

**WILLOW
HAMMOCK**

**COMMUNITY DEVELOPMENT
DISTRICT**

January 8, 2021

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

Willow Hammock Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 334313

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

December 30, 2020

Board of Supervisors
Willow Hammock Community Development District

Dear Board Members:

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
CONFERENCE ID: 8518503

The Board of Supervisors of the Willow Hammock Community Development District will hold a Regular Meeting on January 8, 2021 at 10:00 a.m., in the Willow Hammock Community Association Amenity Center Parking Lot, 4002 Willow Branch Place, Palmetto, Florida 34221-2784. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Resignation of Supervisor John Snyder, Seat 1, *Term Expires November 2022*
4. Consider Appointment of Chad Pattillo to Fill Unexpired Term of Seat 1
 - Administration of Oath of Office to Newly Appointed Supervisor (*the following to be provided in separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B: Memorandum of Voting Conflict
5. Acceptance of Resignation of Supervisor Hal Lutz, Seat 5, *Term Expires November 2022*
6. Consider Appointment of Josh Delancey to Fill Unexpired Term of Seat 5
 - Administration of Oath of Office to Newly Appointed Supervisor

- 7. Consideration of Resolution 2021-01, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the District, and Providing for an Effective Date
- 8. Acceptance of Unaudited Financial Statements as of November 30, 2020
- 9. Approval of September 4, 2020 Telephonic Public Regular Meeting Minutes
- 10. Staff Reports

- A. District Counsel: *Hopping Green & Sams, PA*
- B. District Engineer: *ZNS Engineering, L.C.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

I. Discussion/Consideration: Resolution 2021-02, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2020/2021 and Providing for an Effective Date

II. NEXT MEETING DATE: February 5, 2021 at 10:00 A.M.

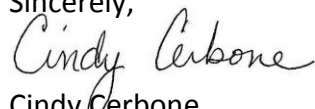
○ QUORUM CHECK

| | | | |
|---------------------|------------------------------------|------------------------------|-----------------------------|
| Chad Pattillo | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| Christina Zimmerman | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| Ryan Zook | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| Jennifer Hicks | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| Josh Delancey | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> YES | <input type="checkbox"/> NO |

- 11. Board Members' Comments/Requests
- 12. Public Comments
- 13. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294.

Sincerely,



Cindy Cerbone
 District Manager

WILLOW HAMMOCK

COMMUNITY DEVELOPMENT DISTRICT

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NOTICE OF TENDER OF RESIGNATION

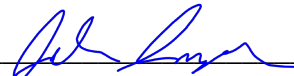
To: Board of Supervisors
Willow Hammock Community Development District
Attn: Cindy Cerbone, District Manager
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

From: John Snyder
Printed Name

Date: 01/08/2021

I hereby tender my resignation as a member of the Board of Supervisors of the *Willow Hammock Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accept it at a duly noticed meeting of the Board of Supervisors, effective immediately.

I certify that this Notice of Tender of Resignation has been executed by me and [] faxed to 561-571-0013 or [] scanned and electronically transmitted to gillyardd@whhassociates.com and agree that the executed fax or email copy shall be binding and enforceable as an original.



Signature

WILLOW HAMMOCK

COMMUNITY DEVELOPMENT DISTRICT

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NOTICE OF TENDER OF RESIGNATION


To: Board of Supervisors
Willow Hammock Community Development District
Attn: Cindy Cerbone, District Manager
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

From: HAL LUTZ
Printed Name

Date: 01/08/2021

I hereby tender my resignation as a member of the Board of Supervisors of the *Willow Hammock Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accept it at a duly noticed meeting of the Board of Supervisors, effective immediately.

I certify that this Notice of Tender of Resignation has been executed by me and [] faxed to 561-571-0013 or [] scanned and electronically transmitted to gillyardd@whhassociates.com and agree that the executed fax or email copy shall be binding and enforceable as an original.



Signature

WILLOW HAMMOCK

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2021-01

A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE WILLOW HAMMOCK COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Willow Hammock Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Manatee County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

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

1. **DISTRICT OFFICERS.** The District officers are as follows:

_____ is appointed Chair

_____ is appointed Vice Chair

Craig Wrathell is appointed Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

Cindy Cerbone is appointed Assistant Secretary

Daniel Rom is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

Adopted this 8th day of January, 2021.

