo Brothers is a premier company we use the highest quality materials and have extremely well trained supervisors installers, and sealing techs. We have excess insurance and workers comp to give our clients the comfort and ease of doing business with Timo Brothers in that they are protected. We have all our own equipment and a fully staffed office of professionals for excellent support of the field. In saying all of this the attached is our firm and FINAL sealing quote. If you would like us to do it please sign and send back. If you chose not to do it that is perfectly fine just know that if you have another company seal our products and workmanship you risk the chance of any warranty as we cannot control or warrant other companies work. Thank you so much for understanding.

Andrew J. Timo
President
Timo Brothers, Inc.
8881 Terrene Court
Suite 101
Bonita Springs, FL 34135
Office: 239.949.0405
Fax: 239.949.1464
Cell: 239.633.3323



TIMO BROTHERS, INC.

From: Faircloth, Justin [<mailto:justin.faircloth@inframark.com>]
Sent: Tuesday, November 7, 2023 5:38 PM
To: Andrew Timo <andrew.timo@timobrothersinc.com>; Jennifer Herrera <Jennifer.Herrera@timobrothersinc.com>
Cc: Whitlock, Jacob <Jacob.Whitlock@inframark.com>
Subject: CHCDD-RE: Cedar Hammock CDD

Good evening,

Andrew, thank you for your time on the phone this afternoon. As noted on the signed proposal the District is required to have certain language in their contracts as they are a government

agency. Attached is the District's standard addendum. Would you please sign the addendum and return? Additionally, as we discussed on our call, at the meeting you noted you would be able to seal the pavers for a cost of \$7,000. Would you reconsider this at a cost of \$6,500? We can do it as a change order to the existing contract.

Ms. Herrera, would you please provide a copy of your business license, COIs listing the District as an additional, and a W-9? You may use the address below for your invoices and insurance items. I have received your deposit invoice and it will be processed for payment once we have your W-9. Going forward please send your invoice(s) directly to inframark@avidbill.com speeding up the payment process. **Invoices must be sent in PDF format and only contain one invoice per email.** You will receive a reply from the system stating "Your bills have been delivered to Inframark" or an error message stating "Resubmission required for Inframark" if there was an issue with what you submitted. **Please do not send any communication other than invoices to this email address.**

Cedar Hammock CDD
C/O Inframark
210 N. University Dr. Suite 702
Coral Springs, FL 33071

Let me know if you have any questions. We look forward to a successful project with you.

Sincerely,
Justin

Justin Faircloth | CAM, CDM | District Manager



239.785.0675 | www.inframarkims.com

SUPERVISORS, PLEASE DO NOT REPLY TO ALL AS THIS COULD BE A VIOLATION OF THE FLORIDA SUNSHINE PROVISIONS.

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**TIMO BROTHERS, INC.
INTERLOCKING PAVERS
AND CONCRETE**

TO: Cedar Hammock CDD
c/o Justin Faircloth, Manager
Inframark-Infrastructure Management Services
justin.faircloth@inframark.com
SMarshall@BanksEng.com

DATE: 11/8/2023

RE: Cedar Hammock Entry
Davis Blvd.
Naples, FL

PROPOSAL

COMMUNITY ENTRY

Clean and seal all concrete pavers. (5100 SF)

\$7,500.00

TOTAL MATERIAL AND LABOR

\$7,500.00

Inclusions:

Cut, compact, sand and border total job.
Supply and install concrete edge restraint as necessary
1 year warranty on labor
Manufacturers warranty on materials

Sealer Spec: Seal n Loc, Superwet, 2 coats

Andrew J. Timo, President
Timo Brothers, Inc.

Customer