

***CEDAR HAMMOCK
Community Development
District***

April 9, 2024 MEETING

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

The meeting will be held at:
Cedar Hammock Clubhouse
8660 Cedar Hammock Boulevard
Naples, Florida 34112



210 NORTH UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FLORIDA 33071

Board of Supervisors

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

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

**Meeting Agenda
Cedar Hammock Clubhouse
8660 Cedar Hammock Boulevard, Naples, Florida
April 9, 2024 – 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. Club Updates**
 - A. Invoice 42
 - i. Timo Brothers Final Invoice Discussion
 - B. Invoice 43
 - C. Invoice 44
 - D. Club Sidewalk Repairs
 - 5. Old Business**
 - 6. New Business**
 - A. Driving Range Bulkhead Discussion
 - 7. Attorney's Report**
 - A. Discussion of Agreement for Drainage/Stormwater Guidelines
 - 8. Engineer's Report**
 - A. Erosion Restoration Update
 - B. SFWMD ERP Permit Transfer Update
 - 9. Manager's Report**
 - A. Approval of the Minutes of the March 12, 2024 Meeting
 - B. Acceptance of the February 2024 Financial Report
 - C. Discussion of the Approved Tentative Fiscal Year 2025 Budget
 - D. First Quarter Website Audit Report
 - E. Follow-Up Items
 - i. Roadway Striping Update / Vehicle Damage Discussion

District Office:

Inframark, Community Management Services
210 North University Drive, Suite 702
Coral Springs, FL. 33071
(954) 603-0033

Meeting Location:

Cedar Hammock Clubhouse
8660 Cedar Hammock Boulevard
Naples, Florida 34112

10. Supervisors' Requests

11. Audience Comments

12. Adjournment

The next meeting and Budget Public Hearing is Tuesday, May 14, 2024 at 2:00 p.m.

District Office:

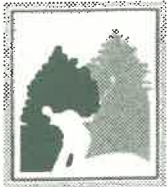
Inframark, Community Management Services
210 N. University Drive, Suite 702
Coral Springs, Florida 33071
(954) 603-0033

Meeting Location:

Cedar Hammock Clubhouse
8660 Cedar Hammock Boulevard
Naples, Florida 34112

Fourth Order of Business

4A



Cedar Hammock

GOLF & COUNTRY CLUB

Cedar Hammock Golf Country Club

8660 Cedar Hammock Blvd

Naples, FL 34112

239-354-1175

Invoice No: 0042

Account Number: 01806

New Balance: \$7,628.45

Bill To: Cedar Hammock CDD

c/o Inframark

210 N. University Drive Suite 702

Coral Springs, FL 33071

Terms: Payment due on Receipt.

Please contact the Club with any
billing questions or changes to
account.

1/1/24 – Gate damage from TIMO Brothers – rewiring, sensors, etc.

\$7,628.45

Total Due:

\$7,628.45

Classified Access Control LLC

490 18th Ave NE
Naples, FL 34120

Phone (239) 238-7537

Classifiedaccessco@gmail.com



Invoice

Bill To

Ceder Hammock Golf & Country Club
Todd Legan
8660 Cedar Hammock Blvd
Naples, FL 34112

Invoice # 9900
Date 1/30/2024
Due Date 1/30/2024

P.O. Number

Project

Front Gate

Activity	Description	Quantity	Price Each	Amount
Wire	Low voltage wiring, Rewiring front gates from paver company ripping it out to units. Loops were invoiced prior.	1	300.00	300.00
Labor	Labor to install and configure equipment	5	225.00	1,125.00

C.D.D.

CEDAR HAMMOCK
 DEPT. _____
 INVOICE _____ DUE _____
 DATE 1-30-24 DATE 1-30-24
 APPR'D BY T.L.
 INV. AMT 1425-
 AMT. _____ ACCT.# 11210-022

Total \$1,425.00
Payments \$0.00
Balance Due \$1,425.00

Terms & Conditions - Payment due upon receipt
We appreciate your feedback! Please contact us to tell us how we're doing!

Thank you for your business!

Classified Access Control LLC

490 18th Ave NE
Naples, FL 34120

Phone (239) 238-7537

Classifiedaccessco@gmail.com



Invoice

Invoice # 9742

Date 1/9/2024

Due Date 1/9/2024

Bill To

Ceder Hammock Golf & Country Club
Todd Legan
8660 Cedar Hammock Blvd
Naples, Fl. 34112

P.O. Number

Project

Activity	Description	Quantity	Price Each	Amount
Loop	Digital Vehicle Sensor/Free Exit Sensor Installed in drive to detect a vehicle exiting the property.	3	785.00	2,355.00

1- for Guest entrance 2-for exit
Guest & Residence entrance will be charged
for wiring after completed.



CEDAR HAMMOCK DEPT: 100
 INVOICE DATE 1/9 DUE DATE 1/9
 APPR'D BY (signature)
 INV. AMT
 AMT: 2355.00 ACCT# 11210-000

Total \$2,355.00

Payments \$0.00

Balance Due \$2,355.00

Terms & Conditions - Payment due upon receipt
We appreciate your feedback! Please contact us to tell us how we're doing!

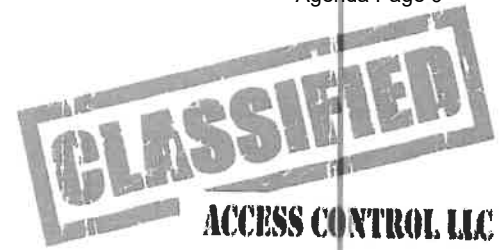
Thank you for your business!

Classified Access Control LLC

490 18th Ave NE
Naples, FL 34120

Phone (239) 238-7537

Classifiedaccessco@gmail.com



Invoice

Bill To

Ceder Hammock Golf & Country Club
Todd Legan
8660 Cedar Hammock Blvd
Naples, Fl. 34112

Invoice # 9725
Date 12/7/2023
Due Date 12/7/2023

P.O. Number

Project

Activity	Description	Quantity	Price Each	Amount
Loop	Digital Vehicle Sensor/Free Exit Sensor Installed in drive to detect a vehicle exiting the property.	1	785.00	785.00

*Bill C.I.D.D. For Reimbursement.
GATE DAMAGE FROM TIMO BROS PAVER
INSTALLATION*

CEDAR HAMMOCK
DEPT: 100
INVOICE
DATE 12-7-23 DUE DATE 12-7-23
APPR'D BY T.L.
INV. AMT 785.
AMT: ACCT.# 62030-100

Total \$785.00
Payments \$0.00
Balance Due \$785.00

Terms & Conditions - Payment due upon receipt
We appreciate your feedback! Please contact us to tell us how we're doing!

Thank you for your business!



How doers get more done.

1651 AIRPORT PULLING RD NAPLES, FL 34112 (239) 793-2203

6348 00037 02941 12/11/23 01:20 PM SALE CASHIER KATHLEEN

NO ME DEPT CARD

754826044495 1 SCH40 10FT <A>
 1 SCHEDULE 40 X 10FT
 8@13.98 111.84

754826044488 3/4 S40 10FT <A>
 3/4 SCHEDULE 40 X 10 FT
 8@10.78 86.24

088700012691 3/4 90 BELL <A>
 205 ELBOW 3/4" SCH40 90DEG BELL END
 4@1.33 5.32

088700013001 3/4 45DEG EL <A>
 200 ELBOW 3/4" SCH40 45DG BELL END
 4@1.26 5.04

088700013018 1IN 45DG ELB <A>
 315 ELBOW 1" SCH40 45DEG BELL END
 4@1.82 7.28

088700012707 1IN 90DEG EL <A>
 320 ELBOW 1" SCH40 90DEG BELL END
 2@1.82 3.64

088700061033 1 COUPLING <A>
 305 COUPLING 1"
 8@0.68 5.44

088700000018 COUPLING <A>
 185 COUPLING 3/4"
 8@0.42 3.36

CONDUIT GUARD GATE

Bill C.D.D., GATE DAMAGE FROM TIMO BROS PAVER INSTALLATION.