ATTEST:

**WILLOW HAMMOCK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WILLOW HAMMOCK

COMMUNITY DEVELOPMENT DISTRICT

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**WILLOW HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2020**

**WILLOW HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 30, 2020**

| | General Fund | Debt Service Fund | Capital Projects Fund | Total Governmental Funds |
|--------------------------------------|------------------|-------------------------|-----------------------------|--------------------------------|
| ASSETS | | | | |
| Cash | \$ 20,601 | \$ - | \$ - | \$ 20,601 |
| Investments | | | | |
| Revenue 2017 | - | 20,683 | - | 20,683 |
| Reserve 2017 | - | 200,750 | - | 200,750 |
| Interest 2017 | - | 9 | - | 9 |
| Construction 2017 | - | - | 4 | 4 |
| Sinking 2017 | - | 38 | - | 38 |
| Due from general fund | - | 4,510 | - | 4,510 |
| Total assets | <u>\$ 20,601</u> | <u>\$ 225,990</u> | <u>\$ 4</u> | <u>\$ 246,595</u> |
| LIABILITIES AND FUND BALANCES | | | | |
| Liabilities: | | | | |
| Accounts payable | \$ 136 | \$ - | \$ - | \$ 136 |
| Due to Developer | 2,368 | - | - | 2,368 |
| Due to debt service fund | 4,510 | - | - | 4,510 |
| Developer advance | 3,083 | - | - | 3,083 |
| Total liabilities | <u>10,097</u> | <u>-</u> | <u>-</u> | <u>10,097</u> |
| Fund balances: | | | | |
| Restricted for: | | | | |
| Debt service | - | 225,990 | - | 225,990 |
| Capital projects | - | - | 4 | 4 |
| Unassigned | 10,504 | - | - | 10,504 |
| Total fund balances | <u>10,504</u> | <u>225,990</u> | <u>4</u> | <u>236,498</u> |
| Total liabilities and fund balance | <u>\$ 20,601</u> | <u>\$ 225,990</u> | <u>\$ 4</u> | <u>\$ 246,595</u> |

**WILLOW HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED NOVEMBER 30, 2020**

| | Current Month | Year to Date | Budget | % of Budget |
|--|------------------|------------------|------------------|----------------|
| REVENUES | | | | |
| Assessment levy: on-roll | \$ 285 | \$ 285 | \$ 85,259 | 0% |
| Total revenues | <u>285</u> | <u>285</u> | <u>85,259</u> | 0% |
| EXPENDITURES | | | | |
| Professional & administrative | | | | |
| Supervisors | - | - | 4,000 | 0% |
| Management | 3,468 | 6,936 | 41,616 | 17% |
| Legal | - | - | 15,000 | 0% |
| Engineering | - | - | 1,500 | 0% |
| Audit | - | - | 5,600 | 0% |
| Arbitrage rebate calculation | - | - | 750 | 0% |
| Dissemination agent | 83 | 167 | 1,000 | 17% |
| Trustee | - | - | 3,200 | 0% |
| Telephone | 17 | 33 | 200 | 17% |
| Postage | - | - | 500 | 0% |
| Printing & binding | 42 | 83 | 500 | 17% |
| Legal advertising | - | - | 1,500 | 0% |
| Annual special district fee | 175 | 175 | 175 | 100% |
| Insurance | - | 5,381 | 5,638 | 95% |
| Contingencies/bank charges | 22 | 43 | 500 | 9% |
| ADA website compliance | - | - | 210 | 0% |
| Website | - | - | 705 | 0% |
| Total professional & administrative | <u>3,807</u> | <u>12,818</u> | <u>82,594</u> | 16% |
| Other fees & charges | | | | |
| Property appraiser | - | - | 1,332 | 0% |
| Tax collector | 9 | 9 | 1,332 | 1% |
| Total other fees & charges | <u>9</u> | <u>9</u> | <u>2,664</u> | 0% |
| Total expenditures | <u>3,816</u> | <u>12,827</u> | <u>85,258</u> | 15% |
| Excess/(deficiency) of revenues over/(under) expenditures | (3,531) | (12,542) | 1 | |
| Fund balances - beginning | 14,035 | 23,046 | 19,492 | |
| Fund balances - ending | <u>\$ 10,504</u> | <u>\$ 10,504</u> | <u>\$ 19,493</u> | |

**WILLOW HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2017
FOR THE PERIOD ENDED NOVEMBER 30, 2020**

| | <u>Current Month</u> | <u>Year to Date</u> | <u>Budget</u> | <u>% of Budget</u> |
|--|--------------------------|--------------------------|--------------------------|------------------------|
| REVENUES | | | | |
| Assessment levy: on-roll - net | \$ 1,384 | \$ 1,384 | \$ 413,917 | 0% |
| Interest | 4 | 9 | - | N/A |
| Total revenues | <u>1,388</u> | <u>1,393</u> | <u>413,917</u> | 0% |
| EXPENDITURES | | | | |
| Principal | 115,000 | 115,000 | 115,000 | 100% |
| Interest | 140,787 | 140,787 | 279,563 | 50% |
| Total expenditures | <u>255,787</u> | <u>255,787</u> | <u>394,563</u> | 65% |
| Other fees and charges | | | | |
| Property appraiser | - | - | 6,467 | 0% |
| Tax collector | 42 | 42 | 6,467 | 1% |
| Total other fees and charges | <u>42</u> | <u>42</u> | <u>12,934</u> | 0% |
| Total expenditures | <u>255,829</u> | <u>255,829</u> | <u>407,497</u> | 63% |
| Excess/(deficiency) of revenues over/(under) expenditures | (254,441) | (254,436) | 6,420 | |
| Fund balance - beginning | <u>480,431</u> | <u>480,426</u> | <u>473,236</u> | |
| Fund balance - ending | <u><u>\$ 225,990</u></u> | <u><u>\$ 225,990</u></u> | <u><u>\$ 479,656</u></u> | |

