



***Hemingway Point  
Community Development District***

**<http://www.hemingwaycdd.com>**

**Anthony Pellicano, Chair**

**Russell Brick, Vice Chair**

**Cheryll Angell, Assistant Secretary**

**Carlos Suarez, Assistant Secretary**

**July 28, 2021**



# Hemingway Point Community Development District

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July 21, 2021

## Board of Supervisors Hemingway Point Community Development District

Dear Board Members:

The **Hemingway Point** Community Development District regular meeting to be held on **Wednesday, July 28, 2021** at **2:00 p.m.** at the **Waterstone Bay Clubhouse, 1355 Waterstone Way, Homestead, FL 33033**

**Please Note:** Staff Members of the Public are encouraged to participate from your computer, tablet, or smartphone by going to:

<https://global.gotomeeting.com/join/573619093> or you may also participate using a phone by dialing: **1-224-501-3412** and Access Code **573-619-093**

1. Roll Call
2. Organizational Matters
  - A. Consideration of Appointment of Supervisor to Unexpired Term of Office Seat #2 (11/2024)
  - B. Oath of Office for Newly Appointed Supervisor(s)
  - C. Election of Officer(s)
3. Approval of the Minutes of the June 23, 2021 Meeting
4. Staff Reports
  - A. Attorney – Discussion of Memorandum on 2021 Legislative Update
  - B. Engineer
  - C. CDD Manager
    - 1) Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form
  - D. Property Manager – Monthly Report
5. Financial Reports
  - A. Approval of Check Run Summary
  - B. Balance Sheet and Income Statement
6. Supervisors Requests and Audience Comments
7. Adjournment

*Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.hemingwaycdd.com>*

**MINUTES OF MEETING  
HEMINGWAY POINT  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Hemingway Point Community Development District was held on Wednesday, June 23, 2021 at 2:00 p.m. at Waterstone Bay Clubhouse, 1355 Waterstone Way, Homestead, Florida 33033.

Present and constituting a quorum were:

Anthony Pellicano  
Russell Brick  
Cheryll Angell  
Roy Spallone  
Carlos Suarez

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary (by phone)

Also present were:

Paul Winkeljohn  
Scott Cochran  
Gregory George  
Ben Quesada

District Manager  
District Counsel  
Billing, Cochran, Lyles, et. al.  
Governmental Management Services

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Winkeljohn called the meeting to order and called roll.

**SECOND ORDER OF BUSINESS**

**Approval of the Minutes of the  
April 28, 2021 Meeting**

Mr. Winkeljohn: Your minutes from the April 28th meeting have been circulated, if those are ok, a motion to approve would be appreciated.

On MOTION by Ms. Angell seconded by Mr. Spallone with all in favor, the Minutes of the April 28, 2021 Meeting were approved.
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**THIRD ORDER OF BUSINESS**

**Staff Reports**

Mr. Winkeljohn: We had really just some staff activity and some discussion points for today's meeting, so there's really a very light agenda. It's earlier than you're usually asked, but it is time for your report Scott.

**A. Attorney**

Mr. Cochran: I don't really have anything legal specifically to report today, except to mention the Form 1, but that's already a separate line item on the agenda. The only other thing, as I mentioned this is Gregory George from our office and he's joining our CDD division, so he's just joining us at our meetings to meet people and see what we do, so thank you for having us here, but I don't have anything specific unless any of you have any questions for me.

Mr. Winkeljohn: Great, any questions for Scott?

**B. Engineer**

Mr. Winkeljohn: We have nothing under our engineer's report.

**C. CDD Manager**

- 1) **Discussion of Pool Security**
- 2) **Number of Registered Voters in the District – 585**
- 3) **Discussion of Financial Disclosure Report form the Commission on Ethics and Reminder to File Annual Form**

Mr. Winkeljohn: Under District manager, so the main thing we've been working on was trying to find contractors for you all to consider adding security or a pool attendant capability at the pool. Ben's gotten a couple of quotes, and one of them is in your book, one of them I'm going to pass out. The one in your book is the much more competitive I think, I believe. Basically, the concept is to have some presence at the pool that's not a volunteer resident trying to enforce or to impose the right behaviors at the pool. Things like bringing any loud speaker DJ system, maybe alcohol, or you know just basically breaking all of our rules, somebody that can deter that, and also watch the capacity, that was a bigger problem during COVID but it's still something we want, and we would develop a set of post orders and guidance for whoever we pick. I like it for a lot of reasons because we know the weekends are likely to be aggravation points, and you could also turn the valve off should you not want to spend the budget every year, so you do get discretion in this one, it's not an obligation to hire them, it's a contract to

arrange and train them to do the job, and they'll do it, they're not fixed to this amount. We choose to cut the schedule down in the winter, which we would typically do, they understand that.

Mr. Quesada: Those smaller companies need to prove themselves basically, and this guy has a good background, so I'm going to refer to that opportunity.

Mr. Winkeljohn: Right, there's a little bit of behind the scenes business going on in the security world, the large national firms have basically decided to fatten their portfolios as a business strategy, and they've been gobbling up almost all the midsize and top local firms. One of them was a bit of a surprise which was one of the higher qualified firms in South Florida which is G4S, you may remember they used to be called Wackenhut, like they had all big government contracts, they have a really high standard for employment, they would only hire former or currently sworn police officers, or military training, and so that gave them really the cream of the hiring crop in the security business, and they were able to really perform at a very high level for many years. It looks like that changed and they became available to be purchased, so the company that is buying a lot of them used them in other areas and they're really hard to work with because they've been buying all these companies. So, one of the first things in corporate rating is to get rid of layers of management and act like you can fill it in with somebody from another office, but it doesn't work well, nonetheless, it's a little chaotic, and one of the results of that environment is the top chart people spinoff on their own, and they take a couple of clients with them, or they go out and look for business and they're actually perfect for us because they're not going to charge at a high level and they're also going to be eager to perform well. So, if those two environmental factors are accurate that's all good, and that makes me a little bit more comfortable because these security services is a very busy management job when we start hiring them, we get pulled into a lot of things we'd rather not do, but for the Board's sake and the community's sake, we understand it can get your quality of life where it belongs.

Mr. Pellicano: So, I have one question, I was just looking at these, so the C1P on here only has 16 hours a week?

Mr. Winkeljohn: Yes, that's what we asked them to quote.

Mr. Pellicano: And the other one in the book is 5 hours per day.

Mr. Winkeljohn: Right, so you're basically hiring an hourly rate.

Mr. Pellicano: So, that's actually better, because you want them for longer, you don't want them for 2 hours a day.

Mr. Winkeljohn: Right, the ideal timeslot for you guys on average will be, not unless it's summer holidays where there's a weekday, but usually weekends, you're going to look for Saturday and Sunday afternoons, those are your prime days where you need to keep it under control. Holidays are big, and in the summer you could do as much as you want over the summer, but mid-day to early afternoon.

Mr. Brick: We're really looking at 10 to 6.

Mr. Winkeljohn: Right, that's perfect. So, two topics, do you want to hire somebody and then number two, what would you like to set the schedule to be, which would determine how much you're willing to spend?

Mr. Pellicano: I personally don't have an issue spending \$2 and something more for a bunch more hours on this one if that's the case, it would give us more coverage.

Mr. Winkeljohn: Yes, I think the one in the book is the better deal.

Mr. Spallone: I have a question on the security, just give me a moment.

Mr. Winkeljohn: Sure, and this is one of those decisions that you have a lot of flexibility with, like you can buy what you want throughout the year and you get to dial it up or down as budgets and needs change.

Mr. Pellicano: Agree with the 10 and 6 though.

Ms. Angell: I don't really agree with the 10 and 6. Well, 10 to 6 is ok, it's more daylight so we're going to be at the pool a little bit longer, so I would think, and they're not going to really be here at 10 in the morning a lot of them, but I would think that it should be like 11 to 7 because it's summertime.

Mr. Winkeljohn: Right, summer hours are an hour later, it should be.