SUBTOTAL 228.16
 SALES TAX 15.97
 TOTAL \$244.13

XXXXXXXXXXXX2847 HOME DEPOT USD\$ 244.13
 AUTH CODE 011008/7372750 TA
 Chip Read
 ATD A000000004999908400304 THE PICO CRC

CEDAR HAMMOCK
 DEPT. 100
 INVOICE _____ DUE _____
 DATE 12.11.23 DATE CARD _____
 APPR'D BY T.L.
 INV. AMT 244.13
 AMT: _____ ACCT.# 62030-100

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-1525 SUMMARY

2023 PRO XTRA SPEND 12/10: \$8,640.03
 INCLUDES:
 2023 PROXTRA SAVINGS 12/10: \$43.99

As of 12/11/2023 your Paint Rewards level is Bronze; Spend 2429.83 more in qualifying paint purchases to earn Silver (15.0% off) on select paint items.

Get the CREDIT LINE your business needs PLUS earn Perks 4X FASTER when you join Pro Xtra, register, & use your Pro Xtra Credit Card. Apply and SAVE UP TO \$100. Learn more at homedepot.com/credit

6348 12/11/23 01:20 PM



6348 37 02941 12/11/2023 7729

RETURN POLICY DEFINITIONS
 POLICY ID DAYS POLICY EXPIRES ON
 A 11 365 12/10/2024

***** DID WE NAIL IT? *****

Take a short survey for a chance TO WTN



Waypoint Electric, Inc.
 PO Box 7665
 Naples, Florida 34101
 Telephone: 239 304 8549
 Fax: 239 304 8593

INVOICE

CDD →

CEDAR HAMMOCK
 DEPT: _____
 INVOICE _____ DUE _____
 DATE 12-27-23 DATE 1-26-23
 APPROV BY T.L.
 INV. AMT 1119.32
 AMT: _____ ACCT.# _____

Client Address:

Cedar Hammock Golf & Country Club
 Contact: Todd Legan
 8660 Cedar Hammock Blvd
 Naples, Florida 34112

CCN # **S23-209**
Date: 12/27/2023
Project Name: CEDAR HAMMOCK
Project Number: CEDAR HAMMOCK
Page Number: 1

Work Description

Conduit repair at gate damaged during demo at entry gates, tracked wiring, replaced conduit, repulled wiring.

Itemized Breakdown

Description	Qty	Total Mat(\$)	Total Hours
#10 THHN BLACK	300	73.80	0.00
#10 THHN RED	200	49.20	0.00
#10 THHN GRAY	200	49.20	0.00
PVC JB442 BOX	2	24.22	0.00
ARL NMLT50 L/T PVC CONN	2	2.40	0.00
PVC TA1 ADPT	1	0.53	0.00
ARL 403 LOCK NUT	1	0.27	0.00
ARL 442 BUSHING	1	0.19	0.00
G2325 WP WIRENUTS	1	15.25	0.00
PECO 1662838 PAINT	1	10.25	0.00
CABLE TRACKER	1	50.00	0.00
LABOR 12/2/2023	3	0.00	3.00
LABOR 12/11/2023	4	0.00	4.00
LABOR 12/13/2023	1	0.00	1.00
LABOR 12/20/2023	1	0.00	1.00
Totals		275.31	9.00

Summary

General Materials		275.31	
Material Subtotal		275.31	
Material Overhead	(@ 17.000 %)	46.80	
Material Markup	(@ 10.000 %)	32.21	
Material Total			354.32
JOURNEYMAN	(9.00 Hrs @ \$85.00)		765.00
Subtotal			1,119.32

ORIGINAL

INVOICE

Waypoint Electric, Inc.
PO Box 7665
Naples, Florida 34101

Client Address:

Cedar Hammock Golf & Country Club
8660 Cedar Hammock Blvd
Naples, Florida 34112

CCN # S23-209
Date: 12/27/2023
Project Name: CEDAR HAMMOCK
Project Number: CEDAR HAMMOCK
Page Number: 2

Summary (Cont'd)

Final Amount

\$1,119.32

ORIGINAL

Vite Walls

5053 Tamiami Trail East
 Naples, FL 34113
 2394249219

Bill To
Cedar Hammock 8963 Cedar Hammock Blvd Naples, FL 34112

Date	Invoice #
1/15/2024	0915881

Due Date

1/26/2024

Stucco Repair at CDD

Item	Description	Est Amt	Curr %	Amount
02 Site Work	Site Work - lite demo at damaged section at second arch	450.00	50.00%	225.00
Stucco	- demo and repair wood at damaged section apron 1x1 Stucco Repair at two damaged section at Gate House - installation of Lath - installation of corner bead - installation of Stucco	1,250.00	50.00%	625.00

*CDD
 GATEHOUSE
 REPAIRS*

*11/15
 DUE DATE 1/26
 11210-000*

11210-000

Total		\$850.00
Payments/Credits		\$0.00
Balance Due		\$850.00

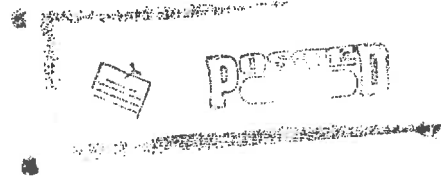
Balance payment of job must be paid within 3 days of completion or it will result in a \$50 late fee. Any additional trips necessary after completion of contractual obligations will result in a trip charge of \$100 plus any additional material and labor that is needed.

Vite Walls

5053 Tamiami Trail East
 Naples, FL 34113
 2394249219

Bill To
Cedar Hammock 8963 Cedar Hammock Blvd Naples, FL 34112

Date	Invoice #
2/22/2024	0915917



Due Date

2/22/2024

Stucco Repair at CDD

Item	Description	Est Amt	Curr %	Amount
02 Site Work	Site Work - lite demo at damaged section at second arch	450.00	50.00%	225.00
Stucco	- demo and repair wood at damaged section apron 1x1 Stucco Repair at two damaged section at Gate House - installation of Lath - installation of corner bead - installation of Stucco	1,250.00	50.00%	625.00

C.D.D. GATEHOUSE REPAIRS

CEDAR HAMMOCK
 DEPT: 100
 INVOICE DATE: 2-22-24
 APP'D BY: J.L.
 INV. AMT: 850
 AMT: ACCT# 62030-100

DUPLICATE DATE: 2-27-24 *

CHANGE PLEASE PAY 1 W. 5 WEEK.

	Total	\$850.00
	Payments/Credits	\$0.00
	Balance Due	\$850.00

Balance payment of job must be paid within 3 days of completion or it will result in a \$50 late fee. Any additional trips necessary after completion of contractual obligations will result in a trip charge of \$100 plus any additional material and labor that is needed.

4B



Cedar Hammock

GOLF & COUNTRY CLUB

Cedar Hammock Golf Country Club

8660 Cedar Hammock Blvd

Naples, FL 34112

239-354-1175

Invoice No: 0043

Account Number: 01806

New Balance: \$4,068.00

Bill To: Cedar Hammock CDD

c/o Inframark

210 N. University Drive Suite 702

Coral Springs, FL 33071

Terms: Payment due on Receipt.

Please contact the Club with any

billing questions or changes to

account.

