



Rizzetta & Company

Greyhawk Landing Community Development District

Board of Supervisors' Meeting October 27, 2021

**District Office:
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
239.936.0913**

www.greyhawkcdd.org

**GREYHAWK LANDING
COMMUNITY DEVELOPMENT DISTRICT**

Greyhawk Landing Clubhouse, 12350 Mulberry Avenue, Bradenton, Florida 34212

Board of Supervisors	Jim Hengel	Chairman
	Mark Bush	Vice Chairman
	Cheri Ady	Assistant Secretary
	Scott Jacuk	Assistant Secretary
	Gregory Perra	Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Attorney	Andrew Cohen	Persson, Cohen & Mooney, P.A.
District Engineer	Rick Schappacher	Schappacher Engineering, LLC

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT
District Office · Ft. Myers, Florida · (239) 936-0913
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.greylhawkcdd.org

October 20, 2021

**Board of Supervisors
Greyhawk Landing
Community Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Greyhawk Landing Community Development District will be held on **Wednesday, October 27, 2021 at 6:00 p.m.** at the Greyhawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, Florida 34212. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. AUDIENCE COMMENTS**
- 3. CONTINUED BUSINESS ITEMS**
 - A. Consideration of Proposals for Interior and Exterior Painting Tab 1
 - B. Update Regarding Gate Proposal
 - C. Update Regarding Play n Spray
 - D. Update Regarding Pickleball Courts
- 4. BUSINESS ITEMS**
 - A. Review of Field Services Report for October 2021 Tab 2
 - B. Consideration of License Agreement between Greyhawk Landing CDD and Pulte Home Company Re Magnolia Ranch Tab 3
 - C. Consideration of Square App for Credit Card and Debit Card Payments Tab 4
 - D. Discussion Regarding Drainage Easements and CDD Property Encroachments
 - E. Consideration of Yellowstone Landscaping Proposals for Tree Trimming Tab 5
 - F. Consideration of Gulf Coast Grass Proposal for Sod Installation Starting First Week of November, Monument Islands Along Greyhawk Boulevard Tab 6
 - G. Discussion Regarding for Flower Installation on November 15
- 5. STAFF REPORTS & UPDATES**
 - A. Aquatics Report – Aquagenix Tab 7
 - B. Field Manager Tab 8
 - C. Landscape Maintenance Update
 - D. District Engineer
 - E. District Counsel
 1. Update Regarding LMP Discussions
 - F. District Manager Tab 9
 1. Presentation of Action Item List..... Tab 10
 2. Review of Monthly Financial Statements..... Tab 11
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on September 23, 2021 Tab 12
 - B. Consideration of the Operations and Maintenance Expenditures for the Month of September 2021..... Tab 13

7. SUPERVISOR REQUESTS

8. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact us at (239) 936-0913.

Respectfully,

Belinda Blandon

Belinda Blandon

District Manager

cc: Andrew Cohen: Persson, Cohen & Mooney, P.A.

Tab 1

ELITE PAINTING AND DESIGN INTERIOR PROPOSAL CLUBHOUSE

Customer: GREYHWAK LANDINGS CDD
ATTN: Carleen FerroNyalka
941 228 6084

SCOPE: BELOW ARE DETAILS TO PAINT THE RE CENTER AND PAINTING AT THE CLUBHOUSE.

Description INTERIOR: 2 COATS	
PAINTING AT CLUBHOUSE WALLS AND ALL TRIM: OPTION 1 AS REQUESTED: NO CROWN TO BE PAINTED	
1. ALL INTERIOR WALLS INCLUDES ALL ROOMS MAIN ROOM AND HALLWAY, BATHROOM: CAULK ANY HOLES THAT MAY BE PRESENT, OR ANY CRACKS IN DRYWALL THEN APPLY SHERWIN WILLIAMS FLAT TO ALL INTERIOR WALLS LISTED ABOVE	
2. ALL INTERIOR DOORS, JAMS, BASEBOARDS, CHAIR RAIL: CAULK ALL SEAMS AND NAIL HOLES WITH SW 950 CAULK.SHERWIN WILLIAMS PRO MAR 200 SEMI GLOSS WHITE (NO CROWN AND NO CEILINGS TO BE PAINTED) TOTAL LABOR AND MATERIAL FOR ALL ITEMS LISTED ABOVE \$4,485	
PAINTING FOR CLUBHOUSE: OFFICE: 2 COATS PAINT ALL WALLS AND TRIM, NO CEILING TOTAL LABOR AND MATERIAL: \$495.00 FOR WALLS AND TRIM AND DOORS	
TOTAL FOR ALL ITEMS LISTED ABOVE: \$4,980	

ELITE PAINTING AND DESIGN INTERIOR PROPOSAL REC CENTER

Customer: GREYHWAK LANDINGS CDD

ATTN: Carleen FerroNyalka

941 228 6084

SCOPE: BELOW ARE DETAILS TO PAINT THE RE CENTER AND PAINTING AT THE REC CENTER

Description INTERIOR:	
PAINTING AT REC CENTER WALLS AND ALL TRIM: OPTION 1 AS REQUESTED:	
<ol style="list-style-type: none">1. ALL INTERIOR WALLS INCLUDES ALL ROOMS, WORKOUT ROOMS AND HALLWAY, BATHROOMS: CAULK ANY HOLES THAT MAY BE PRESENT, OR ANY CRACKS IN DRYWALL THEN APPLY SHERWIN WILLIAMS FLAT TO ALL INTERIOR WALLS LISTED ABOVE2. ALL INTERIOR DOORS, JAMS, BASEBOARDS, CHAIR RAIL: CAULK ALL SEAMS AND NAIL HOLES WITH SW 950 CAULK.SHERWIN WILLIAMS PRO MAR 200 SEMI GLOSS WHITE (NO CROWN AND NO CEILINGS TO BE PAINTED) TOTAL LABOR AND MATERIAL FOR ALL ITEMS LISTED ABOVE \$5,975	

ELITE PAINTING AND DESIGN EXTERIOR PROPOSAL
GREYHAWK LANDINGS REC CENTER

Customer:	GREYHAWK LANDINGS
BRADENTON	BRADENTON FL

2 COAT PROCESS SEALER AND FINAL COAT

Description EXTERIOR:	
PAINTING ENTIRE EXTERIOR RE CENTER AND CABANAS ALL WALLS, DOORS, CEILINGS, TRIM AND COLUMNS AND UPPER CORBELS AND FASCIA ON REC CENTER	
1. PRESSURE WASH ALL AREAS LISTED BELOW	
PREP WORK:	
1. All ext caulking on all walls is to be caulked with Sonneborn Sonolastic Ultra Urethane Sealent and elasto meric caulk, (were present)	
2. All patching is to be Sherwin Williams ConSeal Elastomeric Patch Sealant	
Any large cracks brush grade smooth patch will be used (were present)	
3. Walls 1 st : Apply 1 coat of SW Loxcon Concrete masonry primer,int/ext white	
4. Walls 2 nd Coat: Apply1 coat of Sherwin Williams A100 Satin to all walls listed above PRICE INCLUDES PAINTING ALL CEILINGS, COLUMNS, DOORS AND TRIM AND ALL UPPER SECTIONS ON ROOF AND CABANA	

TOTAL LABOR AND MATERIAL FOR REC CENTER AND CABANA	\$14,750
(REC CENTER \$11,875, CABANA \$2,900	
NOTE 2 COAT PROCESS MONUMENTS (20): CAULK ANY CRACKS, THEN APPLY 1 COAT SEALER AND 1 COAT A100 SHERWIN WILLIAMS SATIN TO ALL MONUMENTS, NOTE: ALL CAPS AND TRIM TO BE PAINTED 2 COLORS TOTAL LABOR AND MATERIAL FOR ALL MONUMENTS BOTH SIDES: \$4,850	

Tab 2

GREYHAWK LANDING

FIELD INSPECTION REPORT



October 7, 2021

Rizzetta & Company

John R Toborg – Manager, Field Services



Rizzetta & Company
Professionals in Community Management

Summary, Clubhouse

General Updates, Recent & Upcoming Maintenance Events

- ❑ During the month of October, all Bahia turf shall receive an application of 1250 lbs. (25 – 50 lb. bags) of 24-2-11 fertilizer with a Pre-Emergent Herbicide. Additionally, all St. Augustine turf shall receive an application of 1050 lbs. (21 – 50 lb. bags) of 24-2-11 fertilizer with a Pre-Emergent Herbicide. Ornamentals shall receive an application of 800 lbs. (16 – 50 lb. bags) of 8-0-10 fertilizer. And finally, all Palms shall receive an application of 750 lbs. (15 – 50 lb. bags) of 8-0-12+4Mg fertilizer.
- ❑ In November, all palms shall receive an application 750 lbs. (15-50 lb. bags) of 8-0-12+4Mg fertilizer.
- ❑ In December, all St. Augustine turf shall receive an application of 1050 lbs. (21 – 50 lb. bags) of 20-0-12 with a Pre-Emergent herbicide.
- ❑ I ask that Yellowstone notify the Field Services Manager & Staff at least 5 days ahead of installation and check in with Staff on day of application so Staff can verify quantity & type.