Ms. Angell: Right, it should be a little bit later for the summer anyway, because people may have their supper and then they're going to go to the pool with their kids or something.

Mr. Winkeljohn: Right, so summer I would start them close to like 1 to 7:30 even 8:00 o'clock because like this month is 8:30.

Ms. Angell: Right, we may have to flex around.

Mr. Pellicano: So maybe during the summer when the time changes, we'll go like summertime will be 11 to 7, and then winter time would be 10 to 7, because it gets darker earlier, does that make sense?

Mr. Brick: You can even go to 12 to 8 I suppose because come like 6 or 7, that's when the real glass bottles are coming out.

Ms. Angell: That's right, so we could do 12 to 8 in the summertime because you're just getting the people at lunchtime, and in the morning, they're not going to cause too much trouble.

Mr. Winkeljohn: Yes, the mornings and weekends are going to be families, lighter, more like little kids learning to swim, that type of group.

Ms. Angell: But if they start seeing a security person, they're not going to cause that trouble in the morning.

Mr. Winkeljohn: So, step one would be to pick a contractor, so am I hearing a consensus of First Security?

Mr. Pellicano: I'm good with First Security, do you guys have any questions about that?

Mr. Spallone: I just wanted to see the reviews.

Mr. Brick: Wait a second, I don't see why we would pay more for less, for more of the same because here, it's going to be \$260, that's going to be \$260 a weekend.

Ms. Angell: Well, for \$260 it's saying you're getting 10 hours per week.

Mr. Brick: That's only 10, so we're adding another 6 hours.

Mr. Quesada: Make sure you're looking at the unarmed officer as well, so there's two prices, there's one for an armed officer and one for unarmed.

Mr. Brick: Ok, never mind.

Mr. Suarez: In my opinion I don't think we need an armed guard.

Mr. Winkeljohn: No, I wouldn't recommend that either.

Mr. Pellicano: So, it's actually cheaper for the unarmed anyway.

Mr. Quesada: Correct.

Mr. Brick: So, at 8 hours it's going to be \$160.

Mr. Suarez: Paul, I can't hear anything.

Mr. Winkeljohn: Right, I can't hear Russ either, just a minute, he needs to finish his point and then I'll repeat it.

Mr. Brick: Ok, so it would be \$320 for a weekend, 8 hours is \$160 for Saturday, 8 hours for Sunday, \$320, right?

Mr. Winkeljohn: Yes, and it's real simple, one is \$23.35 an hour for regular time, and one is \$20.00 a hour for regular time, so there's a \$3.25 difference, that's what you're buying.

Mr. Brick: Right.

Mr. Winkeljohn: You're paying the overhead difference, and one is less than the other, so what we schedule them for and what they propose is to be determined.

Mr. Brick: And has anybody used this company?

Mr. Winkeljohn: Well, that was my earlier talk is that they've reformed these new companies and so they're not going to have a huge track record that is meaningful because of what's happened in the market. Now, they all have to hire a qualified trained person to be called security, it's a Florida licensing thing, so that kind of makes them all equal in that respect. Background checks are required to be the same standard, and their pay rate determines what you're getting to come through the door.

Mr. Brick: Is this guy going to be CPR qualified?

Mr. Winkeljohn: That's an option, they typically are, but again it's not a pool person, it is a facilities security role.

Ms. Angell: Well, it does say our training, when you go back to look at it.

Mr. Winkeljohn: They typically are.

Ms. Angell: And it says CPR.

Mr. Quesada: Most of them get like first response certification.

Mr. Winkeljohn: Do we have a defibrillator at the pool?

Ms. Angell: No.

Mr. Winkeljohn: We might consider that as a side effect.

Mr. Pellicano: I don't think there is, but I have to look in the closet.

Mr. Winkeljohn: We could put one in, it's not a big deal.

Mr. Pellicano: But it's got to be in a little case like that.



Mr. Winkeljohn: No, we know how to do it, there's a license. So, what I would say is authorize staff to bring back an agreement for services with the company you pick, we can start some scheduling at, and sort of topic number two is when do you want them to start, and what hours, and we'll do kind of three things at once. We'll get somebody there under pretty obvious job description, and then we'll develop that, and we'll develop sort of, because we can hire security today to show up tomorrow but we'd like to put them on a District contract kind of in long term expectations and we can do all of the above at the same time.

Mr. Brick: Are we going to need a liaison schedule because you know the first time the guy tries to do something, people are going to say, who are you, get me the guy in charge.

Mr. Winkeljohn: Our staff will support in good faith, you guys need to hire a field manager, which we've talked about quite a bit, we'll do it.

Mr. Brick: So, the contract for this, is it a yearly basis, or a 6 month basis?

Mr. Winkeljohn: Everything is on as needed basis, until we say we don't need you anymore, it's not going to be a contract for services, it's a contract for a rate, and capability. So, the contract is scheduled, if we don't schedule them there's no work, there's no contract.

Mr. Quesada: And typically, the way they structure things on their end there's always a 30 day written notice type of deal for most agreements.

Mr. Winkeljohn: Right, so you're buying access.

Mr. Brick: I just want to make sure because if they don't work out, I don't want to be stuck in it for like a year.

Mr. Winkeljohn: No, I thought I tried to say that earlier, that this gives you maximum discretion, you can turn it on and off as the year goes on, as you want it, don't want it, you have all those options.

Mr. Brick: That's fine if they don't work out, then basically just move on to something else.

Mr. Winkeljohn: Carlos, did you catch all of that?

Mr. Suarez: Yes, I did, whenever you talk, I got it.

Mr. Winkeljohn: Ok, so I summarized the answer so you could get what Russ' question was.

Mr. Suarez: I got it.

Mr. Winkeljohn: Alright, so basically what it would look like, a motion would be to authorize staff to engage and contract this firm with an agreement approved by legal counsel and we'll start off without hours to be determined, and then you can tell us what hours you want to start with.

Mr. Brick: Alright, so I'll make a motion that we approve that.

Mr. Suarez: Hey Paul, do we have at least an annual budget that we think because that's going to kind of dictate it?

Mr. Winkeljohn: Exactly so the next motion would be to authorize a maximum of hours, but let's just get them on board first.

Mr. Suarez: Ok.

On MOTION by Mr. Brick seconded by Mr. Suarez with all in favor, authorizing staff to enter into a contract with First Security for the pool area, subject to legal counsel review and TBD hours by the Board was approved.

Mr. Winkeljohn: Alright, so that's step one. Step two is when do you want them to start and how many hours do you think is appropriate, we have July 4th coming up, I would really recommend we sort of break them in the hard way for the 4th of July.

Mr. Pellicano: The weekend is July 2nd.

Mr. Suarez: So, maybe 3 days a week like right now, Friday, Saturday, Sunday, I live next to the pool and I don't see anybody getting crazy during the week, it's usually the weekends is when more people get crazy.

Mr. Winkeljohn: Right, I usually start getting Tony's texts at about 5:00 p.m. on Sunday.

Mr. Pellicano: So, what date do you guys want to start?

Mr. Winkeljohn: Well, I would ask for you to direct us to just start as soon as possible, weekend shift as Friday, Saturday, Sunday like Carlos just described, that's what I would do. Then in August, we can tweak it for the fall.

Mr. Suarez: I agree.

Mr. Brick: So, 3 days a week?

Mr. Winkeljohn: 2 or 3, whatever you want.

Mr. Brick: Well, I thought it was just going to be just Saturday and Sunday.

Mr. Winkeljohn: It will help, Saturday and Sunday, are Friday's a problem do you think?

Mr. Pellicano: Friday's a problem only because school is out now, so maybe 3 days.

Mr. Brick: Ok.

Mr. Pellicano: Some of the issues we have had on Fridays.

Mr. Brick: So, 4th of July weekend, we're going to do 4th of July as well?

Mr. Winkeljohn: Yes, if possible, it's a weekend this time.

Mr. Brick: So, that would be Friday, Saturday, Sunday, Monday, for the first week you would start?