1/1/24 – New IQ – replacement of NVR/cameras for back gate

\$4,068.00

Total Due:

\$4,068.00



New IQ, LLC
 28210 Old 41 Road
 Suite 305
 Bonita Springs, FL 34135
 239 919-5654

Invoice

Bill To
Cedar Hammock - CDD C/O: Justin Faircloth 5911 Country Lakes Drive Fort Myers, FL 33905

CDD

Date	Invoice #
1/1/2024	39962
P.O. No.	Terms
Service	Due on receipt

Description	Quantity	Rate	Amount
Customer Request: The back gate cameras are offline and showing circle with an x. Their IT checked to make sure the NVR was on and he found no power. He tried another slot on the battery backup and no change. He says he thinks the adapter is bad. Please check and repair. Work Performed: Verified that the NVR does not power up. Unable to determine if the power supply or the NVR is bad. Will need to return to continue testing. 12/21/2023 - 12:35pm - 12:55pm (1.0Hr) Minimum CK *** Return Visit *** Power supply is good, NVR is not powering up. Sent information to Service to check warranty status. 01/05/2024 - 12:35pm - 1:05pm (0.5Hr) CK *** Return Visit *** Installed NVR. Two cameras up, two cameras down. Entry and Exit cameras are up and working. The Entrance Overall and Bar Code Reader Overall are down. Tested the PoE power - good. Took pictures of the camera labels and uploaded. Our office checked warranty and no longer under warranty. Will send estimate for cameras. 02/02/2024 - 12:30pm - 2:15pm (1.7hrs) CK HD NVR ES2 Video Appliance, 8-Port PoE, 4TB Systems Installation or Troubleshooting Labor	1 3.2	1,895.00 115.00	1,895.00 368.00

100
1/1 *1/1*
2263 100 *11210-020*

Thank You for using New IQ, LLC	Total	\$2,263.00
	Payments/Credits	\$0.00
	Balance Due	\$2,263.00



New IQ, LLC
 28210 Old 41 Road
 Suite 305
 Bonita Springs, FL 34135
 239 919-5654

Invoice



Bill To
Cedar Hammock - CDD C/O: Justin Faircloth 5911 Country Lakes Drive Fort Myers, FL 33905 CDD

Date	Invoice #
2/12/2024	40486
P.O. No.	Terms
EST 8416	Due on receipt

Description	Quantity	Rate	Amount
Customer Request: Please replace our (2) failed cameras at the Back Gate. The views that are compromised are: The Entrance Overall and Barcode Reader.			
Scope of Work: We will disconnect the cables and remove and discard the (2) failed cameras. We will furnish and install (2) new 3MP cameras. We will mount the new cameras in the same location as the cameras they are replacing. We will set the views on the new cameras then thoroughly test all.			
Please Note: We will assume to use the existing 120Vac electric for the equipment. If not, additional expenses will apply. We will assume to use the existing Modems, Network Switches and Routers for communication to/from the remote gates. We will assume to use the existing cabling for the equipment except where noted. If not, additional expenses may apply. Internet Service with a "minimum" of 5MB upload speeds is required for remote viewing of the live and recorded video. Internet services by others.			
Warranty Information: Avigilon NVR, Cameras and Encoders Carry a 3 Year Manufacturers Limited Warranty. All other parts, labor and installation are warranted by New IQ for a period of 1 Year from installation date.			
3.0 MP, WDR, LightCatcher, Day/Night, Indoor/Outdoor Bullet Camera, 3.4-10.5mm f/1.6, Integrated IR	2	765.00	1,530.00
Installation Services - Install, Setup, and Configure all above items	1	275.00	275.00
Excluded: Any electrical outlets or extensions needed (not specified above) Non-standard cable runs, i.e. Runs requiring concrete boring (not specified above) Any required conduit, raceways, or underground locations (not specified above) Any Directional Boring or Jetting under roadway (if needed or required) Paver removal and reinstallation will be done by others Any equipment, devices, accessories, wiring, etc. not listed above Permits (if required)			
Thank You for using New IQ, LLC		Total	\$1,805.00

100
2/12 2/12
C/O
1805.00 11210-000

Payments/Credits	\$0.00
Balance Due	\$1,805.00

4C.



Cedar Hammock

GOLF & COUNTRY CLUB

Cedar Hammock Golf Country Club

8660 Cedar Hammock Blvd

Naples, FL 34112

239-354-1175

Invoice No: 0044

Account Number: 01806

New Balance: \$7,890.30

Bill To: Cedar Hammock CDD

c/o Inframark

210 N. University Drive Suite 702

Coral Springs, FL 33071

Terms: Payment due on Receipt.

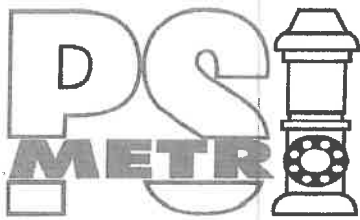
Please contact the Club with any
billing questions or changes to
account.

3/8/24 – Metro Pumping – parts and labor for Wells #4 and #6

\$7,890.30

Total Due:

\$7,890.30



Metro Pumping Systems, Inc.

922 SE 14th Place
 Cape Coral, FL 33990
 PH: 239-573-9700
 FX: 239-573-6700

DATE	INVOICE NO.
3/8/2024	53791

BILL TO
Cedar Hammock Golf & Country Club 8660 Cedar Hammock Blvd Naples, FL 34112

SHIP TO
Cedar Hammock Golf & Country Club 8660 Cedar Hammock Blvd Naples, FL 34112

TERMS	DUE DATE	TECHNICIAN	ESTIMATE	SENT VIA	PO No.	JOB #
Net 30	4/7/2024	CS	R93569	MAIL		8683

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
STD	Total parts and labor to install 3" flow meter for #4 Well	1	3,919.08	3,919.08
FRT	Freight	1	26.07	26.07

CEDAR HAMMOCK
 DEPT: C.D.D.
 INVOICE DATE 3-8-24 DUE DATE 4-7-24
 APPR'D BY I.L.
 INV. AMT 3945.15
 AMT: _____ ACCT.# 11210-000

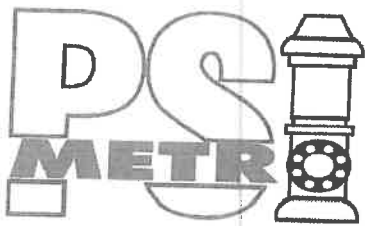
PLEASE PAY FROM THIS INVOICE.
NO STATEMENT WILL BE SENT.

Past due invoices are subject to 1.5% per month finance charge

Payments/Credits	\$0.00
Total	\$3,945.15
Balance Due	\$3,945.15

Sales tax included on all parts sales





Metro Pumping Systems, Inc.

922 SE 14th Place
 Cape Coral, FL 33990
 PH: 239-573-9700
 FX: 239-573-6700

DATE	INVOICE NO.
3/8/2024	53792

BILL TO
Cedar Hammock Golf & Country Club 8660 Cedar Hammock Blvd Naples, FL 34112

SHIP TO
Cedar Hammock Golf & Country Club 8660 Cedar Hammock Blvd Naples, FL 34112

TERMS	DUE DATE	TECHNICIAN	ESTIMATE	SENT VIA	PO No.	JOB #
Net 30	4/7/2024	CS	R93570	MAIL		8683
ITEM	DESCRIPTION			QTY	RATE	AMOUNT
STD	Total parts and labor to install 3" flow meter for #6 Well			1	3,919.08	3,919.08
FRT	Freight			1	26.07	26.07

CEDAR HAMMOCK
 DEPT. C.D.D.
 INVOICE
 DATE 3-8-24 DUE DATE 4-7-24
 APPRD BY [Signature]
 INV. AMT. 3945.15
 AMT. [Signature] ACCT# 11210-000

PLEASE PAY FROM THIS INVOICE.
NO STATEMENT WILL BE SENT.