The following are action items for Yellowstone to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation, **Orange** indicates FH Staff. **Bold underlined is information or questions for the BOS.**

1. Treat all active fire ant mounds in all beds. Several were noticed along the front walkways of the clubhouse. Once mounds are dead, return to mound and rake smooth to re-expose turf or mulch.
2. I believe several shrubs (Dw. Firebush) were affected by the recent power washing of the clubhouse roof. Hopefully, these will recover. (Pic 2)



3. Apply (and re-apply as necessary) an insecticide to the Petite Salmon Oleander on and around the pool deck. Trim these plants to encourage new growth to form a compact crown. (Pic 3)



4. Crews to make sure all yard drains in the lawn surrounding the pool are kept edged and cleared at all times.

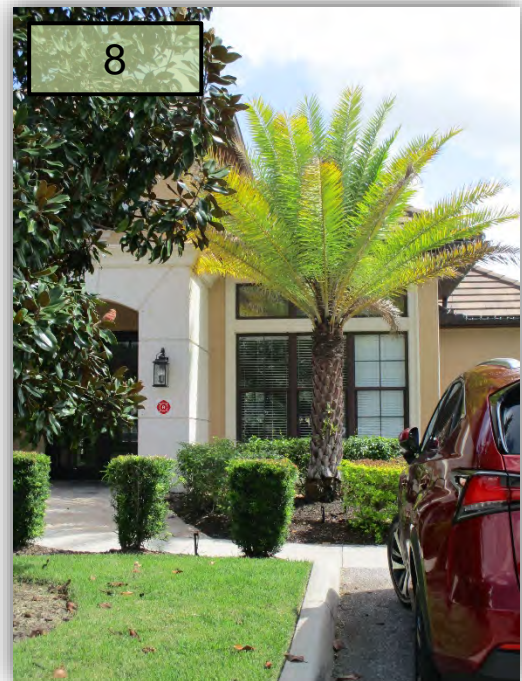


Clubhouse, Main Entrance

5. In a street or open landscaped area, I would not ask for single fronds to be removed, however, on a pool deck or playground, park area, it is important to remove these (and seed pods) to prevent injury if they happen to fall. There are also many seeds that have fallen and are currently in the beds. These should be raked out as they will become saplings when they germinate. Flower stalks can remain as they are vital for pollinators. (Pic 5)



7. In my opinion, I would rather see no plants remaining (in a bed that used to be full) than one or two scraggly plants. Therefore, I would like singular scraggly plants to be removed from these beds. We can work on a landscape enhancement plan at a later date.
8. Make sure all palms (especially those on the pool deck surrounded by what I am sure is high alkaline soil) receive the required amount of fertilizer. The spec calls for 1 ½ pounds of 8-0-12+4Mg per 100 SF of Palm canopy. This fertilizer (also referred to as Palm Special) shall be sprinkled around the dripline of the palm canopy. (Pic 8)



6. Right before the previous contractor left, many of the landscape beds were sprayed with an herbicide and left in this condition. Yellowstone needs to line trim and hand pull the dead material from these beds and maintain the edges. (Pic 6)



9. On the inbound side of the main entrance behind the sign monument, there is another palm with Ganoderma. This palm should be removed immediately and as much of the rootball dug out as possible. This area is pretty full of existing trees and since this palm is not part of a pattern, replacement with a hard wood is not necessary. All palms up front were recently pruned by the same company for holiday lighting. Thankfully, Ganoderma is usually confined to the lower 4'-5' of the palm trunk and is not transferred mechanically. (Pics 9a, b & c >)



Main Entrance, Guardhouse, Rec Center

10. Would the BOS like to have a dead Pine Tree removed approximately 20' into the wooded area on the inbound side of the main entrance? Or would the BOS prefer to leave in place. It runs the risk of falling into some of the District's landscape. (Pic 10)



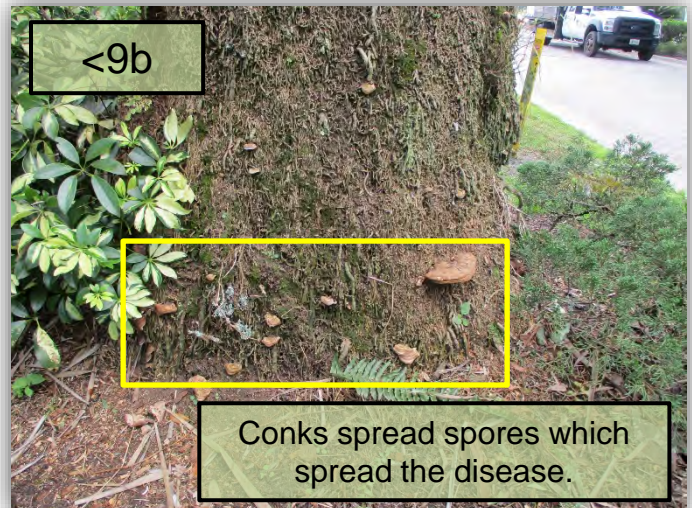
11. Crews need to make sure to maintain the large hedges along the front wall along 64. Also make sure these plant species are terraced and delineated along this long buffer. Remove vines from plants and wall. Remove hanging Spanish Moss from trees. (see >)

12. Yellowstone to chip away at the landscaping on the back side of the wall mentioned in Item 11 to get it into good shape. It has been allowed to become overgrown.

13. Inspect the browning Fakahatchee Grasses in front of the Guardhouse. Treat accordingly.

14. Annual flowers are tentatively scheduled to be pulled the week of Oct. 18th.

15. Remove seed pods in the triangular parking lot of the Rec Center.



Conks spread spores which spread the disease.



Rec Center, GreyHawk Blvd.

16. Crews to be very cautious of scalping the turf on the roundabout in the Rec Center entrance. A smaller mower should be used.

17. Clean out dead material from the Crinum Lilies in front of the Rec Center. Make sure all Tree Ligustrum are being trimmed away from all structures including the Rec Center roof line.

18. Another Palm (this time a Queen Palm) has died due to Ganoderma near the Rec Center totlot. This rootball should be removed as completely as possible. As long as the conks are being produced, spores are being produced. (Pic 18)



19. Trim the Star Jasmine behind the Rec Center between the Tennis and Basketball courts.

20. Clean up and delineate all individual landscape beds on the back side of the pool at the Rec Center. Hand pull the weeds in the open mulch beds.

21. Crews must be able to gain access to the pool equipment area at the Rec Center so they can remove volunteer Brazilian Peppers and other weeds.

22. Yellowstone to flush cut and dispose of this Queen Palm near the Rec Center pool equipment that was struck by lightning. (Pic 22>)

23. Delineate the Dw. Firebush from the Gold Mound and Juniper on the SE side of the Rec Center. Do not allow these to become overgrown. (Pic 23)



24. Clean up the perimeter buffer of the Rec Center parking lot. I would start by raking out most of the old piled-high mulch.

25. We need to monitor this Oak on GreyHawk Blvd. (GHBlvd.) north of the Rec Center. It is consumed by about 50%-60% dieback. (Pic 25>)



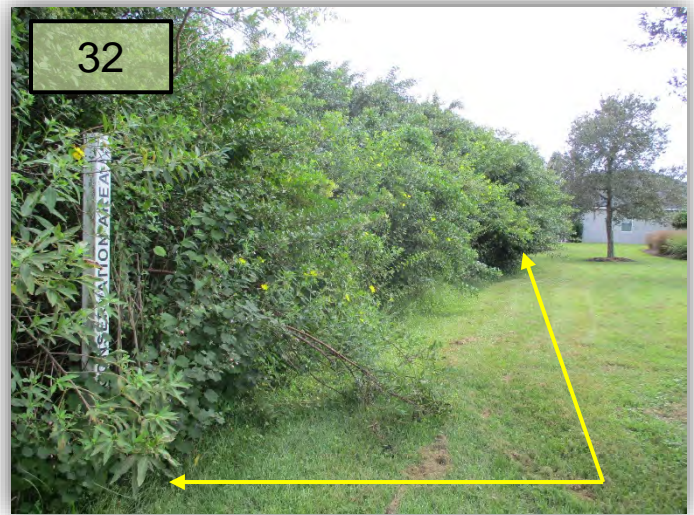
Greyhawk Blvd. & Daisy Place, Snapdragon, Fern Walk

- 26. Maintain the Dw. Firebush and Sweet Viburnum at different heights at the Lift Station at GHBlvd. and Daisy Place.
- 27. Eradicate weeds in the landscape beds at GHBlvd. and UMRR.
- 28. Hand pull weeds in the beds at the entrance to Hawk's Hammock.
- 29. Palms appear to be very hungry, so we need to ensure both fall applications of fertilizer are applied in required quantities. (Pic 29)



- 30. Several trees on Snapdragon need to be lifted up to the 14.5' requirement.
- 31. Ensure the entire Sandankwa Viburnum hedge outside Petunia along 117th is being maintained and weeded. (Pic 31>)

- 32. At the pocket park at Rosemary and Fern Walk, Brazilian Peppers have been allowed to encroach into the CDD-maintained turf. These need to be constantly cut back. (Pic 32)

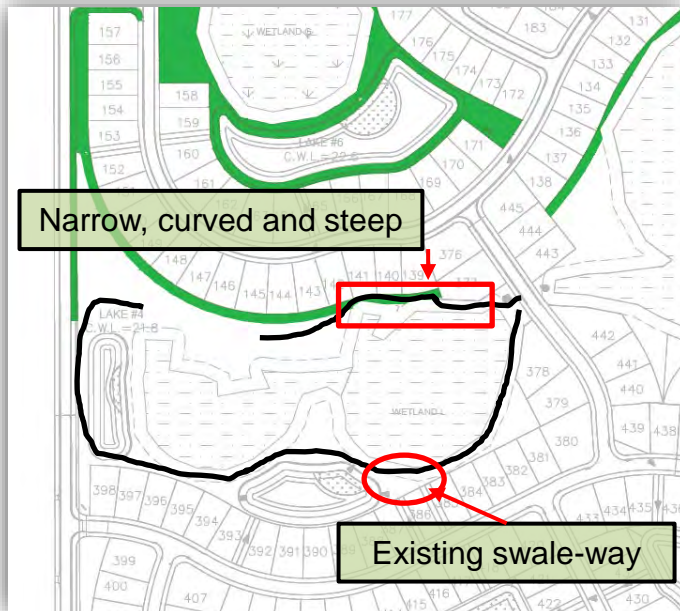


- 33. Remove a dead Wax Myrtle from the same park as above. Allow the Wax Myrtle to grow more naturally. Shearing these plants leads to an early death.
- 34. Hand pull a yellow flowering vine on the Ornamental Grasses and other hedges along 117th northward from Rosemary.
- 35. Clear overhead and along the sides of the trail off Goldenrod.



Himalaya, Brambling, 133rd

36. With the BOS's approval, I would like to engage the District Engineer in helping us to determine if we can perform any alteration to a drainage outfall swale-way to gain access to a large open field that we mow. Currently, Yellowstone is maneuvering a large mower between very narrow rear yards and wetlands on steep slopes on the north side of the wetland west of Himalaya Way to get to this area. It would be easier to access form the south side of this wetland. (see below)



37. Remove two dead Tree Ligustrum at Heron Pointe and Peregrin. This bed is full, and I do not feel replacement is necessary. Remove vines on these trees. (Pic 37)



38. Hand pull Potato Vine from the plantings along the east side of Brambling.

39. Remove dead growth from the Pampas Grass around the pond on Brambling. These Washington Palms also need to be trimmed.

40. Yellowstone has some catch-up work on the east side of the wall along 133rd leftover from the previous contractor. I have asked them to bush hog and then begin regular maintenance here. (Pic 40)



41. Flush cut and dispose of this dead plant on 133rd south of Brambling. (Pic 41)



42. We need to make sure we are keeping the CDD-planted trees between the rear lot lines and the walls on the property perimeters lifted.