Mr. Winkeljohn: Right, if we can pull it off.

Mr. Pellicano: Yes, let's do that.

Mr. Winkeljohn: Ok, alright so we'll do that for July, and we'll do that through our meeting in August and we'll regroup.

Mr. Pellicano: Ok.

Mr. Winkeljohn: And it will only be 3 days a week if it's not a holiday, how's that sound?

Mr. Suarez: I agree.

Mr. Winkeljohn: Alright, that's enough direction, it's already budgeted so that won't disrupt anything.

Mr. Pellicano: I'm good with that.

Mr. Winkeljohn: Ok, so I don't need any further action on that.

Ms. Angell: I just have a question, so our week, because you're going to start the first week in July.

Mr. Winkeljohn: We'll start as soon as we can get them to.

Ms. Angell: So, let's say it's Friday, Saturday, because the 2nd and 3rd, and the 4th is on Sunday.

Mr. Brick: No, the 4th is Monday.

Mr. Quesada: No, the 4th is on a Sunday, and it's being observed on the 5th.

Mr. Winkeljohn: Right, you get the day off work on the Monday, but the 4th of July is still the 4th of July.

Ms. Angell: So, what I'm getting at, so we're saying the 2nd and 3rd, which will be Friday, Saturday, ok, and now does our next week start for Sunday, does it run from Sunday to Saturday, so you would have a Sunday, because you're saying Monday?

Mr. Winkeljohn: Then they'll start the following Friday, Saturday and Sunday, and it will stay like that.

Ms. Angell: So, we have 4 days that week then.

Mr. Winkeljohn: Right because of the holiday.

Mr. Suarez: We definitely need them now on Monday.

Mr. Winkeljohn: Ok.

Mr. Quesada: And then we'll do Friday through Sunday until the next meeting and then we're revisit everything.

Ms. Angell: Ok.

Mr. Winkeljohn: Perfect. Alright, so that's good direction, and really 90% of the job is deterrent and the appearance, the 10% of the interaction with this person, frankly because there will be very little training opportunity, we're going to probably ask them to do a little as possible, rather than cause a problem, and we'll work it out, but the training will be the best we think we can get in, but in time it will evolve.

Mr. Pellicano: So, if there is an issue there, we just call the police.

Mr. Winkeljohn: Right, it's a trespassing supervisor issue, and they'll be authorized to serve as our representative.

Mr. Pellicano: Ok, that was my next question, that was what I was going to ask you.

Mr. Winkeljohn: Right, because otherwise why would you need security, you would just have staff do everything.

Mr. Brick: Are we going to require him like report anything?

Mr. Winkeljohn: Reports, yes, they'll do reporting, standard security reporting.

Mr. Brick: Ok.

Mr. Winkeljohn: We'll have a log, yes. Great. Other things under manager's report, we always give you the number of registered voters in the District and you're well past the minimum to hold general elections which is 250, so you're more than double that. Your financial disclosure forms, for those of you who aren't familiar.

Mr. Brick: Mine's in.

Mr. Pellicano: Mine's in too.

Ms. Angell: Mine's in.

Mr. Winkeljohn: And Roy, you know what to do? Did you get it in the mail?

Mr. Spallone: Yes.

Mr. Winkeljohn: And it's my understanding that you're going to be leaving the Board, Roy, so I'll give you another form that you add with yours when you send it in, so you'll send in a Form 1 and a Form 1F.

Mr. Spallone: I'll talk to you about it after.

Mr. Winkeljohn: Right, excellent. Carlos, are you good?

Mr. Suarez: Yes sir.

Mr. Winkeljohn: Alright.

#### **D. Property Manager – Monthly Report**

Mr. Winkeljohn: That brings us to Ben's report for your property manager, go ahead.

Mr. Quesada: Ok, so an update on your tree trimming, under tab D, we got everything approved, and the week of July 4th, but starting on the 6th through the 9th they should be knocking out all the tree trimmings based on all the problems I know that have been overdue. I received confirmation this morning actually that they were able to tack on that schedule.

Mr. Winkeljohn: Great.

Mr. Quesada: So, not a whole lot else to report, I did notice that you guys had some broken showerhead the other day, the water was shut off, they had to order a special part because it's the valve, or whatever it's called, it's a pushbutton, so it was already ordered, it should be coming in this week I was told, so your shower at the pool should be fixed later on this week.

Mr. Brick: Do you want the keys to the spigot lines?

Mr. Quesada: Sure, that would be helpful.

Mr. Brick: Because I have them.

Mr. Quesada: Ok, at least a copy if you could help me out with that, that would be great.

Mr. Brick: Ok.

Mr. Quesada: I have one or two maintenance guys that help me out in between whenever I'm not in the area so that would be great.

Mr. Brick: I locked those spigots up 2 years ago.

Mr. Quesada: That would be great.

Mr. Winkeljohn: Excellent, and I have a little bit of feedback also. We've had some incidents at the pool and we are able to capture the video pretty quickly, but one of the things we're going to do to sort of expedite our remote enforcement strategies is the staff here has been trained on setting up the passes for people. We're going to add into their admin access the ability to retrieve data so that we can correlate who went through the gate at the same time as the video, so we have somebody doing something that violates our rules, we can correlate who they are, send letters, and deal with it. Obviously, we'll have a security person there in the future, they'll be able to coordinate that with us, but that's a capability we didn't have yet, we just let the tech handle it all, and as we go forward this will never go away, this role. So, the staff here, my staff will be able to do all of the above, they already can pull some video, but they'll be admin level trained so that they can pull the data out of the reader.

Mr. Quesada: Just another quick thing, again, we've had some communication with one of the HOA Board members there, I get it, everybody has their group chats and all that going on that level, so just trying to minimize the amount of phone calls and emails that we've already received, because Mayra's been helping me out and she's great with the pool access, but we're following your guy's rules, everybody gets two free FOBs, after that they have to pay. We even set up a PayPal link on your website, so now it's going to make things a little bit easier so they don't have to come physically and pay, they can go through PayPal for the extra FOBs, just understand some of the complaints you might be hearing, just direct them to management, to Mayra and I, we

have a phone line here, or email preferably, but again, it's just this back and forth where someone is hearing one side of the story, like someone asking for 5 extra keys, but they don't want to pay for them type of deal, and then they're saying we're not being very helpful, and you're just hearing one side of the story. So, other than that, we've been knocking out a bunch of them, I know it's summertime and there's a lot of demand, but again, we spend about a good hour a day going through those, sending them through, and by the end of the week we're in the double digits as to how many people had gotten access, but a lot of people also, again, not following instructions. You get a digital code, it's like getting a room key in a hotel, once it's on your thing, but if you're trying to share it with someone else's phone, now you just invalidated that code because it's going to recognize tampering. So, again, it's just a lot of back and forth but we don't mind helping you out with that stuff, I just want you to understand our side of the story, and then again, just direct them to management, and we even take the time to call these people, and email them.

Mr. Winkeljohn: Right, they're getting an excellent handholding level service.

Mr. Quesada: Yes, and it's a lot of gossip on the other side.

Mr. Winkeljohn: And in case anybody from the HOA asked you about it, the treasurer, I can't remember her name, Evette, she's been excellent at sort of funneling these conversations in and out.

Mr. Quesada: Correct.

Mr. Winkeljohn: So, it's gotten pretty smooth now.

Mr. Brick: I work in retail, so I hear that crap all day long, and I know it's not true, and I never even listen to it.

Mr. Winkeljohn: Right, good. Thanks Ben.

## **FOURTH ORDER OF BUSINESS      Financial Reports**

### **A. Approval of Check Run Summary**

### **B. Balance Sheet and Income Statement**

Mr. Winkeljohn: Moving on, under financials reports, you have a check run and balance and income statement. Nothing of note to remark to you other than, you do have a budget hearing in August, you're planning an increase to cover those expenses.