Past due invoices are subject to 1.5% per month finance charge

Payments/Credits	\$0.00
Total	\$3,945.15
Balance Due	\$3,945.15

Sales tax included on all parts sales



Ninth Order of Business

9A

**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, March 12, 2024 at 2:00 p.m. at the Cedar Hammock Clubhouse, located at 8660 Cedar Hammock Boulevard, Naples, Florida 34112.

Present and constituting a quorum were:

- | | |
|---------------------|--|
| Quentin Greeley | Chairperson |
| Fred Bally | Vice Chairperson |
| Don Eliasek | Assistant Secretary |
| John Martino | Assistant Secretary (<i>Via Phone</i>) |
| Domiano Passalacqua | Assistant Secretary (<i>Via Phone</i>) |

Also present were:

- | | |
|----------------|---------------------------------------|
| Timothy Day | District Manager, Inframark |
| Sam Marshall | District Engineer |
| Jacob Whitlock | Assistant District Manager, Inframark |
| Todd Legan | Cedar Hammock Golf & Country Club |
| Steve Shaw | Cedar Hammock Golf & Country Club |
| Residents | |

Following is a summary of the discussion and actions taken.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Approval of Agenda

There being no additions, corrections or deletions,

On MOTION by Mr. Greeley, seconded by Mr. Bally, with all in favor, the agenda was approved as presented. (5-0)

43 **THIRD ORDER OF BUSINESS** **Public Comments on Agenda Items**

44 Hearing no comments from the public, the next order of business followed.

45
46 **FOURTH ORDER OF BUSINESS** **Old Business**

- 47 **A. SFWMD ERP Permit Transfer Update**
- 48 • Mr. Marshall’s permits transfer to SFWMD have been submitted.
- 49 **B. Club Sidewalk Repairs**
- 50 • Club sidewalk repairs are scheduled for Monday, May 20, 2024.
- 51 **C. Irrigation Status Update**
- 52

53
54 On MOTION by Mr. Bally, seconded by Mr. Eliasek, with all in
55 favor, the Proposal from Regan Technical Solutions, Inc. in the
56 amount of \$8,800 to perform aerial survey acquisition, editing,
57 mainline tracking and ground penetrating radar for the irrigation
58 system was approved (5-0)

59
60 *Mr. Martino and Mr. Passalacqua noted the phone connection was poor. Staff attempted*
61 *various phones to reestablish a good connection for those attending remotely.*

62 *The record shall reflect Mr. Martino exited the meeting for a short period, and re-joined*
63 *the meeting.*

- 64 **B. Club Sidewalk Repairs (Continued)**
- 65 Discussion resumed.

66
67 On MOTION by Mr. Greeley, seconded by Mr. Eliasek, with all in
68 favor, sidewalk repairs by the Club were approved in an amount not
69 to exceed \$6,000. (5-0)

70
71
72 **FIFTH ORDER OF BUSINESS** **New Business**

73 There being no new business, the next order of business followed.

74
75 **SIXTH ORDER OF BUSINESS** **Attorney’s Report**

- 76 **A. Discussion of Agreement for Drainage/Stormwater Guidelines**
- 77 • Mr. Day discussed the attorney, Mr. David Jackson, of Persson, Cohen, Mooney,
78 Fernandez and Jackson. Mr. Jackson’s rate would be \$325 per hour, and his
79 credentials were disseminated to the members.

- 80 • Chairperson Greeley noted he had a conversation with Mr. Faircloth, and believed
- 81 another attorney was going to follow up. He also noted he wanted more details
- 82 regarding the services the attorney would be providing.
- 83 • No decision was made relative to Mr. Jackson.

84
 85 **SEVENTH ORDER OF BUSINESS** **Engineer’s Report**

86 **A. Erosion Restoration Update**

- 87 • The proposal from Glase Golf will be by area itemization for restoration, as sod
- 88 will need to be repaired adjacent to the homes. Mr. Marshall was contacted one
- 89 week ago, and will follow up with them this week.
- 90 • They are familiar with our site and proposal process.
- 91 • Soil will be utilized, as opposed to riprap. The Board was pleased to hear this.

92
 93 **EIGHTH ORDER OF BUSINESS** **Manager’s Report**

94 **A. Approval of the Minutes of the February 13, 2024 Meeting**

95 Mr. Day requested any additions, corrections or deletions to the Minutes of the February
 96 13, 2024 Meeting.

97 There being none,

98
 99 On MOTION by Mr. Greeley, seconded by Mr. Bally, with all in
 100 favor, the Minutes of the February 13, 2024 Meeting were approved
 101 as presented. (5-0)

102
 103 **B. Acceptance of the January 2024 Financial Report**

104 There being no comments or questions,

105
 106 On MOTION by Mr. Greeley. Seconded by Mr. Martino, with all in
 107 favor, the January 2024 Financial Report was accepted. (5-0)

108
 109 **C. Consideration of Resolution 2024-02, for the 2024 General Election**

110
 111
 112 On MOTION by Mr. Greeley, seconded by Mr. Martino, with all in
 113 favor, Resolution 2024-02, Confirming the District’s Use of the
 114 Collier County Supervisor of Elections to Continue Conducting the
 115 District’s Election of Supervisors in Conjunction with the General
 116 Election, was adopted. (5-0)

- 117 **D. Distribution of the Proposed Budget for Fiscal Year 2025 & Consideration of**
- 118 **Resolution 2024-03, Approving the Budget & Setting the Public Hearing**
- 119 • Several Board members requested information regarding the costs of the irrigation
- 120 expenses before approving an additional \$100 assessment.

121

122 On MOTION by Mr. Martino, seconded by Mr. Eliasek, with all in

123 favor, Resolution 2024-03, Approving the Budget for Fiscal Year

124 2025 and Setting a Public Hearing Thereon Pursuant to Florida Law,

125 to be held Tuesday, May 14, 2024 at 2:00 p.m. at the Cedar

126 Hammock Clubhouse, located at 8660 Cedar Hammock Boulevard,

127 Naples, Florida 34112, was adopted. (5-0)

- 128
- 129 **E. Audit Committee Selection Process**
- 130 **i. Appointment of Committee Members**
- 131

132

133 On MOTION by Mr. Greeley, seconded by Mr. Martino, with all in

134 favor, appointment of the Board of Supervisors to serve as

135 Committee Members for the Audit Selection Process, was approved.

136 (5-0)

- 137
- 138 **ii. Establishment of RFP Evaluation Criteria**
- 139 • Mr. Greeley noted this is a statutory requirement, and he expressed he was in favor
- 140 of the RFP Evaluation Criteria.

141

142 On MOTION by Mr. Greeley, seconded by Mr. Martino, with all in

143 favor, the Audit RFP Evaluation Criteria was approved, as

144 presented. (5-0)

- 145
- 146 **iii. Authorization to Proceed with RFP**
- 147

148

149 On MOTION by Mr. Greeley, seconded by Mr. Bally, with all in

150 favor, staff was authorized to proceed with the RFP for Auditing

151 Services (5-0)

- 152
- 153 **F. Follow-Up Items**
- 154 **i. Lake 14 & 15 Aeration Install Update**
- 155 • The install was based on FP&L activation of the meter, which was completed.

- 156 **ii. Bulkhead Pressure Washing Update**
- 157 • Bulkhead pressure washing was completed.
- 158 **iii. Roadway Striping Update**
- 159 • Mr. Whitlock commented he is working with the contractor regarding unfinished
- 160 work. They were asking for \$2,400, but he has been working with them, and they
- 161 have not been paid to date.
- 162 • Some vehicles which went through the paint were damaged by the paint due to the
- 163 fact that cones were not installed, per the contract.
- 164 • It was brought up to the Supervisor that employees drove the vehicles over the
- 165 freshly painted lines on the road.
- 166 • Mobile detailing will not work to repair the paint on the vehicles.
- 167 The Timo Brothers invoice for gatehouse infrastructure damage was discussed.
- 168 • There is a proposed shorted invoice in the amount of \$4,985.27 for damage to the
- 169 gatehouse infrastructure.
- 170 • The President of Timo Brothers sent an email to Mr. Faircloth stating this was not
- 171 acceptable, and if this is done he will contact his attorney.
- 172 • Discussion ensued.