Honey Flower, Mulberry, Goldenrod, Church Wall Buffer

43. Flush cut a palm trunk at Honey Flower & Mulberry and remove weeds from this bed. Actually, most these beds need to be weeded. (Pic 43)



44. I am not familiar with the history of these trees on the south side of Mulberry east of the clubhouse. One has died and I understand these are not irrigated. Both these species require water. (Pic 44)



45. Remove weeds from the Dw. Firebush in the Buttercup/Mulberry Pocket Park. Remove Virginia Creeper from the Wax Myrtle.
46. Remove dead growth and Bitter Melon vine from the Cedars at the church wall buffer. Maintain Viburnum at a 6'-7' height. Line trim this area better. Flush cut a dead Pine on the back side of the wall. (Pic 46>)

47. I am not familiar with warranty history of at least two Magnolias on either side of Dogwood at Mulberry. However, one is dead, and another is almost dead. Is the BOS interested in receiving a proposal for their replacement perhaps with a more suitable tree? (Pic 47)



48. Remove dead growth out of the Bird-of-Paradise at the 2nd Quail Grove entrance. Cut a broken limb off a street tree on GHBlvd. At Mulberry.
49. Trim Silverthorn around the Cedars at Goldenrod. Reduce height of Bougainvillea in front of all village entrance sign walls.

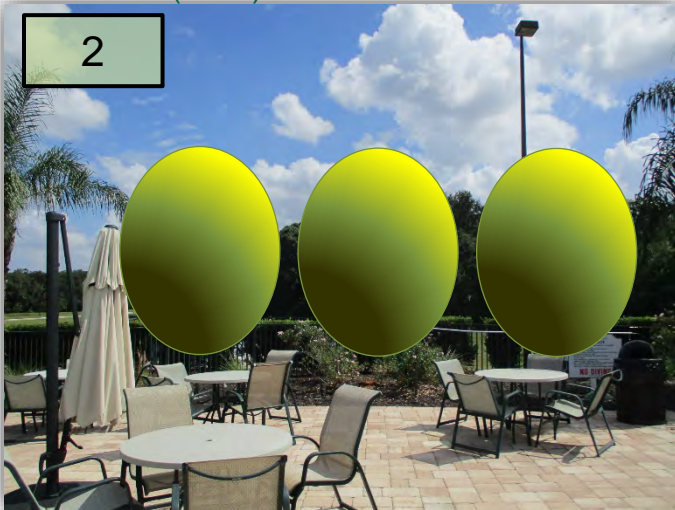


Proposals

1. Yellowstone to Install & Invoice (with the Board's approval of this procedure) a replace Podocarpus to fill in where one has died along the fence line on the back side of the pool deck. Plant shall be a 3 Gal., FULL Podocarpus. (Pic 1)



2. We lost a Queen Palm to Ganoderma on the back side of the pool deck. Since we should not re-plant another palm (all are susceptible and Ganoderma is incurable and remains in the soil indefinitely), I have asked for a proposal to install three (3) 45 Gal. Shady Lady Black Olive trees, 45 Gal. *Bucida buceras*. (Pic 2)



3. Yellowstone to provide a proposal to completely remove the dying Sylvester Palm at the main entrance (inbound side) including as much of the rootball as possible. (Item 9 in report)

Tab 3

Recording Return To:
Andrew H. Cohen, Esq.
Persson, Cohen & Mooney, P.A.
6853 Energy Court
Lakewood Ranch, FL 34240

AGREEMENT

This License Agreement (this “**Agreement**”) is made as of the ____ day of _____, 2021, between GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT, a community development district organized under the laws of the State of Florida (“**Licensors**”), and PULTE HOME COMPANY, LLC, a Michigan limited liability company (“**Pulte**”) for the benefit of Pulte’s Permitted Agents (defined below) (Pulte and Permitted Agents are hereinafter collectively referred to as “**Licensee**”).

Recitals

WHEREAS, Licensors is the owner of certain real property described on Exhibit A, attached hereto (the “**Greyhawk Property**”).

WHEREAS, Pulte is the owner and developer of a residential subdivision described on Exhibit B, located near the Greyhawk Property (“**Magnolia Ranch**”).

WHEREAS, Pulte intends to engage certain contractors and consultants (“**Permitted Agents**”) for the design, maintenance, and installation of landscaping and fence improvements within Magnolia Ranch.

WHEREAS, Licensee desire access over, on, and through the portion of the Greyhawk Property generally depicted on Exhibit C, attached hereto (the “**Landscape Maintenance Route**”) for the purpose of driving and parking commercial vehicles within the Landscape Maintenance Route in connection with the transportation, delivery, and maintenance of the landscaping and fence improvements and all related equipment and materials to and from Magnolia Ranch for the Licensors’ side of the fence improvements (the “**Approved Use**”).

WHEREAS, Licensors hereby grants Licensee a license over, on, and through the Landscape Maintenance Route for the Approved Use.

NOW, THEREFORE, for and in consideration of the foregoing recitals, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties have agreed as follows:

Agreement

1. Recitals. The Recitals are true and correct and, by this reference, are incorporated into and made a part of this Agreement.

2. License. Licensors hereby grants to Licensee a non-exclusive license to use the Landscape Maintenance Route for the Approved Use (the “**License**”).

3. Term. Unless terminated sooner pursuant to the terms hereof, the term of this Agreement and the License granted herein (the “**Term**”) shall commence on **November 1, 2021** and shall terminate twenty (20) years after the date hereof, and be automatically extended for successive periods of twenty (20) years unless (a) any party is in default of this Agreement and the defaulting party has failed to cure such default during the fifteen (15) day cure period set forth in Section 6 herein, and the non-defaulting party has elected to terminate this Agreement upon written notice to the defaulting party, or (b) applicable laws or governmental regulations have changed such that one or more material provisions of this Agreement are no longer enforceable by Licensors, or (c) Pulte and Licensors have mutually agreed to terminate this Agreement. Upon expiration of the Term (unless extended), or upon early termination hereunder, Licensee shall immediately cease utilization of the Landscape Maintenance Route and the Approved Use.

4. Use and Maintenance. Licensee shall have the right to access and utilize the Landscape Maintenance Route for the Approved Use. Pulte, on behalf of itself and its Permitted Agents, shall comply with all applicable laws, ordinances, regulations, and codes related to the Approved Use of the Landscape Maintenance Route. Any damage or destruction to Licensors’ property in connection with this License shall be promptly repaired at sole cost to the Licensee to its pre-existing condition or better.

5. Indemnification. In exchange for the consideration previously referenced herein, the receipt and sufficiency of which are again acknowledged by Licensee, Licensee (“**Indemnitor**”) hereby agrees to defend with Licensee’s counsel approved by Licensors in Licensors’ reasonable discretion, to hold harmless and indemnify Licensors (“**Indemnitee**”) from any liability for injury, loss, accident or damage to any person or property, and from any claims, actions, proceedings and expenses and costs in connection therewith (including, without limitation, reasonable counsel fees), (i) arising from (a) the omission, fault, willful act, negligence or other misconduct of Licensee, or Licensee’s contractors, licensees, agents, or invitees, or (b) any use made, or matter done, or occurring on the Licensors’ property in connection with this License by Licensee, or Licensee’s contractors, licensees, agents, or invitees, or (ii) resulting from the failure of Licensee to perform or discharge its covenants and obligations under this Agreement.

6. Default. In the event Licensee or Licensors is in default in the performance of any of such parties’ respective obligations under this Agreement, and such default is not cured within fifteen (15) calendar days after written notice thereof, then the non-defaulting party (either Licensee or Licensors, as the case may be) shall have all rights available under the law including but not limited to the following remedies: injunctive relief, damages, and termination of this Agreement. As set forth in Section 3 above, upon the termination of this Agreement, all rights of Licensee hereunder shall terminate.

7. Gate Access. An entrance gate is located on the corner of Greyhawk Boulevard and Upper Manatee River Road (the “**Gate**”). Licensors shall provide a means of entry to Licensee and the homeowners’ association established for Magnolia Ranch (the “**HOA**”) for use of this Gate. The means of entry provided by Licensors (which may include a gate code, clicker, key fob, etc.) shall allow Licensee 24/7 access to the Landscape Maintenance Route. If Licensee’s means of entry through the Gate is changed during the Term of the License, Licensors shall immediately

provide the new code, clicker, key fob, etc. to Licensee and the HOA. Contact information for the HOA will be provided by Pulte to Licensor following the formation of the HOA.

8. Assignment. This Agreement is personal to Licensee and may not be assigned by Licensee without the express written consent of Licensor; provided, however, that Pulte shall be permitted to assign its right, benefits and obligations hereunder to the HOA without Licensor's consent. Subject to the aforementioned restriction on assignment, this Agreement shall be binding upon and inure to the benefit of Licensor, Licensee, and their respective successors and assigns.

9. Counterpart Execution. This Agreement may be executed in any number of counterparts, each of which shall be an original and all of which taken together shall constitute one and the same instrument. Electronic signatures on this Agreement or any amendment of this Agreement shall be valid and enforceable to the same extent as original signatures.

10. Recording. This Agreement shall be recorded in the Official Records of Manatee County, Florida and is intended to run with the land governed.

11. Attorney Fees, Governing Law and Venue. In connection with any litigation arising out of or in connection with this Agreement, the prevailing party shall be entitled to recover all of such party's expenses incurred in connection therewith, including reasonable attorney's fees and costs at the trial and appellate levels, at bankruptcy proceedings and proceedings to determine entitlement to and reasonableness of the amount of such fees and costs. The laws of the State of Florida shall govern this Agreement. Any legal action instituted hereunder shall be brought in Manatee County, Florida.

IN WITNESS WHEREOF, Licensor and Licensee have duly executed this Agreement as of the date first set forth above.

Licensor:

Witnesses:

Print Name: _____

Print Name: _____

GREYHAWK LANDING COMMUNITY
DEVELOPMENT DISTRICT, a community
development district organized under the laws
of the State of Florida

By: _____
Name: _____
Title: _____
Date: _____

Pulte:

PULTE HOME COMPANY, LLC, a
Michigan limited liability company

Witnesses:

Print Name: _____

Print Name: _____

By: _____
Name: _____
Title: _____
Date: _____

STATE OF FLORIDA
COUNTY OF MANATEE

ACKNOWLEDGED before me by means of ____ physical presence or ____ online
notarization this ____ day of _____, 2021, by _____, as
_____ of Greyhawk Landing Community Development District, a community
development district organized under the laws of the state of Florida, on behalf of Greyhawk
Landing Community Development District, who is personally known to me or has produced
_____ as identification.

Notary Public
Print Name: _____
My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF MANATEE

ACKNOWLEDGED before me by means of ____ physical presence or ____ online
notarization this ____ day of _____, 2021, by _____, as
_____ of Pulte Home Company, LLC, a Michigan limited liability company, on
behalf of Pulte Home Company, LLC, who is personally known to me or has produced
_____ as identification.