I will say that your balance will be basically zero by the end of the year which is unacceptable frankly, there's no reserves, so when it comes time to adopt your new budget, staff is going to be strongly adamant that you adopt the highest rate that we've proposed because of that reason. So, is there a motion to accept the financials?

On MOTION by Mr. Brick seconded by Ms. Angell with all in favor, the Check Register and the Balance Sheet and Income Statement were approved.

## **FIFTH ORDER OF BUSINESS**

## **Supervisors Requests and Audience Comments**

Mr. Winkeljohn: And that's the structural part of the meeting, at this time we could take input or questions from the Board.

Mr. Brick: Aren't we already raising the assessment?

Mr. Winkeljohn: Yes, and that's what I just said, today's financials were a point to remind you that you need the money.

Mr. Suarez: Paul, you're breaking up.

Mr. Winkeljohn: Ok, Russ just wanted to make sure that we were on track to do the budget adoption and that it did include the increase, and so yes, he was just reiterating what I was saying as well.

Mr. Suarez: Ok.

Mr. Winkeljohn: The only thing we sort of had a little bit of discussion on was the hearing in August, if you were still comfortable having in the evening at 6:00 p.m. or if you wanted to adjust that, you do have a chance today, you'll still meet the requirements to do the mailed notice and re-set that hearing. That doesn't go out until 21 days before your meeting, so you have that option if you wanted to. That's all I have.

Mr. Brick: So, if we do it, or say we chose to do it at 6:00 o'clock, I really don't see any difference whatsoever.

Mr. Winkeljohn: Right, it's up to you all.

Mr. Brick: Regardless of who shows up, we are assessing and it's going to be done, so I mean I don't really see the point in creating a whole bunch of problems of not



passing it possibly for us, and a bunch of people milling around here complaining and griping.

Ms. Angell: Well, is it that we give them time to talk, but we're not really going to answer them, is that it?

Mr. Winkeljohn: Well, it's up to you as a Board member.

Ms. Angell: Because I thought we weren't really supposed to be answering them, they can say what they want to say, and we will say to them, we will take your feedback and consider it, thank you for coming.

Mr. Winkeljohn: Right, you take the feedback and you make your decision, it's not an exchange. And part of the process is in the mailed notice that they can send in comments in writing, and there will be a remote access, I'm assuming the broken fiber line today will be fixed by then, so we'll have normal internet access, we have remote access. So, the public will have its opportunity to participate, it's just the question of whether you want to do it in the evening or back to our normal time, or somewhere inbetween, it's up to you.

Ms. Angell: Well, I was just asking because I didn't think you were supposed to really answer them because you don't need to start arguments with anyone.

Mr. Winkeljohn: It's the style of interaction with the public is to the Board's choosing, you're not required to respond to the questions, you're there to hear their questions, so many Boards do learn not to get into a tit for tat, because if somebody is there to be angry and argue with you, guess where that conversation is going to go, nowhere positive. So, it's really strategy or style, or personal politics of how you handle your constituents, now if they have a technical question and you want me to answer, I'll answer it, no problem, assuming I have the knowledge of what they ask, which I should, but that's what a public forum is for is to have them give feedback, if there's questions, we can answer them. My recommendation is always to answer them sort of as a group, and say thank you for your questions, will hear all questions and then we'll answer the right information that's necessary, but I find it less helpful to get into an argument.

Ms. Angell: Right, well I'm just saying it because we could have someone talking for a long time in front of us, do we give them a certain amount of time?

Mr. Winkeljohn: Yes, your rules have a certain of time per question.

Mr. Brick: Two minutes.

Mr. Winkeljohn: Yes, it's already built in, and we rarely ever have to get into that, and I'm not expecting it, but you are mailing them a letter inviting them to come, so they may choose to come.

Ms. Angell: Right.

Mr. Winkeljohn: And it's not an increase that I think has tremendous controversy, it's not like you're doing it for luxuries, you're doing it to meet a service level you've been able to provide because you burned into your reserves. So, really the question is, is the Board still want to keep that hearing time, that's really the only question before you.

Mr. Spallone: And I was the one who pushed for it, being a new part of the Board, and I'm resigning today.

Mr. Brick: So, we had it, well is it set at 6:00 right now?

Mr. Winkeljohn: Yes 6:00.

Mr. Brick: So, do we want to change it? I'm going to change it if it doesn't happen, so you guys can say what you think.

Ms. Angell: I'm ok with either time, I know 6:00 o'clock if people can make it.

Mr. Quesada: And remember you have a virtual meeting link as well, so there's other ways people can participate if they can't physically be here.

Ms. Angell: Yes.

Mr. Brick: Carlos, do you have any input?

Mr. Winkeljohn: Yes Carlos, any feedback from you, I did hear him say he's ok either way.

Mr. Brick: Ok.

Mr. Suarez: Yes, I'm good with whatever you guys want.

Mr. Brick: Ok.

Mr. Suarez: Did you hear that Paul.

Mr. Winkeljohn: Yes, I got you. There's discussion, and I'm just repeating because they can't hear you, Russ and Tony are discussing the merits of maybe a compromise. So, is there a motion to amend the resolution to change the time to 4:00 p.m.?

Ms. Angell: What do you think Tony?

Mr. Pellicano: Just make it at 2:00 I think because they can do it virtually or something anyway.

Mr. Suarez: What day is that again?

Mr. Winkeljohn: The 25th.

Mr. Suarez: Ok.

Mr. Brick: So, I'd like to make a motion that we amend the time to 2:00 p.m.

Mr. Winkeljohn: Is there a second?

On MOTION by Mr. Brick seconded by Ms. Angell with all in favor, directing staff to amend the resolution changing the time of the Public Hearing on August 25, 2021 from 6:00 p.m. to 2:00 p.m. was approved.

Mr. Winkeljohn: Alright, thank you for that, we will revise the meeting notice and information accordingly, it hasn't been published yet so there's no affect to you, so thank you for that. Any other comments or questions?

Mr. Suarez: I'm good.

Mr. Winkeljohn: Alright, Roy you have something?

Mr. Spallone: I'm submitting my resignation.

Mr. Winkeljohn: Ok thank you, and don't leave, I have some paperwork for you.

Mr. Spallone: That's perfect, thank you guys.

Mr. Suarez: What did Roy say Paul?

Mr. Winkeljohn: He resigned from the Board. Do you guys want to accept his resignation by motion now?

Mr. Suarez: You're breaking up Paul.

Mr. Winkeljohn: He's handed me his resignation, and the appropriate thing to do as a Board is to accept it by motion.

On MOTION by Ms. Angell seconded by Mr. Brick with all in favor, accepting the resignation of Roy Spallone was approved.

**SIXTH ORDER OF BUSINESS                      Adjournment**

Mr. Winkeljohn: Thank you all, is there a motion to adjourn?

On MOTION by Ms. Angell seconded by Mr. Pellicano with all in favor, the Meeting was adjourned.

\_\_\_\_\_  
Secretary /Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

## MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
District Counsel

DATE: July 16, 2021

RE: 2021 Legislative Update

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As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

**1. Chapter 2021-226, Laws of Florida (HB 1103).** This legislation requires independent special fire control districts and hospital districts to engage independent firms to conduct performance reviews beginning October 1, 2022 and October 1, 2023, respectively, and every five years thereafter. This legislation also requires all independent mosquito control districts and soil and water conservation districts to undergo a performance review conducted by The Office of Program Policy Analysis and Government Accountability (OPPAGA). OPPAGA must submit the performance reviews of the districts by September 30, 2023, for independent mosquito districts and by September 30, 2024, for soil and water conservation districts. This law also requires annual financial reports and annual audit reports for all special districts to identify separately:

- The total number of district employees compensated in the last pay period of the fiscal year;
- The total number of independent contractors paid in the last month of the fiscal year;
- All compensation earned by employees;
- All compensation earned by contractors;
- Each construction project with a total cost of at least \$65,000 approved by the district to begin after October 1 of the fiscal year being reported and the total expenditures for the project;
- A budget variance report showing how district spending compared to the original budget for the year; and
- For independent special district that levies ad valorem taxes or non-ad valorem special assessments, include the rates, total amount collected, total amount and terms of outstanding bonds.