173
174 Mr. Greeley MOVED to send the final payment to Timo Brothers,
175 and not hold back any funds, and Mr. Bally seconded the motion.
176

177 There being no further Board support, the motion failed.

- 178 • The Board requested that staff try to negotiate something to end the situation.

179
180 **NINTH ORDER OF BUSINESS**

Supervisors' Requests

181 Hearing no requests from Supervisors, the next order of business followed.

182
183 **TENTH ORDER OF BUSINESS**

Audience Comments

184 Hearing no comments from the audience, the next order of business followed.

185
186

187 **ELEVENTH ORDER OF BUSINESS**

Adjournment

188 There being no further business,

189

190

On MOTION by Mr. Eliasek, seconded by Mr. Martino, with all in favor, the meeting was adjourned. (5-0)

191

192

193

194

195

196

197

198

199

Quentin Greeley
Chairperson

9B

CEDAR HAMMOCK
Community Development District

Financial Report

February 29, 2024

Prepared by:



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CEDAR HAMMOCK
Community Development District

Financial Statements

(Unaudited)

February 29, 2024

Balance Sheet
February 29, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Checking Account	\$ 182,985
Investments:	
Money Market Account	1,115,141
Deposits	1,359
TOTAL ASSETS	\$ 1,299,485
<u>LIABILITIES</u>	
Accounts Payable	\$ 12,017
Accrued Expenses	106,071
TOTAL LIABILITIES	118,088
<u>FUND BALANCES</u>	
Nonspendable:	
Deposits	1,359
Assigned to:	
Operating Reserves	56,511
Reserves - Bridges	29,950
Reserves - Bulkheads	29,950
Reserves - Irrigation System	153,860
Reserves - Lakes	32,700
Reserves - Roadways	185,000
Unassigned:	692,067
TOTAL FUND BALANCES	\$ 1,181,397
TOTAL LIABILITIES & FUND BALANCES	\$ 1,299,485

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>					
Interest - Investments	\$ 24,577	\$ 10,240	\$ 25,733	\$ 15,493	104.70%
Interest - Tax Collector	-	-	360	360	0.00%
Special Assmnts- Tax Collector	446,845	402,161	420,246	18,085	94.05%
Special Assmnts- Discounts	(17,874)	(16,087)	(16,183)	(96)	90.54%
Other Miscellaneous Revenues	-	-	4,590	4,590	0.00%
TOTAL REVENUES	453,548	396,314	434,746	38,432	95.85%
<u>EXPENDITURES</u>					
<u>Administration</u>					
ProfServ-Engineering	5,000	2,083	9,613	(7,530)	192.26%
ProfServ-Legal Services	2,500	1,042	175	867	7.00%
ProfServ-Mgmt Consulting	44,521	18,550	18,550	-	41.67%
ProfServ-Property Appraiser	8,103	3,376	1,575	1,801	19.44%
ProfServ-Special Assessment	3,411	3,411	3,311	100	97.07%
ProfServ-Web Site Maintenance	761	317	343	(26)	45.07%
Auditing Services	5,000	-	-	-	0.00%
Postage and Freight	900	375	159	216	17.67%
Insurance - General Liability	8,029	8,029	8,303	(274)	103.41%
Printing and Binding	600	250	135	115	22.50%
Legal Advertising	2,575	1,073	301	772	11.69%
Misc-Bank Charges	100	42	-	42	0.00%
Misc-Assessment Collection Cost	8,937	8,937	8,081	856	90.42%
Office Supplies	100	42	-	42	0.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	90,712	47,702	50,721	(3,019)	55.91%
<u>Field</u>					
ProfServ-Field Management	1,785	744	744	-	41.68%
Management Services	2,500	1,042	-	1,042	0.00%
Contracts-Water Mgmt Services	7,200	3,000	3,000	-	41.67%
Utility - Cameras	1,000	417	-	417	0.00%
Electricity - Wells	5,000	2,083	3,968	(1,885)	79.36%
Electricity - Aerator	4,000	1,667	1,328	339	33.20%
R&M-Lake	3,000	1,250	36,217	(34,967)	1207.23%
R&M-Plant Replacement	500	208	-	208	0.00%
R&M-Roads	20,000	8,333	15,880	(7,547)	79.40%
R&M Bulkheads	5,000	2,083	875	1,208	17.50%
R&M - Bridges & Cart Paths	5,000	2,083	-	2,083	0.00%
Misc-Contingency	38,745	16,145	39,897	(23,752)	102.97%
Capital Outlay	40,000	16,667	-	16,667	0.00%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
Reserves - Irrigation System	153,272	63,863	-	63,863	0.00%
Reserve - Lakes	52,917	22,049	-	22,049	0.00%
Reserve - Roadways	22,917	9,549	107,360	(97,811)	468.47%
Total Field	362,836	151,183	209,269	(58,086)	57.68%
TOTAL EXPENDITURES	453,548	198,885	259,990	(61,105)	57.32%
Excess (deficiency) of revenues					
Over (under) expenditures	-	197,429	174,756	(22,673)	0.00%
Net change in fund balance	\$ -	\$ 197,429	\$ 174,756	\$ (22,673)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	1,006,641	1,006,641	1,006,641		
FUND BALANCE, ENDING	\$ 1,006,641	\$ 1,204,070	\$ 1,181,397		

CEDAR HAMMOCK
Community Development District

Supporting Schedules

February 29, 2024

**Non-Ad Valorem Special Assessments
(Collier County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2024**

					ALLOCATION	
Date Received	Net Amount Received	(Discount) Amount	Commission Amount	Amount Received	General Fund Assessments	
Assessments Levied For FY 2024				\$ 446,849	\$ 446,849	
Allocation %				100%	100%	
10/30/23	\$ 2,917	\$ 168	\$ 60	\$ 3,144	\$ 3,144	
11/06/23	\$ 5,262	\$ 224	\$ 107	\$ 5,593	\$ 5,593	
11/16/23	\$ 43,671	\$ 1,857	\$ 891	\$ 46,419	\$ 46,419	
11/20/23	\$ 68,400	\$ 2,908	\$ 1,396	\$ 72,704	\$ 72,704	
11/24/23	\$ 42,092	\$ 1,790	\$ 859	\$ 44,741	\$ 44,741	
12/06/23	\$ 155,215	\$ 6,599	\$ 3,168	\$ 164,982	\$ 164,982	
12/12/23	\$ 33,607	\$ 1,378	\$ 686	\$ 35,671	\$ 35,671	
12/22/23	\$ 7,489	\$ 248	\$ 153	\$ 7,890	\$ 7,890	
01/10/24	\$ 22,297	\$ 693	\$ 455	\$ 23,445	\$ 23,445	
02/08/24	\$ 15,033	\$ 320	\$ 307	\$ 15,659	\$ 15,659	
TOTAL	\$ 395,982	\$ 16,183	\$ 8,081	\$ 420,246	\$ 420,246	
% COLLECTED				94.05%	94.05%	
TOTAL OUTSTANDING				\$ 26,602	\$ 26,602	

Cash and Investment Report
February 29, 2024

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	5.38%	182,985
Money Market Account	BankUnited	Public Funds MMA	n/a	5.15%	1,115,141
				Total	<u><u>\$ 1,298,126</u></u>

Cedar Hammock CDD

Bank Reconciliation

Bank Account No. 2555 Valley National Bank GF
Statement No. 02-24
Statement Date 2/29/2024