Notary Public
Print Name: _____
My Commission Expires: _____

EXHIBIT “A”

LEGAL DESCRIPTION OF GREYHAWK PROPERTY

Manatee County Parcel ID Numbers 554850909, 554848759, and 554848659.

EXHIBIT "B"

LEGAL DESCRIPTION OF MAGNOLIA RANCH

The East 1/2 of the following described lands:

Commence at the Northeast corner of the Northeast 1/4 of Section 20, Township 34 South, Range 19 East, Manatee County, Florida; thence South 00°09'15" West, a distance of 40.00 feet to the South right-of-way line of Upper Manatee River Road for a Point of Beginning; thence North 89°51'43" West along said South right-of-way line, a distance of 790.08 feet; thence South 00°07'01" West, a distance of 1320.00 feet; thence South 89°51'43" East, a distance of 825.00 feet; thence North 00°07'01" East, a distance of 1320.00 feet to the intersection with said South right-of-way line of Upper Manatee River Road; thence North 89°48'47" West, along said right-of-way, a distance of 34.92 feet to the Point of Beginning. All being and lying in Section 20, Township 34 South, Range 19 East, Manatee County, Florida.

TOGETHER WITH

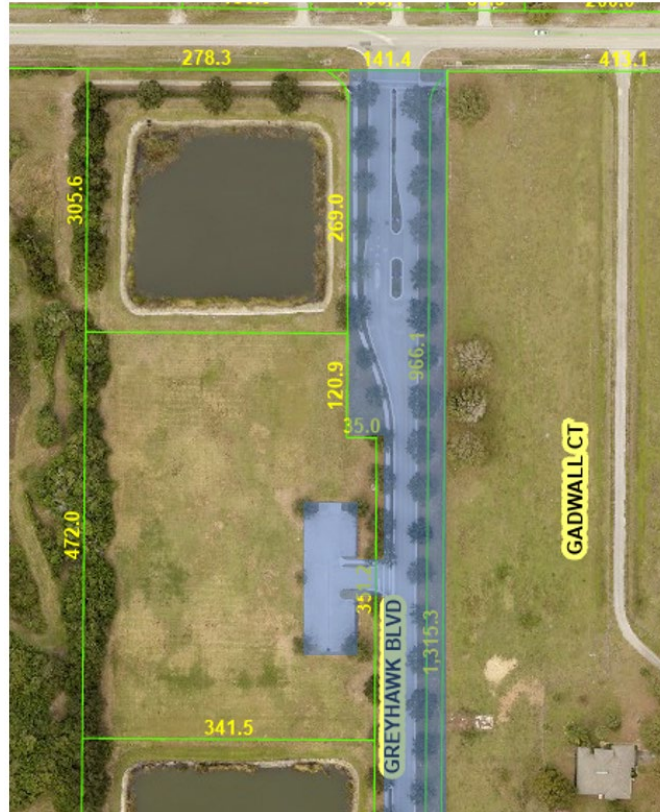
The West 1/2 of the following described lands:

Commence at the Northeast corner of the Northeast 1/4 of Section 20, Township 34 South, Range 19 East, Manatee County, Florida; thence South 00°09'15" West, a distance of 40.00 feet to the South right-of-way line of Upper Manatee River Road for a Point of Beginning; thence North 89°51'43" West along said South right-of-way line, a distance of 790.08 feet; thence South 00°07'01" West, a distance of 1320.00 feet; thence South 89°51'43" East, a distance of 825.00 feet; thence North 00°07'01" East, a distance of 1320.00 feet to the intersection with said South right-of-way line of Upper Manatee River Road; thence North 89°48'47" West, along said right-of-way, a distance of 34.92 feet to the Point of Beginning. All being and lying in Section 20, Township 34 South, Range 19 East, Manatee County, Florida.

EXHIBIT “C”

DEPICTION OF LANDSCAPE MAINTENANCE ROUTE

Portions of Manatee County Parcel ID Numbers 554850909, 554848759, and 554848659, generally depicted within the blue area shown below:



Licensee intends to utilize Parcel ID Number 554850909 for vehicular access to and from Magnolia Ranch, Parcel ID Number 554848759 for turning around in the paved parking lot contained therein, and Parcel ID Number 554848659 for parking within the eastern lane of Greyhawk Boulevard.

Tab 4

Square Up App & Terminal



We manage payment disputes so you don't have to

We constantly monitor for suspicious activity and block fraudulent transactions. When payment disputes occur, our team of experts deals with the bank for you, helping you avoid costly chargebacks.

Accept all major cards at 2.6% + 10¢ per tap, dip, or swipe and get funds in your bank account as fast as the next business day.

There are a lot of fees out there: statement fees, chargeback fees, PCI compliance fees—the list goes on. Square does not do any of that. And long-term contracts? None of those, too.

Square Terminal

Pay just \$299.00

Square Terminal is your all-in-one device for payments and receipts. Take every type of payment quickly and securely with 24/7 fraud prevention and 24/7 phone support.

Security is engineered into our products from the ground up. We follow industry requirements that keep data safe.

Get up and running in fewer than five minutes—no need to go through a bank. Square Terminal is an intuitively designed credit card machine so you, your team, and your customers can use it right away.

Tab 5



Proposal #136374

Date: 06/17/2021

From: Brian Santillana

Proposal For

Greyhawk Landing CDD

c/o Greyhawk Landing CDD

9530 Marketplace Road

Suite 206

Ft. Meyers, FL 33912

main:

mobile:

Location

12350 Mulberry Avenue

Bradenton, FL 34212

Property Name: Greyhawk Landing CDD

Walking Trail Push Back and Clean up

Terms: Net 45

DESCRIPTION	QUANTITY	AMOUNT
General Labor	360.00	\$18,000.00

Client Notes

Price proposed is to push back all vegetation along walking trails to 4' on either side where possible throughout the community. Please contact David Bautista with any questions.

	SUBTOTAL	\$18,000.00
Signature	SALES TAX	\$0.00
X	TOTAL	\$18,000.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Brian Santillana

Office:

bsantillana@yellowstonelandscape.com

Tab 6

Gulf Coast Grass

3314 Twin Rivers Tr.

Parrish, FL 34219

10/14/2021

Jim Hengel

GreyHawk Landing HOA

Seat3@GreyhawkCDD.org

PRICE

47,044.80 per

acre

Work Description

- Gulf Coast Grass will work with the customer to clearly define the areas to be removed and replaced with new sod.
- The existing turf and weeds to be renovated will be sprayed with glyphosate.
- 10-14 days later we will begin removal of the existing grass and weeds.
- The area to be removed will be cut with a sod cutter, removed and hauled to a dumpster. The dumpster will be provided by Gulf Coast Grass and will be stored as close as possible to the work site.
- After removal the area will be raked smooth and prepared for sod installation.
- The new sod will be Provista St. Augustine as specified by the customer.
- The new sod will be rolled after installation.
- The price to complete this work is \$47,044.80.

Terms & Conditions

- Final price will be determined by square feet of sod delivered and used for the project.
- Greyhawk Landing is responsible for marking all sprinkler heads, valves and utility lines.
- Gulf Coast Grass is not responsible for damage made to irrigation lines that are buried less than 6 inches from the surface.
- Gulf Coast Grass is not responsible for asphalt repair at dumpster sites. However, we will take all reasonable steps to protect the asphalt from damage.
- The project should take approximately six days per acre once the sod removal begins.
- A 25% deposit will be required prior to the start of the work. The remainder will be due upon completion.

Signatures

Michael K. O'Bryant

Date

GreyHawk CDD Rep.

Date

Tab 7



Greyhawk Landing CDD Aquatic Management Report

Inspection Date: 10/14/2021

Prepared For:

Mr. Scott Brizendine, District Manager

Rizzetta and Company

12750 Citrus Park Lane, Suite 115

Tampa, Florida 33625

Prepared by:

John G MacNeill, Assistant Branch Manager

2147 Porter Lake Drive, Suite A, Sarasota, FL 34240
(941) 371-8081 • Fax (941) 378-9024

Aquagenix is a division of DeAngelo Brothers Inc.



September Service Event:

Date: 09/02/21

Technicians: Cesar Acosta & Alex Binder

Ponds serviced: Greyhawk 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 20, 21, 22, 23, & 49.

Treatment: Algae, growing in the ponds was treated with an algaecide approved for aquatic use.

Treatment: Invasive vegetation, growing along the shoreline was treated with herbicide approved for aquatic use.

Date: 09/09/21

Technicians: Chuck Halback & Larry Gilnsky

Ponds serviced: Greyhawk 18, 19, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 50, 51 & 52.

Ponds serviced Greyhawk West 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24.

Treatment: Algae, growing in the ponds, was treated with an algaecide approved for aquatic use.

Treatment: Invasive vegetation, growing along the shoreline, was treated with herbicide approved for aquatic use.

Date: 09/16/21

Technicians: Cesar Acosta & Alex Binder

Ponds serviced: Greyhawk 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 20, 21, 22, 23, & 49.

Treatment: Algae, growing in the ponds was treated with an algaecide approved for aquatic use.

Treatment: Invasive vegetation, growing along the shoreline was treated with herbicide approved for aquatic use.



Date: 09/23/21

Technicians: Larry Gilnsky & Peter Johnson

Ponds serviced Greyhawk 18, 19, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 50, 51 & 52.

Ponds serviced Greyhawk West 9A, 9B

Treatment: Algae, growing in the ponds, was treated with an algaecide approved for aquatic use.

Date: 09/30/21

Technicians: Cesar Acosta & Alex Binder

Ponds serviced: Greyhawk 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 20, 21, 22, 23, & 49.

Treatment: Algae, growing in the ponds was treated with an algaecide approved for aquatic use.

Treatment: Invasive vegetation, growing along the shoreline was treated with herbicide approved for aquatic use.

Next scheduled service events:

Date: 10/19/21, 10/26/21

Ponds: We will continue to service all ponds with algae issues.

Notes:

- The technicians will continue to treat all Invasive vegetation growing along the shoreline.
- The technicians will continue to treat all algae.
- The technicians will continue to treat all floating vegetation.
- The technicians will continue to treat all submersed vegetation.



Aquagenix

Managing Your Liquid Assets

Pond #18 (10/14/21)



Pond #18 West (10/14/21)



Pond #35 (10/14/21)



Pond #46 (10/14/21)



2147 Porter Lake Drive, Suite A, Sarasota, FL 34240
(941) 371-8081 • Fax (941) 378-9024

Aquagenix is a division of DeAngelo Brothers Inc.