Finally, this act clarifies that community redevelopment agencies with revenues or expenses greater than \$100,000 must conduct an annual financial audit separate from the annual financial report of the county or municipality that created the agency. The effective date of this act is October 1, 2021.

**2. Chapter 2021-17, Laws of Florida (HB 35).** This law modifies the criteria that a newspaper must satisfy to publish legal notices. This law also gives government agencies,

including special districts, the option to publish legal notices on the website of a qualified newspaper and on Florida Press Association's (FPA) repository website under specified conditions. Finally, this legislation requires the FPA to ensure that minority populations have equitable access to legal notices posted on the FPA's repository website and requires the FPA to publish a report containing specified information. The effective date of this act is January 1, 2022.

**3. Chapter 2021-1, Laws of Florida (SB 72).** This Act creates Sections 768.38 and 768.381, Florida Statutes. Section 768.38 is the statute relevant to our special district clients. It specifies requirements for COVID-19-related civil actions/claims, provides that the plaintiff has the burden of proof in such actions, and provides that if the court determines that the defendant made a good faith effort to substantially comply with authoritative or controlling government-issued health standards or guidance at the time the cause of action accrued, the defendant is immune from civil liability. If the court determines that the defendant did not make such a good faith effort, the plaintiff is authorized to proceed with his/her action; however, the defendant will only be liable for an act or omission relating to a COVID-19-related claim if gross negligence is proven by clear and convincing evidence. The effective date of this act is March 29, 2021.

**4. Chapter 2021-168, Laws of Florida (SB 64).** Section 1 of this legislation amends Section. 403.064, Florida Statutes, and requires domestic wastewater utilities that dispose of effluent, reclaimed water, or reuse water by surface water discharge to create a timeline and plan to eliminate nonbeneficial surface water within five years. Section 2 of the legislation creates section. 403.892, Florida Statutes, to provide incentives for using greywater technologies. The legislation requires counties, municipalities, and special districts to promote the beneficial reuse of water, and the reuse of reclaimed water for irrigation purposes. The effective date of this act is June 29, 2021

**5. Chapter 2021-63, Laws of Florida (HB 337).** In the context of impact fees this act provides for minimum criteria for the adoption of impact fees by local governments (includes special districts). The legislation also provides limitations on how much and how often impact fees may be increased. The act requires the local government to credit against the collection of impact fees, on a dollar-for-dollar basis at fair market value, any contribution related to the improvement of public facilities or infrastructure towards impacts on the same type of public facilities for which the contribution was made. Lastly, the legislation requires local governments to submit with their annual financial report or audit an affidavit signed by their chief financial officer or executive officer attesting that all impact fees were collected and expended in compliance with the statute, that the reporting entity complied with the spending period, and that the funds were expended only for the uses allowed under the statute. The effective date of this legislation is June 4, 2021.

**6. Chapter 2021-194, Laws of Florida (HB 53).** Florida law currently defines a "public works project" as an activity in which 50% or more of the cost is paid for from state-appropriated funds and provides certain preferences in competitive solicitation. This legislation removes the 50% threshold so that the provisions of law for public works projects will now apply to all government projects that require competitive solicitation. In addition, the act prohibits the use of a local ordinance or regulation to prevent licensed contractors from participation in the bidding process based on the contractor maintaining an office in the jurisdiction, the contractor's hiring of employees or subcontractors from the jurisdiction, or the contractor's payment of local taxes,

assessments, or duties within the jurisdiction. The governmental entity is also prohibited from requiring a contractor to pay a predetermined wage, provide specified benefits, control, limit, or expand staffing, or recruit, train, or hire employees from a single source. The act further requires each county, municipality, or special district providing wastewater services to develop a needs analysis for its jurisdiction over the next 20 years. The needs analysis must be provided to the county by June 30, 2022, and every five years thereafter. Lastly, the act requires each county, municipality, or special district providing a stormwater management program or stormwater management system to develop a needs analysis for its jurisdiction over the next 20 years. This needs analysis must be provided to the county by July 31, 2022, and every five years thereafter. The effective date of this act is July 1, 2021.

**7. Chapter 2021-124, Laws of Florida (SB 378).** This legislation amends Section. 218.735 Florida Statutes, to increase the statutory interest rate from 1% per month to 2% per month for public and private parties that fail to make required payments for certain construction labor, services, and materials. The effective date of this act is July 1, 2021,

**8. Chapter 2021-173, Laws of Florida (SB 400).** This law prohibits an agency from responding to a request to inspect or copy a record by filing an action for declaratory relief against the requester to determine whether the record is a public record or the status of the, public record is confidential or exempt. The effective date of this act is July 1, 2021.

**9. Chapter 2021-129, Laws of Florida (SB 890).** This act amends Section. 119.0712(2), Florida Statutes, to provide for a \$2,000 fine to any person using or releasing information contained in the Driver and Vehicle Database (Driver License/ Insurance) for a purpose not specifically authorized by law. The effective date of this act is October 1, 2021.

**10. Chapter 2021-165, Laws of Florida (SB 44).** This act amends Section. 934.50, Florida Statutes, to create additional exceptions to the general prohibition on drone surveillance by authorizing a state agency or political subdivision to use an approved drone to assess damage during a declared state of emergency resulting from a hurricane, flood, wildfire, or other natural disaster. The act requires the Department of Management Services (DMS) to publish an approved drone manufacturers' list by January 1, 2022. A governmental agency using an unapproved drone must discontinue the use of any such drone by January 1, 2023. As with any surveillance activity, governmental actors are bound by Fourth Amendment protections. Though the act allows the government to use drones, the manner of use must comport with constitutional privacy protections. This act is effective July 1, 2021.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.



# Search for Financial Disclosure Filers

## Search Results

In the table below, organization names are linked to coordinator contact information. Supervisor of Election and Commission on Ethics links display the relevant contact information.

Once we have logged in a Form 6, the status will contain the date received and the message "Form Available Soon!" When the Form 6 becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form."

If you filed with the Commission or the Supervisor of Elections and no date appears in the "Filing Requirement Fulfilled" column, it means either the Supervisor or Commission has not yet recorded receipt of your form. Generally, forms are recorded within a few days of receipt. If you are concerned about the status of your form, please use the contact information under "Statutory Filing Requirement."

**Section 112.31445, Florida Statutes, requires that all CE Form 6 Full and Public Disclosure of Financial Interests, other than those of judges and judges of compensation claims, be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. For persons other than those who have filed as candidates with the Department of State, this process may take up to five business days.**

Your Search for " Hemingway Point Community Development District - Board of Supervisors " returned the following results:

**Coordinator:**

Rich Hans





Governmental Management Services  
5385 N. Nob Hill Rd  
Sunrise, FL, 33351  
(954) 721-8681  
[rhans@gmssf.com](mailto:rhans@gmssf.com)

**Narrow results to a particular suborg:**

- [All Suborganizations](#)
- [Board of Supervisors](#)
- [Employees](#)

Filer ID	Form Year	Full Name	Organizations	Statutory Filing Requirement	Filing Requirement Fulfilled	Filing History
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275424	2020	Angell,, Cheryll	<ul style="list-style-type: none"> <li>Hemingway Point Community Development District- Board of Supervisors</li> </ul>	Form 1 with <a href="#">Miami-Dade County SOE</a>	 06/17/2021	<a href="#">View Filing History</a>
275425	2020	Brick, Russell	<ul style="list-style-type: none"> <li>Hemingway Point Community Development District- Board of Supervisors</li> </ul>	Form 1 with <a href="#">Miami-Dade County SOE</a>	 06/22/2021	<a href="#">View Filing History</a>
275426	2020	Pellicano, Anthony	<ul style="list-style-type: none"> <li>Hemingway Point Community Development District- Board of Supervisors</li> </ul>	Form 1 with <a href="#">Miami-Dade County SOE</a>	 06/18/2021	<a href="#">View Filing History</a>
275427	2020	Suarez, Carlos	<ul style="list-style-type: none"> <li>Hemingway Point Community Development District- Board of Supervisors</li> </ul>	Form 1 with <a href="#">Miami-Dade County SOE</a>	 Form Receipt Not Recorded	<a href="#">View Filing History</a>

[Search Again](#)

## General Information about Filing Financial Disclosure

- Brochure: [A Guide to the Sunshine Amendment and Code of Ethics](#) (PDF)
- [Financial Disclosure Laws](#)
- [The Commission on Ethics Rules on Financial Disclosure](#)
- [Forms and Detailed Instructions](#)

For assistance with financial disclosure, you may wish to contact the Commission's Financial Disclosure Coordinator, Kimberly Holmes, at [disclosure@leg.state.fl.us](mailto:disclosure@leg.state.fl.us) or (850) 488-7864. Address correspondence to P.O. Drawer 15709 Tallahassee, FL 32317-5709.

**Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.**





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# *Hemingway Point CDD*

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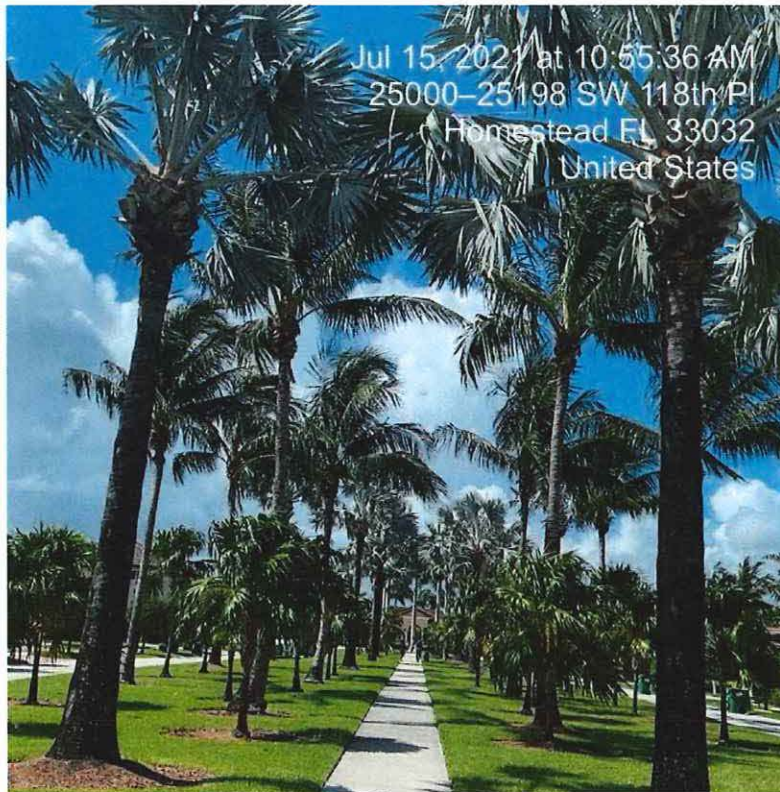
## *FIELD REPORT*



**Meeting July 28, 2021**

**Governmental Management Services-South Florida, LLC  
5385 N. Nob Hill Road Sunrise, FL 33351**

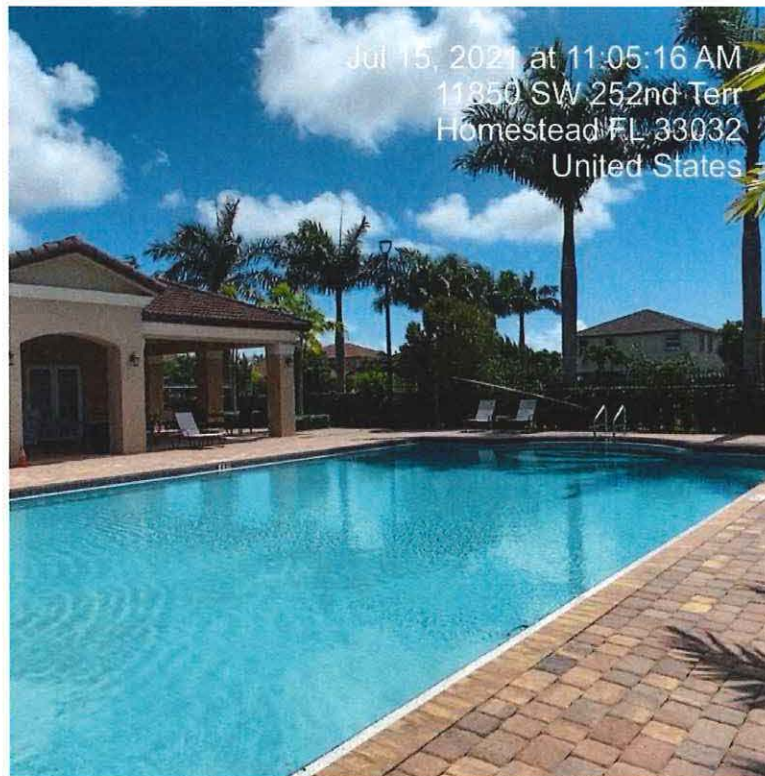
**LANDSCAPING**



- Palm trimming was completed.

**Governmental Management Services-South Florida, LLC**  
**5385 N. Nob Hill Road Sunrise, FL 33351**

**POOL**



- Pool was serviced by Bright and Blue.

**Governmental Management Services-South Florida, LLC**  
**5385 N. Nob Hill Road Sunrise, FL 33351**

**POOL MAINTAINCE**



- Outlet covers replaced
- Light bulbs replaced in pool/mail area
- Rear exit door repaired
- Restroom doors adjusted
- Broken shower valve replaced
- Short circuit of fans repaired
- Pump area gate latch repaired
- New lifesavers ordered

**Governmental Management Services-South Florida, LLC**

**5385 N. Nob Hill Road Sunrise, FL 33351**

**HEMINGWAY POINT**  
**Community Development District**

**Summary of Invoices**

July 28, 2021

Fund	Date	Check No.s	Amount
General Fund	6/1-6/30	955-962	\$ 7,655.03
<b>Total</b>			<b>\$ 7,655.03</b>

\*\*\* CHECK DATES 06/01/2021 - 06/30/2021 \*\*\*

HEMINGWAY PT - GENERAL FUND  
BANK A HEMINGWAY POINT CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
6/11/21	00064	5/03/21	5994	202104 310-51300-31100 ENGINEER SVCS 1/1-4/30/21	ALVAREZ ENGINEERS, INC.	*	52.50	52.50	000955	
6/11/21	00005	4/27/21	7-353-29	202104 310-51300-42000 DELIVERIES THRU 4/23/21	FEDEX	*	163.33	163.33	000956	
6/11/21	00001	6/01/21	125	202106 310-51300-34000 JUNE 21 - MGMT FEES	GMS-SF, LLC	*	3,090.00	3,429.37	000957	
		6/01/21	125	202106 310-51300-35100 JUNE 21 - COMPUTER		*	20.83			
		6/01/21	125	202106 310-51300-31300 JUNE 21 - DISSEMINATION		*	208.33			
		6/01/21	125	202106 310-51300-49500 JUNE 21 - WEBSITE		*	83.33			
		6/01/21	125	202106 310-51300-42000 JUNE 21 - POSTAGE		*	9.18			
		6/01/21	125	202106 310-51300-42500 JUNE 21 - COPIES		*	17.70			
6/11/21	00050	6/07/21	06072021	202106 320-53800-46300 JANITORIAL SV 5/23-6/4/21		ADRIAN SUAREZ MARTINEZ	*			150.00
6/11/21	00013	5/20/21	REG VOTE # OF REGISTERED VOTERS	202105 310-51300-49000	MIAMI DADE COUNTY ELECTIONS DEPT	*	70.00	70.00	000959	
6/11/21	00040	4/29/21	1481	202104 320-53800-46200 APR 21 - LANDSCAPE MAINT	NICOYA LAWNSCAPING, INC.	*	800.00	1,600.00	000960	
		5/27/21	1496	202105 320-53800-46200 MAY 21 LANDSAPE MAINT		*	800.00			
6/11/21	00016	5/20/21	2013	202105 300-20700-10100 TRANS TAX RECEIPTS SER 13	HEMINGWAY POINT CDD C/O WELLS FARGO	*	1,035.63	1,035.63	000961	
6/11/21	00025	5/20/21	2014	202105 300-20700-10100 TRANS TAX RECEIPTS SER 14	HEMINGWAY POINT CDD C/O WELLS FARGO	*	1,154.20	1,154.20	000962	
TOTAL FOR BANK A								7,655.03		