G/L Balance (LCY)	182,984.89	Statement Balance	194,239.96
G/L Balance	182,984.89	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	194,239.96
Subtotal	182,984.89	Outstanding Checks	11,255.07
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	182,984.89	Ending Balance	182,984.89
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
2/22/2024	Payment	2744	BANKS ENGINEERING INC	2,735.59	0.00	2,735.59
2/22/2024	Payment	2745	FEDEX	29.13	0.00	29.13
2/22/2024	Payment	2746	INFRAMARK, LLC	7,890.35	0.00	7,890.35
2/22/2024	Payment	2747	RMA GEOLOGIC CONSULTANTS, INC	600.00	0.00	600.00
Total Outstanding Checks.....				11,255.07		11,255.07

CEDAR HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 02/01/2024 to 02/29/24
(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 # 2744								
001	02/22/24	BANKS ENGINEERING INC	1263CDD-122	ENGINEERING SERVICE FOR 12/2023	ProfServ-Engineering	531013-51501	\$2,735.59	
							Check Total	\$2,735.59
CHECK # 2745								
001	02/22/24	FEDEX	8-406-91474	FEDEX SERVICES 02/07/24	Postage and Freight	541006-51301	\$29.13	
							Check Total	\$29.13
CHECK # 2746								
001	02/22/24	INFRAMARK, LLC	108530	01/2024 MANAGEMENT SERVICE	ProfServ-Mgmt Consulting Serv	531027-51301	\$3,710.08	
001	02/22/24	INFRAMARK, LLC	108530	01/2024 MANAGEMENT SERVICE	ProfServ-Field Management	531016-53901	\$148.75	
001	02/22/24	INFRAMARK, LLC	108530	01/2024 MANAGEMENT SERVICE	ProfServ-Web Site Maintenance	531094-51301	\$63.42	
001	02/22/24	INFRAMARK, LLC	109078	JAN'24 Copies	Printing and Binding	547001-51301	\$45.85	
001	02/22/24	INFRAMARK, LLC	109982	FEB 2024 MGMNT SVC	ProfServ-Mgmt Consulting Serv	531027-51301	\$3,710.08	
001	02/22/24	INFRAMARK, LLC	109982	FEB 2024 MGMNT SVC	ProfServ-Field Management	531016-53901	\$148.75	
001	02/22/24	INFRAMARK, LLC	109982	FEB 2024 MGMNT SVC	ProfServ-Web Site Maintenance	531094-51301	\$63.42	
							Check Total	\$7,890.35
CHECK # 2747								
001	02/22/24	RMA GEOLOGIC CONSULTANTS, INC 23-526-9		FEB 2024 DATA COLLECTION AND REPORTING SVCS	Contracts-Water Mgmt Services	534047-53901	\$600.00	
							Check Total	\$600.00
CHECK # DD0327								
001	02/13/24	FPL - ACH	020224-25561 ACH	ACCT #14237-25561 SVC PRD 01/03/24-02/02/24	Electricity - Aerator	543051-53901	\$74.73	
							Check Total	\$74.73
CHECK # DD0328								
001	02/13/24	FPL - ACH	020224-94271 ACH	ACCT #91615-94271 PRD SVC 01/03/24-02/02/24	Electricity - Aerator	543051-53901	\$67.54	
							Check Total	\$67.54
CHECK # DD0329								
001	02/13/24	FPL - ACH	020224-82379 ACH	ACCT #75595-82379 PRD SVC 01/03/24-02/02/24	Electricity - Aerator	543051-53901	\$73.45	
							Check Total	\$73.45
CHECK # DD0330								
001	02/20/24	FPL - ACH	020224-92574 ACH	ACCT #56324-92574 PRD SVC 01/03/24-02/02/24	Electricity - Aerator	543051-53901	\$44.62	
							Check Total	\$44.62
CHECK # DD0331								
001	02/20/24	FPL - ACH	020224-52583 ACH	ACCT #24773-52583 PRD SVC 01/03/24-02/02/24	Electricity - Wells	543050-53901	\$236.91	
							Check Total	\$236.91
CHECK # DD0332								
001	02/20/24	FPL - ACH	020224-27409 ACH	ACCT #87833-27409 PRD SVC 01/03/24-02/02/24	Electricity - Wells	543050-53901	\$236.80	
							Check Total	\$236.80
							Fund Total	\$11,989.12

Total Checks Paid	\$11,989.12
--------------------------	--------------------

9C

Cedar Hammock
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2025

Approved Tentative Budget
(Meeting on 3/12/2024)

Prepared by:



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Cedar Hammock
Community Development District

Operating Budget
Fiscal Year 2025

**Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Approved Tentative Budget**

<i>ACCOUNT DESCRIPTION</i>	ADOPTED BUDGET FY 2024	ACTUAL THRU 1/31/24	PROJECTED FEB - 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES					
Interest - Investments	\$ 24,577	\$ 20,427	\$ 4,150	\$ 24,577	\$ 24,577
Interest - Tax Collector	-	360	-	360	-
Special Assmnts- Tax Collector	446,845	404,587	42,258	446,845	526,632
Special Assmnts- Discounts	(17,874)	(15,864)	-	(15,864)	(21,065)
Other Miscellaneous Revenues	-	4,590	-	4,590	-
TOTAL REVENUES	\$ 453,548	\$ 414,100	\$ 46,408	\$ 460,508	\$ 530,143
EXPENDITURES					
Administrative					
ProfServ-Engineering	\$ 5,000	\$ 7,186	\$ -	\$ 7,186	\$ 5,000
ProfServ-Legal Services	2,500	175	2,325	2,500	2,500
ProfServ-Mgmt Consulting	44,521	14,840	29,681	44,521	45,856
ProfServ-Property Appraiser	6,103	1,575	4,528	6,103	6,103
ProfServ-Special Assessment	3,411	3,311	100	3,411	3,513
ProfServ-Web Site Maintenance	761	279	482	761	784
Auditing Services	5,000	-	5,000	5,000	5,000
Postage and Freight	900	123	777	900	927
Insurance - General Liability	8,029	8,303	-	8,303	8,270
Printing and Binding	600	135	465	600	618
Legal Advertising	2,575	301	2,274	2,575	2,575
Miscellaneous Services	-	-	-	-	-
Misc-Bank Charges	100	-	100	100	100
Misc-Assessment Collection Cost	8,937	7,774	1,163	8,937	10,533
Misc-Contingency	-	-	-	-	(1,874)
Misc-Web Hosting	2,000	-	2,000	2,000	2,000
Office Supplies	100	-	100	100	100
Annual District Filing Fee	175	175	-	175	175
Total Administrative	\$ 90,712	\$ 44,177	\$ 48,994	\$ 93,172	\$ 92,180

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Approved Tentative Budget

<i>ACCOUNT DESCRIPTION</i>	ADOPTED BUDGET FY 2024	ACTUAL THRU 1/31/24	PROJECTED FEB - 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
Field					
ProfServ-Field Management	\$ 1,785	\$ 595	\$ 1,190	\$ 1,785	1,839
Management Services	2,500	-	2,500	2,500	2,575
Contracts-Water Mgmt Services	7,200	2,400	4,800	7,200	7,200
Utility - Cameras	1,000	-	1,000	1,000	1,000
Electricity - Wells	5,000	3,494	1,506	5,000	5,000
Electricity - Aerator	4,000	1,067	2,933	4,000	4,000
R&M-Lake	3,000	-	3,000	3,000	3,000
R&M-Roads	20,000	8,380	11,620	20,000	20,000
R&M-Plant Replacement	500	-	500	500	500
R&M Bulkheads	5,000	-	5,000	5,000	5,000
R&M - Bridges & Cart Paths	5,000	-	5,000	5,000	5,000
Misc-Contingency	38,745	28,201	10,544	38,745	38,745
Capital Outlay	40,000	-	40,000	40,000	40,000
Reserves - Irrigation System	153,272	-	153,272	153,272	178,272
Reserve - Lakes	52,917	-	52,917	52,917	77,917
Reserve - Roadways	22,917	107,360	-	107,360	47,917
Total Field	\$ 362,836	\$ 151,497	\$ 295,781	\$ 447,278	\$ 437,963
TOTAL EXPENDITURES	\$ 453,547	\$ 195,674	\$ 344,776	\$ 540,450	\$ 530,143
Excess (deficiency) of revenues	\$ 0	\$ 218,426	\$ (298,368)	\$ (79,942)	\$ -
Net change in fund balance	\$ 0	\$ 218,426	\$ (298,368)	\$ (79,942)	\$ -
FUND BALANCE, BEGINNING	\$ 1,006,641	\$ 1,006,641	\$ 1,225,067	\$ 1,006,641	\$ 926,699
FUND BALANCE, ENDING	\$ 1,006,641	\$ 1,225,067	\$ 926,699	\$ 926,699	\$ 926,699