Greyhawk Landings

Aquatic Maintenance Map

Aquagenix
2147 Porter Lake Drive
Sarasota, FL., 34240
941-371-8081

Legend

- Littoral Area
- Not Under Contract
- Open Water
- Swale Area
- West Open Water
- Wetland Area
- Wetland Buffer Area



Greyhawk Landings

Aquatic Maintenance Map

Aquagenix
2147 Porter Lake Drive
Sarasota, FL 34240
941-371-8081

Legend

- Littoral Area
- Not Under Contract
- Open Water
- Swale Area
- West Open Water
- Wetland Area
- Wetland Buffer Area



Tab 8

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

FIELD MANAGER MONTHLY REPORT

Carleen FerroNyalka - October 2021

Landscaping Weekly Meetings Update:

Weekly Meetings held on: Tuesday 10/5/21, Wednesday 10/13/21, Wednesday 10/20/21

Landscape tour with Yellowstone and Rizzetta Senior Field Services Manager, John Toborg, October 7, 2021. Mr. Toborg reported some magnolias needing replacement on Mulberry Avenue; proposals received from Yellowstone for a 45- or 25-gallon option. Irrigation wet check started week of October 11, still ongoing. Shrubs fertilized; 16 bags used. Hedges trimmed along 117th to maintain height and appearance. Monument irrigation flagged by request of Jim Hengel for sod and flower updates. Main valve leak found on 10/5/21 at SR64 entrance repaired.

Items to be addressed by Yellowstone that are pending:

Petrel and Daisy nature trails with encroaching vegetation to be trimmed back

Palms throughout community trimmed

Sod fertilizer scheduled

Aquatics Update

Algae and invasive weeds along perimeter of pond treated. Further details in aquatics report provided by Aquagenix. Proposal for recommended aquatic plantings requested from Aquagenix.

Gate Update:

All gates operating as normal.

CDD Facilities Update:

CDD Facilities:

Accomplishments

Recreation Center	Clubhouse
Diseased palm (ganoderma) removed from near playground, root ball needing to be removed	Roof and front of building power washed for holiday decoration installment 10/2/2021
Roof leak repair completed by Roofing by Curry 10/8/2021	Diseased palm tree removed from pool deck
Ellipticals maintenance due to noise, linkage arms oiled.	Lounge chairs (6) reupholstered
Replacement elbow pads installed on Gold's Gym Power Tower	Frank filled clubhouse wall holes in walls and spot-painted
Palm tree in pool pump fenced area damaged by lightning in previous storm, pending ASAP removal by Onsite Tree Services	Garbage cans cleaned out and bleached by Frank
Park equipment pressure washed by Frank	Park equipment pressure washed by Frank
Frank cleaned out and reorganized both storage closets	Pool furniture power washed by Frank.

Frank replaced spring on tennis court gate	Bleached and washed under mailbox units
Tennis court score boards replaced by Frank	2 new card tables purchased for club use
Pool furniture, fence, and pump covers pressure washed by Frank	
Mag lock at gate through-bolted to resolve loosening issues – Frank completed	
Bridge at Rec Center power washed by Frank	
Cabana building power washed by Frank	

Pending Items

Recreation Center	Clubhouse
Interior and exterior painting, power washing	Clubhouse pavers power washed
Mirrors installation – pending prep and quote approval	Playground mulch barriers (3) need to be replaced - <i>searching for new vendor, 4 foot size discontinued</i>

Maintenance and Operations

Pending Projects Update:

1. Bush hog/mowing of preserves. Awaiting quotes from vendors including SSLM, Florida Lawn Pros.
2. John Deere Gator replacement from Everglades Equipment Group pending for November
3. Pulte/ Greyhawk Boulevard sidewalk damage repairs
4. Sun shade structures for playground proposals from vendors
5. New soccer and basketball nets needing to be installed

Accomplishments for the month:

1. Guardhouse painting completed by Elite Painting.
2. Chantilly/Ragdoll nature trails power washed.
3. Remaining palm removed from Petrel nature trail.
4. Sand/wet mud shoveled off sidewalk trail behind Petrel by Frank.
5. Frank cleaned and maintained all pressure washing equipment including new hoses, clamps, gun, oil, etc.
6. 4 New handicap signs and posts installed at baseball field (2) and Upper Manatee overflow lot (2).
7. Monuments along Greyhawk Blvd and Mulberry Avenue treated and cleaned with 30 Second Cleaner.

8. Bee hive removed from oak tree on Petrel trail by Bee Man Stan removal services 10/15/21.

9. Oaks and palms trimmed up by Onsite Tree Services at SR64 entrance, guardhouse area, for holiday décor installation 10/8/21.

10. Golf carts prohibited signs ordered for entry gates.

11. New computer ordered for Rec Center office.

Recommendations for the Board of Supervisors:

1. Recommendation to change out the carpet in the guardhouse to tile for ease of cleaning and moisture control.

2. Pocket parks at Cara Cara and Lavender loop needing landscape updates. Yellowstone provided proposal for updates to include dwarf ixora and lirioppe.

Additional Comments and or Recommendations:

Tab 9



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 18, 2021
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Next Election (Seats 1, 3, & 5):** November 8, 2022

District Manager's Report

October 19

2021

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<u>FINANCIAL SUMMARY</u>	<u>9/30/2021</u>
General Fund Cash & Investment Balance:	\$167,669
Reserve Fund Cash & Investment Balance:	\$1,265,630
Debt Service Fund & Custody Reserve Investment Balance:	\$4,503,414
Total Cash and Investment Balances:	\$5,936,713
General Fund Expense Variance: \$32,083	Under Budget



Rizzetta & Company

Financial Statement Review

Year to date actual expenditures = \$ 1,487,504.00
Year to date budget = \$ 1,519,587.00
Under Budget = \$ 32,083.00

The above numbers do include the final settlement with LMP.

Tree Encroachment Requests – We have received requests for cut back of trees encroaching onto homeowner property. We would like to discuss this issue with the Board for direction.

New Hire - We are pleased to announce that Matthew Cofrancesco has been selected as Carleen's assistant. Once his background check has cleared he will be starting onsite.

Tab 10

GREYHAWK LANDING PENDING ITEM LIST AS OF OCTOBER 2021

Date Entered	Category	Action Item	District Staff Responsible	Vendor Responsible	Target Date	Notes
7/23/2020	O&M	District connecting to reclaim water, SWFWMD & County cost share. District share 50%	DM	DE	TBD	Submittal to SWFWMD is in progress. Review is still underway by the County.
7/23/2020	O&M	Installation of new plants where Brazillian Pepper Trees were removed. (Proposal: \$7,925.00)	DM	SSLM	TBD	Approved by the Board pending completion date. Pricing change due to date of proposal. Carleen to confirm completion date. During the August Meeting the Field Manager presented a proposal for the bush hogging from Solitude. Proposal from Sunstate for the bush hogging is pending.
12/17/2020	O&M	Research cost of adding steel gates	FM	TBD	1/21/2021	Discussion held during the September Meeting. The Board will be holding a workshop on October 27th.
3/25/2021	O&M	Installation of Bollards for Golf Cart Traffic	FM	TBD	TBD	Locations and Pricing for Bollards to prohibit Golf Cart Traffic – This item was tabled subject to pricing from Maingate to provide options for deterrents for the breach points. This item is to be added to the action item list as well. (District Management). This item will be discussed at the workshop.
6/24/2021	O&M	Field Manager Items	FM & DC	FM & DC	7/22/2021	Golf Cart Signage – After discussion it was agreed that District Counsel will provide wording for the signage to be installed once the bollard locations are decided.
6/24/2021	O&M	District Engineer Items	DE	DE	7/22/2021	433 Chantilly – Rick reported that repairs needed to be conducted as a result of a bubbler box. Letter to be sent to homeowners regarding damages. As per the District Engineer the area was inspected and the pipe should have been buried down. Supervisor Ady will reach out to the homeowner so that they can get this done.

9/23/2021	Bonds	Greyhawk Nature Trail Repairs	DE	DE	TBD	Bids were presented for Board approval at the meeting on 9-23-2021. The Board approved the proposal presented by A&J excavation. Pending scheduling of the work.
9/23/2021	Bonds	Greyhawk Bank Restoration	DE	DE	TBD	Bids were presented for Board approval at the meeting on 9-23-2021. The Board approved the proposal presented by Crosscreek Environmental. Pending contract preparation and scheduling of the work.
9/23/2021	Bonds	Greyhawk Vegetation Removal (Golfen rod, Mulberry, Buttercup Glen)	DE	DE	TBD	Bids were presented for Board approval at the meeting on 9-23-2021. The Board approved the proposal presented by Florida Lawn Pro's. Pending scheduling of the work.
9/23/2021	Reserves	Clubhouse and Rec Center Painting	FM	FM	TBD	Proposals were presented to the Board for consideration at the meeting on 9-23. After discussion the Board directed the Field Manager to obtain estimates for painting both exterior and interior the monuments are to be added as well.
9/23/2021	Reserves	Gator	FM	FM & DC	TBD	A discussion was held with the Board regarding the gator and the constant breakdowns. The Board directed District Counsel to send a demand letter to the vendor since this piece of equipment has been breaking down since it was purchased.

GREYHAWK LANDING ACTION ITEM LIST - ON HOLD ITEMS

Date Entered	Category	Action Item	District Staff Responsible	Vendor Responsible	Target Date	Notes
5/28/2020	O&M	Striping repairs	DM	DE	FY20/21	To be considered in new FY
5/28/2020	O&M	Power washing proposal	DM	FM	TBD	To be considered at a later date
10/22/2020	O&M	Play & Spray	FM	A&D Pools	TBD	
11/19/2020	Administrative	US Bank S2011 Reserve - CD	DM	Discover Bank Greenwood	8/23/2021	Maturity August 2021
11/19/2020	Administrative	US Bank S2013 Reserve - CD	DM	Sallie Mae Bank	8/23/2021	Maturity August 2021
3/22/2021	RSV	Painting of Rec Center and Cabanas	FM	FM	TBD	To be considered at a later date

Tab 11



Rizzetta & Company

Greyhawk Landing Community Development District

**Financial Statements
(Unaudited)**

September 30, 2021

Prepared by: Rizzetta & Company, Inc.