**Hemingway Point**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
 June 30, 2021

	<u>Governmental Fund Types</u>			<u>Totals 2021</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
<b><u>ASSETS:</u></b>				
Cash	\$81,389	---	---	\$81,389
Investments:				
<u>Series 2013</u>				
Reserve	---	\$82,952	---	\$82,952
Interest	---	\$45	---	\$45
Revenue	---	\$149,863	---	\$149,863
Sinking	---	\$7	---	\$7
Construction	---	---	\$5	\$5
<u>Series 2014</u>				
Reserve	---	\$85,243	---	\$85,243
Interest	---	\$37	---	\$37
Revenue	---	\$122,171	---	\$122,171
Sinking	---	\$8	---	\$8
Construction	---	---	\$12	\$12
Due from General Fund	---	\$2,255	---	\$2,255
Electric Deposits	\$491	---	---	\$491
Due from Debt Service	\$0	---	---	\$0
<b>TOTAL ASSETS</b>	<u>\$81,880</u>	<u>\$442,581</u>	<u>\$17</u>	<u>\$524,477</u>
 <b><u>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</u></b>				
Liabilities:				
Accounts Payable	\$4,308	---	---	\$4,308
Due to Debt Service	\$2,255	---	---	\$2,255
Fund Balances:				
Restricted for Debt Service	---	\$442,581	---	\$442,581
Restricted for Capital Projects	---	---	\$17	\$17
Unassigned	\$75,317	---	---	\$75,317
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<u>\$81,880</u>	<u>\$442,581</u>	<u>\$17</u>	<u>\$524,477</u>

**Hemingway Point**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**General Fund**

Statement of Revenues & Expenditures and Changes in Fund Balances  
For the Period Ended June 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/21	ACTUAL THRU 06/30/21	VARIANCE
<b>REVENUES:</b>				
Operations Assessments	\$57,013	\$57,013	\$55,028	(\$1,985)
Maintenance Assessments	\$87,826	\$87,826	\$84,768	(\$3,058)
Interest/Misc. Income	\$0	\$0	\$218	\$218
<b>TOTAL REVENUES</b>	<b>\$144,839</b>	<b>\$144,839</b>	<b>\$140,013</b>	<b>(\$4,826)</b>
<b>EXPENDITURES:</b>				
<i>Administrative</i>				
Supervisor Fees/FICA Taxes	\$10,334	\$7,751	\$5,383	\$2,368
Engineering Fees	\$1,500	\$1,125	\$368	\$758
Dissemination Agent	\$2,500	\$1,875	\$1,875	\$0
Assessment Roll	\$1,000	\$1,000	\$1,000	\$0
Attorney Fees	\$15,000	\$11,250	\$9,085	\$2,165
Annual Audit	\$4,200	\$4,200	\$4,200	\$0
Trustee Fees	\$8,000	\$8,000	\$8,000	\$0
Management Fees	\$37,080	\$27,810	\$27,810	\$0
Computer Time	\$250	\$188	\$187	\$0
Telephone	\$50	\$38	\$0	\$38
Postage	\$1,000	\$750	\$1,349	(\$599)
Printing & Binding	\$750	\$563	\$439	\$124
Insurance	\$6,484	\$6,484	\$6,188	\$296
Legal Advertising	\$600	\$450	\$179	\$271
Other Current Charges	\$850	\$638	\$637	\$1
Website Admin	\$1,000	\$750	\$1,130	(\$380)
Office Supplies	\$200	\$150	\$253	(\$103)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$90,973</b>	<b>\$73,195</b>	<b>\$68,257</b>	<b>\$4,937</b>
<i>Maintenance</i>				
Security/Pool Attendant	\$30,000	\$22,500	\$0	\$22,500
Phone/Internet	\$1,800	\$1,350	\$1,263	\$87
Electric	\$6,000	\$4,500	\$2,987	\$1,513
Water	\$2,500	\$1,875	\$579	\$1,296
Property Insurance	\$3,688	\$3,688	\$3,688	\$0
Repairs & Maintenance	\$5,000	\$3,750	\$19,946	(\$16,196)
Landscape Maintenance	\$19,200	\$14,400	\$16,675	(\$2,275)
Tree Trimming	\$3,000	\$2,250	\$0	\$2,250
Janitorial Service & Supplies	\$5,000	\$3,750	\$3,121	\$629
Pool Maintenance	\$7,200	\$5,400	\$5,005	\$395
Operating Supplies	\$5,000	\$3,750	\$2,741	\$1,009
Pressure Washing	\$4,500	\$3,375	\$0	\$3,375
Contingencies	\$12,383	\$9,288	\$250	\$9,038
<b>TOTAL MAINTENANCE</b>	<b>\$105,272</b>	<b>\$79,876</b>	<b>\$56,256</b>	<b>\$23,620</b>
<b>TOTAL EXPENDITURES</b>	<b>\$196,245</b>	<b>\$153,070</b>	<b>\$124,513</b>	<b>\$28,558</b>
Excess (deficiency) of revenues over (under) expenditures	(\$51,406)	(\$8,231)	\$15,500	\$23,732
Net change in Fund Balance	(\$51,406)	(\$8,231)	\$15,500	\$23,732
FUND BALANCE - Beginning	\$51,406		\$59,817	
FUND BALANCE - Ending	\$0		\$75,317	

**Hemingway Point**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2013**  
Statement of Revenues & Expenditures and Changes in Fund Balances  
For the Period Ended June 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/21	ACTUAL THRU 06/30/21	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$19	\$19
Special Assessments	\$165,900	\$165,900	\$162,172	(\$3,728)
Direct Assessments	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$165,900</b>	<b>\$165,900</b>	<b>\$162,191</b>	<b>(\$3,709)</b>
<b>EXPENDITURES:</b>				
<i>Maturity 2022</i>				
Interest 11/1	\$3,281	\$3,281	\$3,281	\$0
Principal 11/1	\$40,000	\$40,000	\$40,000	\$0
Interest 5/1	\$2,231	\$2,231	\$2,231	\$0
<i>Maturity 2032</i>				
Interest 11/1	\$19,219	\$19,219	\$19,219	\$0
Principal 11/1	\$0	\$0	\$0	\$0
Interest 5/1	\$19,219	\$19,219	\$19,219	\$0
<i>Maturity 2042</i>				
Interest 11/1	\$39,319	\$39,319	\$39,319	\$0
Principal 11/1	\$0	\$0	\$0	\$0
Interest 5/1	\$39,319	\$39,319	\$39,319	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$162,588</b>	<b>\$162,588</b>	<b>\$162,588</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	\$3,313	\$3,313	(\$397)	(\$3,709)
<b>Other Financing Sources/(Uses):</b>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>Total Other Financing Sources/(Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Net change in Fund Balance	\$3,313	\$3,313	(\$397)	(\$3,709)
FUND BALANCE - Beginning	\$151,471		\$234,330	
FUND BALANCE - Ending	\$154,784		\$233,933	