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 926,699
Net Change in Fund Balance - Fiscal Year 2025	-
Reserves - Fiscal Year 2025 Additions	304,105
Total Funds Available (Estimated) - FY 2025	1,230,803

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		56,510 ⁽¹⁾
Reserves - Bridges (Prior Year)		29,950 ⁽²⁾
Reserves - Bulkhead (Prior Year)		29,950 ⁽²⁾
Reserves - Irrigation (Prior Year)	153,860 ⁽²⁾	
Reserves - Irrigation FY 2024	153,272 ⁽³⁾	
Reserves - Irrigation FY 2025	<u>178,272</u>	485,404
Reserves - Lakes (Prior Year)	40,000	
Reserves - Lakes FY 2024	52,917 ⁽³⁾	
Reserves - Lakes FY 2025	<u>77,917</u>	170,833
Reserves - Roadways (Prior Year)	185,000 ⁽²⁾	
Reserves - Roadways FY 2024	22,917 ⁽³⁾	
Reserves - Roadways FY 2025	<u>47,917</u>	255,833

Total Allocation of Available Funds	1,028,479
--	------------------

Total Unassigned (undesignated) Cash	<u>\$ 202,324</u>
---	--------------------------

Notes

- (1) Represents approximately 3 months of operating expenditures.
- (2) Ties to Motion to assign fund balance as of 09.30.23.
- (3) Ties to Adopted Budget FY24.

Budget Narrative
Fiscal Year 2025

REVENUES

Interest Investments

The District earns interest on the monthly average collected balance for their operating accounts, money market accounts and certificates of deposits.

Special Assessments - Tax Collector

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Prof Service - Engineering

The District's engineer will be providing general engineering services to the District, i.e., attendance and preparation for monthly board meetings, review invoices, etc.

Prof Service - Legal Services

The District's legal counsel will be providing general legal services to the District, i.e., attendance & preparation for monthly meetings, review operating & maintenance contracts, etc.

Prof Service - Management Consulting

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. These services are further outlined in Exhibit "A" of the Management Agreement.

Prof Service - Property Appraiser

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budget for property appraiser costs was based on 1.5% of gross assessments.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Administrative (cont'd)

Prof Service - Special Assessment

The District's Collection Agent will be providing financial services which include the collection of prepaid assessments, maintenance of District's assessment roll and levying the annual operating and maintenance assessments.

Prof Service – Web Site Maintenance

Inframark Infrastructure Management Services oversees the District's email accounts and provides assistance to Campus Suite regarding the website, as necessary, as well as ADA Compliance Fees.

Auditing Services

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Postage and Freight

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance - General Liability

The District's General Liability & Public Officials Liability Insurance policy is with The Florida League of Cities, Inc. The Florida League of Cities, Inc. specializes in providing insurance coverage to governmental agencies.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Misc - Bank Charges

Bank fees that may be incurred during the year.

Misc-Assessment Collection Costs

The District reimburses the Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming.

The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Administrative (cont'd)

Misc – Web Hosting

The District incurs expenses to maintain and renew their website domain and email accounts.

Office Supplies

Miscellaneous office supplies required for the preparation of agenda packages.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Dept of Economic Opportunity Div.

Field Services

Prof Service – Field Management

Inframark Infrastructure Management Services inspects the District's assets and provides two reports per year.

Management Services

Project Management Expenses incurred from the field manager for the bulkhead/bridges restoration project.

Contracts – Water Mgmt Services

Professional services for environmental permit compliance related to the water use permit.

Utility – Cameras

Costs associated with the District's gate cameras.

Electricity - Wells

FPL provides electrical services for the District's pumps at the following addresses:

- 8684 Cedar Hammock Circle - Well #4 Meter KL35128
- 3639 Cedar Hammock Court – Well #6 Meter ACD4996

Electricity - Aerators

FPL provides electrical services for the District's pumps at the following addresses:

- 3826 Wax Myrtle Run – Meter ACD4234
- 8892 Cedar Hammock Blvd – Meter ACD4976
- 3766 Buttonwood Way – Meter ACD8387

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Administrative (cont'd)

R&M - Lake

Repair and maintenance expenses related to lakes including washout repairs and erosion.

R&M – Roads

Repair and maintenance expenses related to roads.

R&M – Plant Replacement

Replace landscape plantings at pumps.

R&M – Bulkheads

Repair and maintenance expenses related to bulkheads.

R&M – Bridges

Repair and maintenance expenses related to the bridges.

Misc-Contingency

Any current year Field expenditure that may not have been provided for in the budget.

Capital Outlay

Funds set aside for future Capital projects.

Reserves:

Reserve - Irrigation

Funds to be set aside for future bridge expenditures as determined by the BOS.

Reserve - Lakes

Funds to be set aside for future lake expenditures as determined by the BOS.

Reserve - Roadways

Funds to be set aside for future roadway expenditures as determined by the BOS.

Cedar Hammock

Community Development District

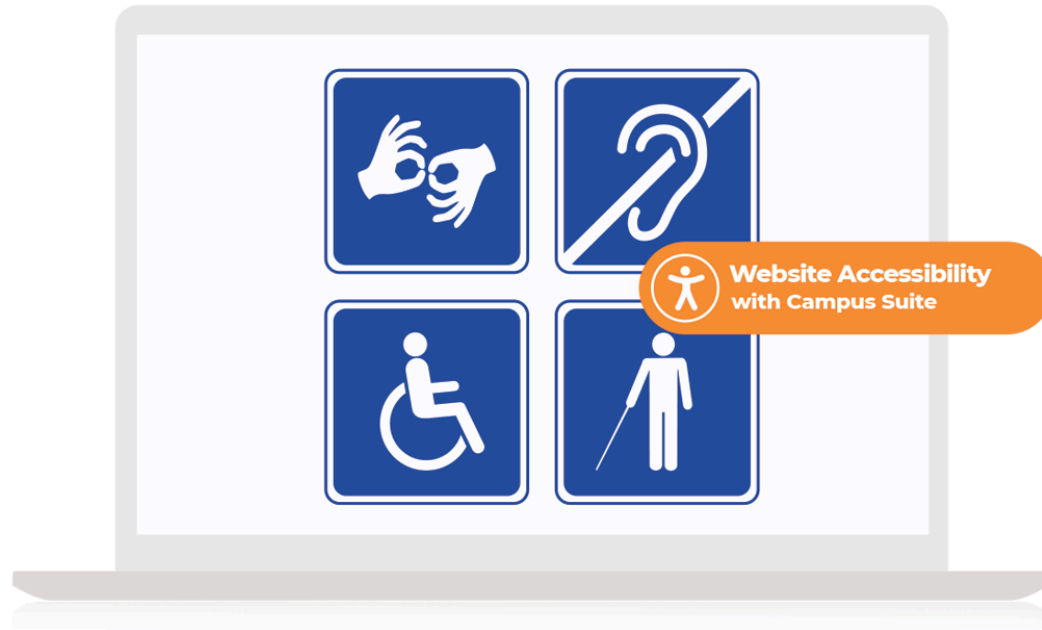
Supporting Budget Schedules

Fiscal Year 2025

**Assessment Summary
Fiscal Year 2025 vs. Fiscal Year 2024**

ASSESSMENT ALLOCATION					
Product	General Fund			Percent Change	Units
	FY 2025	FY 2024			
Single Family	\$ 659.11	\$ 559.26		17.85%	65
2 Story	\$ 659.11	\$ 559.26		17.85%	228
4 Story	\$ 659.11	\$ 559.26		17.85%	330
Duplex	\$ 659.11	\$ 559.26		17.85%	176
					799

9D.