**WILLOW HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2017
FOR THE PERIOD ENDED NOVEMBER 30, 2020**

| | Current Month | Year to Date |
|---------------------------------------|------------------|-----------------|
| REVENUES | \$ - | \$ - |
| Total revenues | - | - |
| EXPENDITURES | - | - |
| Total expenditures | - | - |
| Net increase/(decrease), fund balance | - | - |
| Beginning fund balance | 4 | 4 |
| Ending fund balance | \$ 4 | \$ 4 |

WILLOW HAMMOCK

COMMUNITY DEVELOPMENT DISTRICT

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

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The Board of Supervisors of the Willow Hammock Community Development District held a Telephonic Public Regular Meeting on September 4, 2020 at 10:00 a.m., remotely, via conference call at 1-888-354-0094, Conference ID 8518503.

Present at the meeting were:

| | |
|-------------|---------------------|
| Ryan Zook | Chair |
| John Snyder | Vice Chair |
| Hal Lutz | Assistant Secretary |

Also present were:

| | |
|---------------------|--------------------------|
| Cindy Cerbone | District Manager |
| Tucker Mackie | District Counsel |
| Deb Seir | Hopping Green & Sams, PA |
| Jenny Hicks | Supervisor Appointee |
| Christina Zimmerman | Supervisor Appointee |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 10:03 a.m. In consideration of the COVID-19 pandemic, this meeting was being held telephonically, as permitted under the Florida Governor’s Executive Orders, which allow local governmental public meetings to occur via telephone.

Supervisors Zook, Snyder and Lutz were present. Supervisors Mize and Mundell were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Supervisor
Anne Mize, Seat 4**

Mr. Rom presented the letter of resignation from Ms. Anne Mize.

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On MOTION by Mr. Zook and seconded by Mr. Lutz, with all in favor, the resignation of Ms. Anne Mize, dated August 24, 2020, was accepted.

FOURTH ORDER OF BUSINESS

Acceptance of Resignation of Supervisor Greg Mundell, Seat 2

Mr. Rom presented the letter of resignation from Mr. Greg Mundell.

On MOTION by Mr. Zook and seconded by Mr. Lutz, with all in favor, the resignation of Mr. Greg Mundell, dated September 2, 2020, was accepted.

FIFTH ORDER OF BUSINESS

Discussion/Consideration: Appointment to Fill Unexpired Term of Office of Seat 4 (term expires November, 2024)

Mr. Zook nominated Ms. Jennifer Hicks to fill Seat 4.

On MOTION by Mr. Zook and seconded by Mr. Lutz, with all in favor, the appointment of Ms. Jennifer Hicks to Seat 4, Term Expires November, 2024, was approved.

SIXTH ORDER OF BUSINESS

Discussion/Consideration: Appointment to Fill Unexpired Term of Office of Seat 2 (term expires November, 2022)

Mr. Zook nominated Ms. Christina Zimmerman to fill Seat 2.

On MOTION by Mr. Zook and seconded by Mr. Lutz, with all in favor, the appointment of Ms. Christina Zimmerman to fill Seat 2, Term Expires November, 2022, was approved.

A. Administration of Oath of Office to Newly Appointed Board Member (the following to be provided in a separate package)

Ms. Cerbone, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Hicks and Ms. Zimmerman. She briefly explained the following items:

- 79 I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and
- 80 Employees
- 81 II. Membership, Obligations and Responsibilities
- 82 III. Chapter 190, Florida Statutes
- 83 IV. Financial Disclosure Forms
- 84 a. Form 1: Statement of Financial Interests
- 85 b. Form1X: Amendment to Form 1, Statement of Financial Interests
- 86 c. Form 1F: Final Statement of Financial Interests

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88 **SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2020-13,**
 89 **Designating a Chair, a Vice Chair, a**
 90 **Secretary, Assistant Secretaries, a**
 91 **Treasurer and an Assistant Treasurer of**
 92 **District, and Providing for an Effective Date**
 93