**greyhawkcdd.org
rizzetta.com**

Greyhawk Landing Community Development District

Balance Sheet

As of 9/30/2021

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long Term Debt Account Group
Assets							
Cash In Bank	189,907	0	0	0	189,907	0	0
Investments	167,669	0	645,602	3,689,857	4,503,128	0	0
Investments - Reserves	0	1,265,630	0	0	1,265,630	0	0
Accounts Receivable	0	0	0	0	0	0	0
Prepaid Expenses	28,321	0	0	0	28,321	0	0
Deposits	9,130	0	0	0	9,130	0	0
Due From Other Funds	0	0	0	0	0	0	0
Amount Available-Debt Service	0	0	0	0	0	0	645,602
Amount To Be Provided-Debt Service	0	0	0	0	0	0	11,564,398
Fixed Assets	0	0	0	0	0	26,503,670	0
Total Assets	<u>395,027</u>	<u>1,265,630</u>	<u>645,602</u>	<u>3,689,857</u>	<u>5,996,116</u>	<u>26,503,670</u>	<u>12,210,000</u>
Liabilities							
Accounts Payable	10,000	0	0	0	10,000	0	0
Sales Tax Payable	45	0	0	0	45	0	0
Accrued Expenses Payable	36,240	0	0	4,101	40,341	0	0
Due To Other Funds	0	0	0	0	0	0	0
Other Current Liabilities	0	0	0	0	0	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	12,210,000
Total Liabilities	<u>46,285</u>	<u>0</u>	<u>0</u>	<u>4,101</u>	<u>50,386</u>	<u>0</u>	<u>12,210,000</u>
Fund Equity & Other Credits							
Beginning Fund Balance	266,902	1,062,602	950,441	0	2,279,945	26,503,670	0
Net Change in Fund Balance	81,840	203,028	(304,839)	3,685,756	3,665,785	0	0
Total Fund Equity & Other Credits	<u>348,742</u>	<u>1,265,630</u>	<u>645,602</u>	<u>3,685,756</u>	<u>5,945,729</u>	<u>26,503,670</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>395,027</u>	<u>1,265,630</u>	<u>645,602</u>	<u>3,689,857</u>	<u>5,996,116</u>	<u>26,503,670</u>	<u>12,210,000</u>

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 9/30/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	92	92	0.00%
Special Assessments					
Tax Roll	1,519,587	1,519,587	1,540,120	20,533	(1.35)%
Other Miscellaneous Revenues					
Miscellaneous Revenue	0	0	8,035	8,035	0.00%
Miscellaneous Revenue-Other	0	0	7,440	7,440	0.00%
Total Revenues	1,519,587	1,519,587	1,555,686	36,099	(2.38)%
Expenditures					
Legislative					
Supervisor Fees	7,200	7,200	7,000	200	2.77%
Financial & Administrative					
Administrative Services	4,635	4,635	4,523	113	2.42%
District Management	28,737	28,737	23,540	5,198	18.08%
District Engineer	25,000	25,000	36,861	(11,861)	(47.44)%
Disclosure Report	2,200	2,200	2,100	100	4.54%
Trustees Fees	7,000	7,000	7,112	(112)	(1.59)%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial & Revenue Collections	4,013	4,013	3,999	14	0.35%
Accounting Services	19,055	19,055	19,006	49	0.25%
Auditing Services	4,500	4,500	3,425	1,075	23.88%
Arbitrage Rebate Calculation	1,000	1,000	1,000	0	0.00%
Miscellaneous Mailings	100	100	0	100	100.00%
Public Officials Liability Insurance	3,200	3,200	2,960	240	7.50%
Legal Advertising	1,700	1,700	1,843	(143)	(8.43)%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Hosting, Maintenance, Backup (and Email)	6,000	6,000	3,998	2,003	33.37%
Legal Counsel					
District Counsel	35,000	35,000	40,276	(5,276)	(15.07)%
Security Operations					
Security Services & Patrols	284,000	284,000	269,272	14,728	5.18%
Guardhouse Maintenance	1,300	1,300	2,124	(824)	(63.38)%
Heat A/C System Maintenance	1,000	1,000	1,940	(940)	(94.00)%
Miscellaneous Operating Supplies	500	500	18	482	96.37%
Security Camera Maintenance	3,000	3,000	935	2,065	68.83%
Security Monitoring Services	3,000	3,000	7,697	(4,697)	(156.56)%
Electric Utility Services					
Utility - Recreation Facilities	40,000	40,000	36,847	3,153	7.88%
Utility Services	25,000	25,000	24,493	507	2.02%

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 9/30/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Street Lights	9,000	9,000	8,313	687	7.62%
Gas Utility Services					
Utility Services	200	200	159	41	20.53%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	7,100	7,100	7,367	(267)	(3.75)%
Water-Sewer Combination Services					
Utility Services	17,000	17,000	10,817	6,183	36.36%
Stormwater Control					
Aquatic Maintenance	56,000	56,000	44,000	12,000	21.42%
Wetland Monitoring & Maintenance	12,400	12,400	9,950	2,450	19.75%
Lake/Pond Bank Maintenance	6,000	6,000	21,271	(15,271)	(254.51)%
Midge Fly Treatments	17,500	17,500	0	17,500	100.00%
Fountain Service Repair & Maintenance	2,000	2,000	199	1,801	90.02%
Miscellaneous Expense	500	500	0	500	100.00%
Aquatic Plant Replacement	5,000	5,000	0	5,000	100.00%
Stormwater System Maintenance	1,000	1,000	4,075	(3,075)	(307.50)%
Maintenance of Invasive Areas	8,000	8,000	0	8,000	100.00%
Invasive Removal	20,000	20,000	3,896	16,104	80.52%
Other Physical Environment					
Employee - Salaries	125,000	125,000	119,733	5,267	4.21%
Employee - Payroll Taxes	9,500	9,500	9,215	285	2.99%
Employee - Workers' Comp	3,000	3,000	2,919	81	2.70%
Employee - Health Stipend	18,000	18,000	17,125	875	4.86%
Employee - ADP Fees	3,000	3,000	3,129	(129)	(4.28)%
General Liability Insurance	4,000	4,000	3,899	101	2.52%
Property Insurance	12,000	12,000	12,101	(101)	(0.84)%
Entry & Walls Maintenance	5,000	5,000	5,500	(500)	(10.00)%
Landscape Maintenance	344,472	344,472	342,950	1,522	0.44%
Irrigation Maintenance	12,000	12,000	12,873	(873)	(7.27)%
Tree Trimming Services	5,000	5,000	8,285	(3,285)	(65.70)%
Well Maintenance	3,000	3,000	0	3,000	100.00%
Holiday Decorations	12,000	12,000	12,000	0	0.00%
Annual Mulching	35,000	35,000	34,441	559	1.59%
Fire Ant - Top Choice	6,000	6,000	0	6,000	100.00%
Annuals	15,000	15,000	2,997	12,004	80.02%
Landscape Replacement Plants, Shrubs, Trees	20,000	20,000	55,830	(35,830)	(179.14)%
Miscellaneous Expense	500	500	0	500	100.00%
Road & Street Facilities					

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 9/30/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Street Light Decorative Light Maintenance	25,000	25,000	31,963	(6,963)	(27.85)%
Gate Facility Maintenance	15,000	15,000	15,565	(565)	(3.76)%
Roadway Repair & Maintenance	1,500	1,500	4,077	(2,577)	(171.82)%
Sidewalk Repair & Maintenance	15,000	15,000	21,010	(6,010)	(40.06)%
Parking Lot Repair & Maintenance	1,500	1,500	0	1,500	100.00%
Street Sign Repair & Replacement	500	500	5,230	(4,730)	(946.00)%
Parks & Recreation					
Security System Monitoring & Maintenance	2,700	2,700	8,499	(5,799)	(214.76)%
Maintenance & Repair	25,000	25,000	31,862	(6,862)	(27.44)%
Office Supplies	3,000	3,000	2,964	36	1.20%
Vehicle Maintenance	2,000	2,000	3,834	(1,834)	(91.69)%
Cable Television & Internet	8,000	8,000	12,775	(4,775)	(59.69)%
Pool Repairs	10,000	10,000	8,982	1,018	10.18%
Clubhouse - Facility Janitorial Service	10,000	10,000	9,208	792	7.92%
Fitness Equipment Maintenance & Repair	6,000	6,000	4,345	1,655	27.58%
Pool/Water Park/Fountain Maintenance	1,000	1,000	1,111	(111)	(11.08)%
Furniture Repair/Replacement	3,000	3,000	2,588	412	13.73%
Playground Equipment and Maintenance	2,000	2,000	588	1,412	70.60%
Tennis Court Maintenance & Supplies	1,000	1,000	821	179	17.86%
Basketball Court Maintenance & Supplies	500	500	374	126	25.23%
Dock Repair & Maintenance	3,000	3,000	6,527	(3,527)	(117.56)%
Pest Control & Termite Bond	1,200	1,200	1,555	(355)	(29.59)%
Athletic/Park Court/Field Repairs	2,000	2,000	124	1,876	93.78%
Lighting Replacement	2,000	2,000	0	2,000	100.00%
Pool Service Contract	43,200	43,200	43,389	(189)	(0.43)%
Facility Supplies	3,000	3,000	0	3,000	100.00%
Clubhouse Miscellaneous Expense	3,500	3,500	2,657	844	24.10%
Trail/Bike Path Maintenance	3,500	3,500	8,206	(4,706)	(134.45)%
Contingency					
Miscellaneous Contingency	19,000	19,000	64	18,936	99.66%
Total Expenditures	1,519,587	1,519,587	1,487,504	32,083	2.11%

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 9/30/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Excess of Revenues Over (Under) Expenditures	0	0	68,182	68,182	0.00%
Other Financing Sources (Uses)					
Interfund Transfer	0	0	(28)	(28)	0.00%
Prior Year Credit	0	0	13,685	13,685	0.00%
Total Other Financing Sources (Uses)	0	0	13,657	13,657	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	0	81,840	81,840	0.00%
Fund Balance- Beginning of Period	0	0	266,902	266,902	0.00%
Fund Balance - End of Period	0	0	348,742	348,742	0.00%

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2020 Through 9/30/2021

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	214	214	0.00%
Special Assessments				
Tax Roll	250,000	250,000	0	0.00%
Total Revenues	250,000	250,214	214	0.09%
Expenditures				
Contingency				
Capital Reserves	250,000	47,214	202,786	81.11%
Total Expenditures	250,000	47,214	202,786	81.11%
Excess of Revenues Over (Under) Expenditures	0	203,000	203,000	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	28	28	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	203,028	203,028	0.00%
Fund Balance- Beginning of Period	0	1,062,602	1,062,602	0.00%
Fund Balance - End of Period	0	1,265,630	1,265,630	0.00%