**Hemingway Point**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2014**

Statement of Revenues & Expenditures and Changes in Fund Balances

For the Period Ended June 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/21	ACTUAL THRU 06/30/21	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$17	\$17
Special Assessments	\$170,480	\$170,480	\$162,177	(\$8,303)
<b>TOTAL REVENUES</b>	<b>\$170,480</b>	<b>\$170,480</b>	<b>\$162,194</b>	<b>(\$8,286)</b>
<b>EXPENDITURES:</b>				
Interest 11/1	\$60,053	\$60,053	\$60,053	\$0
Principal 11/1	\$50,000	\$50,000	\$50,000	\$0
Interest 5/1	\$58,897	\$58,897	\$58,897	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$168,950</b>	<b>\$168,950</b>	<b>\$168,950</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	\$1,530	\$1,530	(\$6,756)	(\$8,286)
<b>Other Financing Sources/(Uses):</b>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>Total Other Financing Sources/(Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Net change in Fund Balance	\$1,530	\$1,530	(\$6,756)	(\$8,286)
FUND BALANCE - Beginning	\$130,260		\$215,403	
FUND BALANCE - Ending	\$131,790		\$208,647	

# Hemingway Point

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL PROJECTS FUND - SERIES 2013

Statement of Revenues & Expenditures and Changes in Fund Balances

For the Period Ended June 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/21	ACTUAL THRU 06/30/21	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXPENDITURES:</b>				
Capital Outlay	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$0	\$0
<b>Other Financing Sources/(Uses):</b>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>Total Other Financing Sources/(Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Net change in Fund Balance	\$0	\$0	\$0	\$0
FUND BALANCE - Beginning	\$0		\$5	
FUND BALANCE - Ending	<b>\$0</b>		<b>\$5</b>	

**Hemingway Point**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS FUND - SERIES 2014**  
Statement of Revenues & Expenditures and Changes in Fund Balances  
For the Period Ended June 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/21	ACTUAL THRU 06/30/21	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXPENDITURES:</b>				
Capital Outlay	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$0	\$0
<b>Other Financing Sources/(Uses):</b>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>Total Other Financing Sources/(Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Net change in Fund Balance	\$0	\$0	\$0	\$0
FUND BALANCE - Beginning	\$0		\$12	
FUND BALANCE - Ending	\$0		\$12	

# HEMINGWAY POINT

## COMMUNITY DEVELOPMENT DISTRICT

Bond Issue:	<u>Series 2013 Special Assessment Bonds</u>	
Original Issue Amount:	\$2,135,000	
Interest Rate:	5.25%	
Maturity Date:	November 1, 2022	<b>\$355,000</b>
Interest Rate:	6.25%	
Maturity Date:	November 1, 2032	<b>\$615,000</b>
Interest Rate:	6.75%	
Maturity Date:	November 1, 2042	<b>\$1,165,000</b>
Reserve Fund Requirement:	50% of Max Annual Debt Service	
Bonds outstanding - 9/30/13	\$2,135,000	
Less:		
11/1/13	(\$30,000)	
11/1/14	(\$30,000)	
11/1/15	(\$30,000)	
11/1/16	(\$30,000)	
11/1/17	(\$35,000)	
11/1/18	(\$35,000)	
11/1/19	(\$40,000)	
11/1/20	(\$40,000)	
Current Bonds Outstanding:	<b>\$1,865,000</b>	

Bond Issue:	<u>Series 2014 Special Assessment Bonds</u>	
Original Issue Amount:	\$2,500,000	
Interest Rate:	4.63%	
Maturity Date:	November 1, 2024	<b>\$47,000</b>
Interest Rate:	5.00%	
Maturity Date:	November 1, 2034	<b>\$760,000</b>
Interest Rate:	6.75%	
Maturity Date:	November 1, 2044	<b>\$1,270,000</b>
Reserve Fund Requirement:	50% of Max Annual Debt Service	
Bonds outstanding - 9/30/14	\$2,500,000	
Less:		
11/1/15	(\$35,000)	
11/1/16	(\$40,000)	
11/1/17	(\$40,000)	
11/1/18	(\$45,000)	
11/1/19	(\$45,000)	
11/1/20	(\$50,000)	
Current Bonds Outstanding:	<b>\$2,245,000</b>	

**Hemingway Point**  
 Community Development District  
 Tax Collections  
 Fiscal Year Ending September 30, 2021

<u>On Roll Assessments:</u>						\$ 144,839.05	Series 2013 \$ 165,900.31	Series 2014 \$ 170,480.46	\$ 481,219.82	Net
Date Received	Gross Tax Received	Discounts/ Penalties	Commissions	Interest	Net Amount Received	\$152,462.16	\$ 174,631.90	\$ 179,453.12	\$506,547.18	Gross
						General Fund 30.10%	Debt Service Fund 34.47%	Debt Service Fund 35.43%	Total	
10/23/20	\$ -	\$ -	\$ -	\$ 1.58	\$ 1.58	\$ 0.49	\$ 1.09	\$ -	\$ 1.58	
11/18/20	\$ 6,733.58	\$ 250.36	\$ 67.33	\$ -	\$ 6,415.89	\$ 1,923.65	\$ 1,987.66	\$ 2,504.58	\$ 6,415.89	
11/27/20	\$ 28,687.26	\$ 1,136.03	\$ 286.87	\$ -	\$ 27,264.36	\$ 8,125.23	\$ 6,956.83	\$ 12,182.30	\$ 27,264.36	
12/9/20	\$ 428,567.02	\$ 16,971.68	\$ 4,285.68	\$ -	\$ 407,309.66	\$ 122,781.20	\$ 146,093.23	\$ 138,435.23	\$ 407,309.66	
12/22/20	\$ 6,321.80	\$ 250.35	\$ 63.21	\$ -	\$ 6,008.24	\$ 1,805.61	\$ 1,987.67	\$ 2,214.97	\$ 6,008.24	
1/27/21	\$ -	\$ -	\$ -	\$ 19.13	\$ 19.13	\$ 19.13	\$ -	\$ -	\$ 19.13	
2/7/21	\$ 7,962.04	\$ 172.72	\$ 79.62	\$ -	\$ 7,709.70	\$ 2,299.32	\$ 2,018.72	\$ 3,391.66	\$ 7,709.70	
3/16/21	\$ 3,160.90	\$ 31.28	\$ 31.60	\$ -	\$ 3,098.02	\$ 931.02	\$ 1,024.90	\$ 1,142.10	\$ 3,098.02	
5/12/21	\$ 3,160.90	\$ -	\$ 31.62	\$ 1.39	\$ 3,130.67	\$ 940.83	\$ 1,035.63	\$ 1,154.20	\$ 3,130.67	
6/19/21	\$ 3,160.90	\$ -	\$ 31.60	\$ 93.88	\$ 3,223.18	\$ 968.64	\$ 1,066.30	\$ 1,188.24	\$ 3,223.18	
7/1/21	\$ 19,204.56	\$ -	\$ 192.07	\$ 855.59	\$ 19,868.08	\$ 5,896.44	\$ 4,327.32	\$ 9,644.32	\$ 19,868.08	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>TOTALS</b>	<b>\$ 506,958.96</b>	<b>\$ 18,812.42</b>	<b>\$ 5,069.60</b>	<b>\$ 971.57</b>	<b>\$ 484,048.51</b>	<b>\$ 145,691.57</b>	<b>\$ 166,499.34</b>	<b>\$ 171,857.59</b>	<b>\$ 484,048.51</b>	
						100.59%	100.36%	100.81%		

<u>To Debt Service</u>		001.300.20700.10100	
	V#16	V#25	
		\$ 36.00	FY2020
12/2/20	\$ 8,945.57	\$ 14,686.88	872/877
12/10/20	\$ 146,093.23	\$ 138,471.23	879/880
12/22/20	\$ 1,987.67	\$ 2,214.96	885/6
2/16/21	\$ 2,018.72	\$ 3,319.66	908/9
4/21/21	\$ 1,024.90	\$ 1,142.10	940/1
6/11/21	\$ 1,035.63	\$ 1,154.20	961/2
7/2/21	\$ 5,393.62	\$ 10,832.56	968/972
	\$ 166,499.34	\$ 171,857.59	
Bal to Transfer	\$ 0.00	\$ 0.00	