94 Mr. Rom presented Resolution 2020-13. Ms. Cerbone assured Ms. Hicks and Ms.
 95 Zimmerman that she would oversee the transition of the Board from Developer-based to
 96 resident-based and would assist in the execution and fulfillment of all District-related
 97 documents. Mr. Zook nominated the following slate of officers:

| | | |
|-----|---------------------|---------------------|
| 98 | Chair | Jennifer Hicks |
| 99 | Vice Chair | Christina Zimmerman |
| 100 | Secretary | Craig Wrathell |
| 101 | Assistant Secretary | Hal Lutz |
| 102 | Assistant Secretary | John Snyder |
| 103 | Assistant Secretary | Ryan Zook |
| 104 | Assistant Secretary | Cindy Cerbone |
| 105 | Assistant Secretary | Daniel Rom |
| 106 | Treasurer | Craig Wrathell |
| 107 | Assistant Treasurer | Jeff Pinder |

108 No other nominations were made.

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On MOTION by Mr. Zook and seconded by Mr. Lutz, with all in favor, Resolution 2020-13, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of District, and Providing for an Effective Date, as nominated, was adopted.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2020

Mr. Rom presented the Unaudited Financial Statements as of July 31, 2020.

On MOTION by Mr. Zook and seconded by Mr. Lutz, with all in favor, the Unaudited Financial Statements as of July 31, 2020, were accepted.

NINTH ORDER OF BUSINESS

Approval of August 7, 2020 Telephonic Public Hearing and Regular Meeting Minutes

Mr. Rom presented the August 7, 2020 Telephonic Public Hearing and Regular Meeting Minutes.

On MOTION by Mr. Zook and seconded by Mr. Lutz, with all in favor, the August 7, 2020 Telephonic Public Hearing and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Hopping Green & Sams, PA*

Ms. Mackie stated that Ms. Seir recently joined Hopping Green & Sams (HGS) and would be assisting in servicing the District.

B. District Engineer: *ZNS Engineering, L.C.*

There being no report, the next item followed.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

Ms. Cerbone asked the three Board Members from DR Horton to confirm their interest in resigning as residents convey interest in joining the CDD Board. Mr. Zook, Mr. Lutz and Mr. Snyder replied affirmatively. As directed by Ms. Hicks and Ms. Zimmerman, Ms. Cerbone would

148 ask the Property Manager to send an e-blast informing residents of Board openings. Ms. Hicks
149 and Ms. Zimmerman would separately urge fellow residents to join the Board. Interested
150 individuals would be informed of the requirements to hold a CDD Board Seat.

151 • **NEXT MEETING: October 2, 2020 at 10:00 a.m.**

152 ○ **QUORUM CHECK**

153 The next meeting would be held on October 2, 2020 at 10:00 a.m., unless cancelled.

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155 **ELEVENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

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157 There being no Board Member comments or requests, the next item followed.

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159 **TWELFTH ORDER OF BUSINESS**

Public Comments

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161 There being no public comments, the next item followed.

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163 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

164

165 There being nothing further to discuss, the meeting adjourned.

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167 **On MOTION by Mr. Zook and seconded by Mr. Lutz, with all in favor, the**
168 **meeting adjourned at 10:29 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

WILLOW HAMMOCK

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2021-02

A RESOLUTION OF THE WILLOW HAMMOCK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR REMAINDER OF FISCAL YEAR 2020/2021 AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

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

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2020/2021 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Manatee County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 8th day of January, 2021.

Attest:

**WILLOW HAMMOCK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

WILLOW HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

ZNS Engineering, 201 5th Avenue Dr. E., Bradenton, Florida 34208

| DATE | POTENTIAL DISCUSSION/FOCUS | TIME |
|--|----------------------------------|----------|
| October 2, 2020 CANCELED | Regular Meeting | 10:00 AM |
| November 6, 2020 CANCELED | Regular Meeting | 10:00 AM |
| December 4, 2020 CANCELED | Regular Meeting | 10:00 AM |
| January 8, 2021* | Regular Meeting | 10:00 AM |
| Willow Hammock Community Association Amenity Center Parking Lot 4002 Willow Branch Pl, Palmetto Fl 34221-2784 | | |
| February 5, 2021 | Regular Meeting | 10:00 AM |
| March 5, 2021 | Regular Meeting | 10:00 AM |
| April 2, 2021 | Regular Meeting | 10:00 AM |
| May 7, 2021 | Regular Meeting | 10:00 AM |
| June 4, 2021 | Regular Meeting | 10:00 AM |
| July 2, 2021 | Regular Meeting | 10:00 AM |
| August 6, 2021 | Public Hearing & Regular Meeting | 10:00 AM |
| September 3, 2021 | Regular Meeting | 10:00 AM |

***Exception**

January meeting is one week later to accommodate New Year's Day Holiday