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures
Debt Service Fund-Series 2011/2021 - 200
From 10/1/2020 Through 9/30/2021
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	6,500	6,500	0.00%
Special Assessments				
Tax Roll	470,308	474,884	4,576	0.97%
Prepayments	0	2,927	2,927	0.00%
Total Revenues	<u>470,308</u>	<u>484,311</u>	<u>14,003</u>	<u>2.98%</u>
Expenditures				
Financial & Administrative				
District Management	0	5,000	(5,000)	0.00%
Trustees Fees	0	6,575	(6,575)	0.00%
Trustee Counsel	0	5,000	(5,000)	0.00%
Placement Agent	0	59,160	(59,160)	0.00%
Verification Agent	0	2,000	(2,000)	0.00%
Special Assessment Allocation Report	0	15,000	(15,000)	0.00%
Legal Counsel				
District Counsel	0	20,000	(20,000)	0.00%
Bond Counsel	0	25,000	(25,000)	0.00%
Debt Service				
Interest	235,308	115,842	119,466	50.77%
Principal	235,000	178,000	57,000	24.25%
Total Expenditures	<u>470,308</u>	<u>431,577</u>	<u>38,731</u>	<u>8.24%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>52,734</u>	<u>52,734</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Debt Proceeds				
Bond Proceeds	0	3,944,000	3,944,000	0.00%
Payments to Bond Refunding Escrow Agent				
Bond Retirement	0	(4,318,077)	(4,318,077)	0.00%
Other				
Unrealized Gain/Loss on Investments	0	(5,940)	(5,940)	0.00%
Total Other Financing Sources (Uses)	<u>0</u>	<u>(380,017)</u>	<u>(380,017)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(327,283)</u>	<u>(327,283)</u>	<u>0.00%</u>
Fund Balance- Beginning of Period	<u>0</u>	<u>390,501</u>	<u>390,501</u>	<u>0.00%</u>
Fund Balance - End of Period	<u><u>0</u></u>	<u><u>63,218</u></u>	<u><u>63,218</u></u>	<u><u>0.00%</u></u>

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

Debt Service Fund-Series 2013 - 201

From 10/1/2020 Through 9/30/2021

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	5,591	5,591	0.00%
Special Assessments				
Tax Roll	365,332	369,720	4,388	1.20%
Total Revenues	365,332	375,311	9,979	2.73%
Expenditures				
Debt Service				
Interest	270,332	269,820	512	0.18%
Principal	95,000	95,000	0	0.00%
Total Expenditures	365,332	364,820	512	0.14%
Excess of Revenues Over (Under) Expenditures	0	10,491	10,491	0.00%
Other Financing Sources (Uses)				
Prior Year Credit	0	(209)	(209)	0.00%
Unrealized Gain/Loss on Investments	0	(4,884)	(4,884)	0.00%
Total Other Financing Sources (Uses)	0	(5,093)	(5,093)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	5,398	5,398	0.00%
Fund Balance- Beginning of Period	0	559,940	559,940	0.00%
Fund Balance - End of Period	0	565,339	565,339	0.00%

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

Debt Service Fund--Series 2021 - 202

From 10/1/2020 Through 9/30/2021

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Other Financing Sources (Uses)				
Debt Proceeds				
Bond Proceeds	0	17,045	17,045	0.00%
Total Other Financing Sources (Uses)	0	17,045	17,045	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	17,045	17,045	0.00%
Fund Balance - End of Period	0	17,045	17,045	0.00%

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

Capital Projects Fund--Series 2021 - 302

From 10/1/2020 Through 9/30/2021

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1	1	0.00%
Total Revenues	0	1	1	0.00%
Expenditures				
Financial & Administrative				
District Management	0	5,000	(5,000)	0.00%
District Engineer	0	4,101	(4,101)	0.00%
Trustees Fees	0	5,825	(5,825)	0.00%
Placement Agent	0	58,035	(58,035)	0.00%
Special Assessment Allocation Report	0	20,000	(20,000)	0.00%
Legal Counsel				
District Counsel	0	25,000	(25,000)	0.00%
Bond Counsel	0	35,000	(35,000)	0.00%
Trustee Counsel	0	5,500	(5,500)	0.00%
Total Expenditures	0	158,461	(158,461)	0.00%
Excess of Revenues Over (Under) Expenditures	0	(158,461)	(158,461)	0.00%
Other Financing Sources (Uses)				
Debt Proceeds				
Bond Proceeds	0	3,844,217	3,844,217	0.00%
Total Other Financing Sources (Uses)	0	3,844,217	3,844,217	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	3,685,756	3,685,756	0.00%
Fund Balance - End of Period	0	3,685,756	3,685,756	0.00%

Greyhawk Landing CDD
Investment Summary
September 30, 2021

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>September 30, 2021</u>
The Bank of Tampa	Money Market	\$ 3,121
The Bank of Tampa ICS Program:		
City National Bank of Florida	Money Market	1
Flushing Bank	Money Market	38,818
Merchants Bank of Indiana	Money Market	1
NexBank	Money Market	8,344
Western Alliance Bank	Money Market	117,384
Total General Fund Investments		\$ 167,669
FL CLASS General Fund Reserve	FL Class General Fund Reserve - 0.0671% Monthly	\$ 180,072
The Bank of Tampa ICS Program Capital Reserve:		
Merchants Bank of Indiana	Money Market	1
Pacific Western Bank	Money Market	248,352
Pinnacle Bank	Money Market	248,352
TriState Capital Bank	Money Market	248,351
Western Alliance Bank	Money Market	130,969
The Bank of Tampa ICS Program Road Reserve:		
Flushing Bank	Money Market	209,532
NexBank	Money Market	1
Total Reserve Fund Investments		\$ 1,265,630
US Bank S2013 Reserve	Sallie Mae Bank - CD - 3.00% Maturity 08/23/2021	\$ 185,000
Custody Account Subtotal		185,000
US Bank S2013 Revenue	First Amer Treasury Oblig Class Y	199,963
US Bank S2013 Prepayment	First Amer Treasury Oblig Class Y	376
US Bank S2013 Reserve	First Amer Treasury Oblig Class Y	180,000
US Bank S2021 Refunding - Revenue	US Bank Money Market Ct	22,481
US Bank S2021 Refunding - Interest	US Bank Money Market Ct	37,810
US Bank S2021 Refunding - Prepayment	US Bank Money Market Ct	2,927
US Bank S2021 Interest	US Bank Money Market Ct	17,045
Total Debt Service Fund Investments		\$ 645,602
US Bank S2021 Acquisition & Construction	US Bank Money Market Ct	\$ 3,680,000
US Bank S2021 Cost of Issuance	US Bank Money Market Ct	9,857
Total Capital Projects Fund Investments		\$ 3,689,857

Greyhawk Landing Community Development District

Aged Payables by Invoice Date

Aging Date - 8/1/2021

001 - General Fund

From 9/1/2021 Through 9/30/2021

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Manatee County Utilities Department	8/25/2021	MCUD Summary 08/21	Garbage/Utility Services 08/21	1,631.88
Bright House Networks, LLC	9/16/2021	046658101091621	1400 Greyhawk Blvd 09/21	107.56
Bright House Networks, LLC	9/16/2021	072388301091621	700 Greyhawk Blvd 09/21	208.11
Mark E Bush	9/23/2021	MB092321	Board of Supervisors Meeting 09/23/21	200.00
Gregory Perra	9/23/2021	GP092321	Board of Supervisors Meeting 09/23/2021	200.00
Robert Scott Jacuk	9/23/2021	SJ092321	Board of Supervisors Meeting 09/23/2021	200.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	9/24/2021	9127	Service Call 09/21	125.00
Manatee County Utilities Department	9/24/2021	MCUD Summary 09/21	Garbage/Utility Services 09/21	1,492.00
Gorilla Kleen, LLC	9/24/2021	23703	Sidewalk Cleaning 09/21	895.00
Aquagenix	9/26/2021	4120106	Monthly Pond Maintenance 09/21	4,582.00
Fitness Logic, Inc.	9/28/2021	103448	Fitness Equipment Repair 09/21	232.98
Fitness Logic, Inc.	9/28/2021	103459	Monthly Maintenance and Cleaning 09/21	125.00
Total 001 - General Fund				9,999.53
Report Total				9,999.53

**GREYHAWK LANDING
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS SERIES 2021**

Construction Account Activity Through September 30, 2021

Inflows:	Debt Proceeds	\$	3,844,216.91
	Total Bond Proceeds:		3,844,216.91
	Interest Earnings		0.50
	Total Inflows:	\$	3,844,217.41

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status as of 09/30/21
08/31/21	COI	Bryant Miller - Bond Counsel	\$ (35,000.00)	Cleared
08/31/21	COI	MBS Capital - Placement Agent	(58,035.00)	Cleared
08/31/21	COI	Persson & Cohen - District Counsel	(25,000.00)	Cleared
08/31/21	COI	Rizzetta & Company - Special Assessment	(20,000.00)	Cleared
08/31/21	COI	Rizzetta & Company - District Manager	(5,000.00)	Cleared
08/31/21	COI	Squire Patton - Trustee Counsel	(5,500.00)	Cleared
09/30/21	COI	Trustee Fees	(5,825.00)	Cleared
09/30/21	COI	Engineer Fees	(4,101.25)	Accrual
		Total COI Expenses:	(158,461.25)	
		Total Construction Requisitions and COI:	(158,461.25)	

Total Outflows: **(158,461.25)**

Series 2021 Construction Fund Balance at September 30, 2021 **\$ 3,685,756.16**

Greyhawk Landing Community Development District
Notes to Unaudited Financial Statements
September 30, 2021

Balance Sheet

1. Trust statement activity has been recorded through 09/30/21.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Tab 12

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Greyhawk Landing Community Development District was held on **Thursday, September 23, 2021 at 6:00 p.m.** at the Greyhawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, FL 34212.

Present and constituting a quorum:

Jim Hengel	Board Supervisor, Chair (via Zoom)
Mark Bush	Board Supervisor, Vice Chair
Cheri Ady	Board Supervisor, Assistant Secretary
Scott Jacuk	Board Supervisor, Assistant Secretary
Greg Perra	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Andy Cohen	District Counsel, Persson Cohen & Mooney
Rick Schappacher	District Engineer, Schappacher Engineering
Carleen FerroNyalka	Field Manager
Deneen Klenke	Assistant Manager, Rizzetta Amenity Services
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. Blandon called the meeting to order and conducted roll call.

Ms. Blandon asked for a motion to allow Mr. Hengel to participate in the meeting via Zoom.

On a Motion by Mr. Jacuk, seconded by Mr. Perra, with all in favor, the Board Authorized Mr. Hengel to Participate in the Meeting via Zoom, for the Greyhawk Landing Community Development District.

The Board recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Bandon opened the floor to audience comments.

Ms. Sharon Umhoefer read a statement regarding the performance of Yellowstone Landscaping and she believes that Yellowstone Landscaping is in default of the contract.

Mr. Wulczak complimented the Board on doing a great job. He advised of his objections to creeping costs.

Mr. Valle inquired as to how the money from the bonds will be spent. The Board advised that there is a list available that was discussed at the previous meeting. Mr. Valle further spoke regarding the dog stations; he recommended starting with a minimum number of stations.