Quarterly Compliance Audit Report

Cedar Hammock

Date: March 2024 - 1st Quarter

Prepared for: Sandra Demarco

Developer: Inframark

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Handwritten signature of Jason C. Morgan in black ink.

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

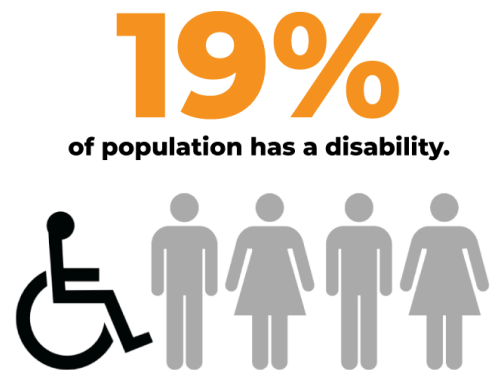
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



Sight, hearing, physical, cognitive.

The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitertools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

9Ei

From: Carrie Davis <accounting@cedarhammockcc.com>
Sent: Wednesday, March 27, 2024 11:06 AM
To: Faircloth, Justin <justin.faircloth@inframark.com>; Whitlock, Jacob <Jacob.Whitlock@inframark.com>
Cc: Golf Maintenance <golfmaint@cedarhammockcc.com>; Barry McDonald <gm@cedarhammockcc.com>
Subject: FW: Message from KM_C450i

Good morning everyone – please see attached quote for work to remove street paint from vehicles. We have reached out to several companies including dealerships and most will not or do not remove street paint from vehicles.

This is the company I have finally found that will address the problem and fix. Please advise if this is ok to proceed with.

Thank you,

Carrie Davis
Financial Controller & Director of Human Resources
Cedar Hammock Golf & Country Club
8660 Cedar Hammock Boulevard
Naples, FL 34112
239-354-1175; 239-354-1890 fax

SUPREME COLLISION

Workfile ID: ab202244
 Agenda Page 71
 Parts Share: 7RHYZ5

ab202244
7RHYZ5

Your Certified Repair Facility, and that's NOT by
 Accident
 938 4TH AVENUE NORTH, NAPLES, FL 34102
 Phone: (239) 262-0405
 FAX: (239) 262-3425

Estimate

RO Number:

Customer:	Insurance:	Adjuster:	Estimator:
Bedward, Lincoln	CUSTOMER PAY	Phone:	BRYAN KENZIE
		Claim:	Create Date: 3/25/2024
		Loss Date:	
(609) 435-8203		Deductible:	

2018 HOND CR-V EX AWD 4D UTV 4-1.5L Turbocharged Gasoline Gasoline Direct Injection White

VIN: 2HKRW2H50JH643504	Interior Color:	Mileage In:	Vehicle Out:
License:	Exterior Color: White	Mileage Out:	
State: FL	Production Date:	Condition:	Job #:

Line	Ver	Operation	Description	Qty	Extended Price \$	Part Type	Labor	Type	Paint
1	E01		FENDER						
2	E01	Remove/Replace	RT Fender liner	1	58.67T	OEM	0.4T	Body	
3	E01	Remove/Replace	LT Fender liner	1	56.23T	OEM	0.4T	Body	
4	E01	Remove/Replace	RT Wheel opng mldg	1	43.02T	OEM	0.3T	Body	
5	E01	Remove/Replace	LT Wheel opng mldg	1	43.00T	OEM	0.3T	Body	
6	E01		FRONT DOOR						
7	E01	Remove/Replace	RT Lower molding w/o chrome	1	133.34T	OEM	0.4T	Body	
8	E01	Remove/Replace	LT Lower molding w/o chrome	1	133.35T	OEM	0.4T	Body	
9	E01		REAR DOOR						
10	E01	Remove/Replace	RT Lower molding w/o chrome	1	90.43T	OEM	0.4T	Body	
11	E01	Remove/Replace	LT Lower molding w/o chrome	1	90.43T	OEM	0.4T	Body	
12	E01	Remove/Replace	RT Wheel opng mldg	1	67.78T	OEM	0.2T	Body	
13	E01	Remove/Replace	LT Wheel opng mldg	1	67.78T	OEM	0.2T	Body	
14	E01		QUARTER PANEL						
15	E01	Remove/Replace	RT Wheel opng mldg	1	30.44T	OEM	0.3T	Body	
16	E01	Remove/Replace	LT Wheel opng mldg	1	30.44T	OEM	0.3T	Body	
17	E01	Remove/Replace	RT Protector	1	36.05T	OEM	0.2T	Body	
18	E01	Remove/Replace	LT Protector	1	36.05T	OEM	0.2T	Body	
19	E01	Remove/Replace	RT Wheelhouse liner 18" wheels	1	149.93T	OEM	0.3T	Body	
20	E01	Remove/Replace	LT Wheelhouse liner 18" wheels	1	149.93T	OEM	0.3T	Body	
21	E01		REAR BUMPER						
22	E01	Overhaul	O/H rear bumper			OEM	2.4T	Body	
23	E01	Remove/Replace	Bumper cover	1	334.53T	OEM	0.0T	Body	

Estimate Totals	Discount \$	Markup \$	Rate \$	Total Hours	Total \$
Parts					1,551.40

T = Taxable Item, RPD = Related Prior Damage, AA = Appearance Allowance, UPD = Unrelated Prior Damage, PDR = Paintless Dent Repair, A/M = Aftermarket, Rechr = Rechromed, Reman = Remanufactured, OEM = New Original Equipment Manufacturer, Recor = Re-cored, RECOND = Reconditioned, LKQ = Like Kind Quality or Used, Diag = Diagnostic, Elec = Electrical, Mech = Mechanical, Ref = Refinish, Struc = Structural

RO Number:

2018 HOND CR-V EX AWD 4D UTV 4-1.5L Turbocharged Gasoline Gasoline Direct Injection White

Labor, Body	60.00	7.4	444.00
Material, Shop	5.00	5.0	25.00
Subtotal			2,020.40
Sales Tax			121.22
Grand Total			2,141.62
Net Total			2,141.62

Estimate Version	Total \$
Original	2,141.62

Insurance Total \$:	2,141.62
Received from Insurance \$:	0.00
Balance due from Insurance \$:	2,141.62

Customer Total \$:	0.00
Received from Customer \$:	0.00
Balance due from Customer \$:	0.00

T = Taxable Item, RPD = Related Prior Damage, AA = Appearance Allowance, UPD = Unrelated Prior Damage, PDR = Paintless Dent Repair, A/M = Aftermarket, Rechr = Rechromed, Reman = Remanufactured, OEM = New Original Equipment Manufacturer, Recor = Re-cored, RECOND = Reconditioned, LKQ = Like Kind Quality or Used, Diag = Diagnostic, Elec = Electrical, Mech = Mechanical, Ref = Refinish, Struc = Structural