THIRD ORDER OF BUSINESS

Update Regarding New Gate Proposal

Mr. Jacuk distributed copies of the updated proposals he received from Maingate although there are some issues and so additional review of the proposals will be conducted. Mr. Cohen reminded that Board of the threshold for a formal RFP process. Ms. Bandon recommended holding a workshop for the Board to review. After discussion, the Board set a workshop for October 27, 2021 at 5:00 p.m. to review and discuss the gate access control system and cameras.

FOURTH ORDER OF BUSINESS

Discussion Regarding Communication Protocols and Actions by District Staff

Ms. Ady advised that Staff is receiving direction from homeowners. After discussion the Board advised that communications should be sent directly to Ms. FerroNyalka, Ms. Bandon, or the Board. She asked that Mr. Schappacher and Mr. Cohen not respond to resident phone calls or emails. Ms. Bandon recommended sending correspondence to the vendors as well, reminding them that they do not take direction from homeowners.

FIFTH ORDER OF BUSINESS

Consideration of Resident Request for Easement

Ms. Bandon advised that an easement request was received from Ms. Cramer of 712 Rosemary Circle, who is installing a pool, to have the vendor access their property from 117th Street and the resident is willing to pay for replacement of the bushes that may be disturbed. Mr. Cohen advised that he can provide an access agreement should the Board approve.

On a Motion by Mr. Perra, seconded by Ms. Ady, with all in favor, the Board Approved an Access Agreement, to be Prepared by District Counsel, for 712 Rosemary Circle, to Provide Vendor Access from 117th Street, for the Greyhawk Landing Community Development District.

SIXTH ORDER OF BUSINESS**Consideration of DoodyFree941
Proposal for Pet Waste Stations**

Ms. Blandon advised that two proposals were received for twelve dog waste stations: weekly maintenance would be \$413 per month and twice weekly maintenance would be \$650 per month, bags included. Ms. FerroNyalka advised that she requested two proposals although only the one was received. She advised that DoodyFree941 cleans in a twenty-five-foot radius around the stations including sanitizing each station on each visit. Ms. FerroNyalka recommended trying the stations in hot spot areas. Mr. Jacuk spoke regarding the emails received related to the dog waste stations; he recommended a trial period in hot spots and then re-evaluating. The Board took no action on this item.

Ms. Ady advised that Facebook is not the place to go for information; she advised that Board action is taken at meetings only.

SEVENTH ORDER OF BUSINESS**Consideration of Proposal from
Elite Painting and Design for
Painting Rec Center and
Clubhouse**

Ms. FerroNyalka advised that she has received updated quotes to paint the rec center and clubhouse; she advised that the rec center is currently priced at \$5,975 and the clubhouse is \$4,980 for interior painting including doors, walls and trim. Mr. Hengel advised that the rec center does need to be painted. The Board asked that Ms. FerroNyalka obtain proposals for interior and exterior painting. Discussion ensued. Ms. Ady recommended adding the monuments to the painting quote.

EIGHTH ORDER OF BUSINESS**Ratification of Execution of the
Amenities Service Agreement**

Ms. Blandon advised that after Board approval and review by District Counsel, the Chairman executed the Amenities Service Agreement. Mr. Cohen advised that he has reviewed the agreement and his revisions have been incorporated and there is a provision to allow Greyhawk Landing to rehire the employees should the Rizzetta contract be terminated. Discussion ensued regarding the insurance provisions. Mr. Hengel advised that he is comfortable with the agreement.

On a Motion by Ms. Ady, seconded by Mr. Perra, with all in favor, the Board Ratified the Execution of the Amenities Service Agreement, for the Greyhawk Landing Community Development District.

NINTH ORDER OF BUSINESS

**Ratification of Execution of the
Landscape Maintenance
Inspection Contract**

Ms. Blandon advised that after Board approval and review by District Counsel, the Chairman executed the Landscape Maintenance Inspection Contract. Mr. Cohen advised that he has reviewed the agreement and did not have any changes to the contract. Mr. Cohen advised that he will review the Yellowstone contract to determine if modification is needed as it relates to the inspection contract.

On a Motion by Ms. Ady, seconded by Mr. Jacuk, with all in favor, the Board Ratified the Execution of the Landscape Maintenance Inspection Contract, for the Greyhawk Landing Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Fiscal Year
2021/2022 Egis Insurance Proposal**

Ms. Blandon provided an overview of the Egis proposal and summary for the insurance renewal for fiscal year 2021/2022 and advised that the proposal came in under budget. Ms. Blandon responded to questions from the Board.

On a Motion by Mr. Bush, seconded by Mr. Jacuk, with all in favor, the Board Approved the Fiscal Year 2021/2022 Egis Insurance Proposal, for the Greyhawk Landing Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. Aquatic Report – Aquagenix
Mr. John MacNeill was not able to attend the meeting. Ms. FerroNyalka spoke regarding her conversation with Mr. MacNeill and advised that she will be meeting with him on site next Thursday.
- B. Field Manager Report
Ms. FerroNyalka spoke regarding power washing of concrete surfaces as well as additional areas that are in need. She advised that the gator has broken down again. Ms. FerroNyalka advised that she met with the vendor who decorates for the holidays and she is working with the vendor for the mirrors in the gym. She advised that she is working on tree plantings for the preserve area. Ms. Ady recommended reaching out to CNC Landscaping to provide a

proposal. Ms. FerroNyalka advised that the area is wet.

Ms. Ady inquired as to the pool heater proposal. Ms. FerroNyalka advised that the heater was under warranty and so there is no cost for repair.

Mr. Perra advised that some weekends the rec center hasn't been opening on time. Ms. FerroNyalka advised that she will reach out to Allied.

C. Landscape Maintenance Update

Ms. Blandon advised that Ms. FerroNyalka distributed the Yellowstone weekly report. Mr. Hengel advised that he met with Yellowstone and asked them how they felt they were doing, to which they responded eighty-five percent. He advised that Yellowstone needs to improve services; he recommended allowing for a month before putting Yellowstone on notice.

D. District Engineer

Mr. Schappacher advised that bids have been received for the lake bank restoration; he advised that he provided the package to six vendors and only two provided proposals. Mr. Schappacher recommended engaging CrossCreek Environmental who provided a proposal of \$99,675.00. Discussion ensued.

On a Motion by Mr. Jacuk, seconded by Mr. Bush, with all in favor, the Board Approved the CrossCreek Environmental Proposal for Bank Repairs, Subject to Preparation of an Agreement by Counsel, and Further Provided Authority to the Chairman to Execute the Agreement, for the Greyhawk Landing Community Development District.

Mr. Schappacher advised that he is still working on the Rad Repair bid package and this project will require a formal RFP. He advised that he will obtain bids prior to the next meeting.

Ms. Blandon advised of a conflict with the October meeting and inquired as to the whether the Board would move the meeting to the 27th, including the workshop. The Board concurred.

Mr. Schappacher advised that regarding the pickleball courts; he is working to have the survey completed so that a layout can be done. Mr. Schappacher advised that plans will need to be submitted to the County and a pre-app meeting will be required; he further reviewed his timeline for the plans and the pre-app as well as the final submittal.

Mr. Schappacher advised that regarding the Magnolia Point force main connection, the directional drilling is completed, and the connection has been done at the Southwest corner although they have not done anything with the roadway yet. Discussion ensued.

Mr. Schappacher advised that regarding the reclaim water connection, there is no update at this time.

Mr. Schappacher advised that regarding the Vegetation Removal Bid Package; he advised that there are four to five areas identified as areas of concern to be cleaned at the structures. He recommended accepting the Florida Lawn Pros proposal, in the amount of \$1,850. Discussion ensued.

On a Motion by Mr. Jacuk, seconded by Ms. Ady, with all in favor, the Board Approved the Florida Lawn Pros Proposal, for Vegetation Removal, for the Greyhawk Landing Community Development District.

Mr. Schappacher advised that regarding the Nature Trail Bid Package; he advised that he reached out to five vendors and received two bids. Mr. Schappacher recommended that the Board accept the proposal from ANJ Excavation for the nature trail repair, in the amount of \$3,760.

On a Motion by Mr. Jacuk, seconded by Mr. Bush, with all in favor, the Board Approved the ANJ Excavation Proposal, for Nature Trail Repair, Subject to Preparation of an Agreement by Counsel, and Further Provided Authority to the Chairman to Execute the Agreement, for the Greyhawk Landing Community Development District.

Mr. Schappacher advised that at the last meeting, he provided a report related to a drainpipe behind 433 Chantilly. He advised that there is no erosion, and he recommends that the pipe be extended down.

Mr. Schappacher advised that 415 Petrel, there is a muddy mess that is pretty bad; he recommended cutting a two- to three-foot-wide swale. The Board asked that Mr. Schappacher have that taken care of.

Mr. Schappacher advised that restoration work was conducted at 319 Blackbird although the repair is not working as he hoped but he will keep reviewing the area for changes. The Board recommended making a more permanent fix. Mr. Schappacher advised that four-inch geo web filled with a rock and sand mixture would be the next step. Discussion ensued.

Ms. FerroNyalka asked for confirmation that pond 14 is included in the bank repair proposal. Mr. Schappacher confirmed.

Ms. Ady inquired as to how much bond money is dedicated to pond banks. Mr. Schappacher advised that the report called for \$250,000.00. Ms. Ady asked if additional banks are planned for the remainder of the money. Mr. Schappacher advised that the money could also be used for plantings.

E. District Counsel

Mr. Cohen advised that regarding the Pulte easement; he has received a call from Pulte, and they are working to finalize the easement details.

Mr. Cohen reviewed the history of the LMP discussions regarding settlement of contract and recommended that the Board reach resolution with LMP related to this issue. He advised that LMP has demanded \$60,000.00 or they will file suit. Discussion ensued.

On a Motion by Mr. Jacuk, seconded by Mr. Bush, with three in favor and one opposed, the Board Authorized District Counsel to Settle with LMP for \$60,000.00 and Prepare an Agreement to be Executed by the Chairman, with Funds to be Paid Prior to September 30, 2021, for the Greyhawk Landing Community Development District.

F. District Manager

Ms. Bandon advised that the action item list is fluid, and she will update the list based on decisions made today and forward to the Board. Discussion ensued.

Ms. Bandon reviewed the financials for the Board and asked if there were any questions. There were none.

Mr. Cohen advised that he will provide verbiage related to golf cart signage to Ms. FerroNyalka.

TWELFTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on August 26, 2021

Ms. Bandon presented the minutes of the Board of Supervisors' meeting held on August 26, 2021 and asked if there were any questions related to the minutes. There were none.

On a Motion by Mr. Perra, seconded by Mr. Jacuk, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on August 26, 2021, for the Greyhawk Landing Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Months of July and August 2021

Ms. Bandon advised that the Operations and Maintenance expenditures for the period of July 1-31, 2021 total \$94,806.85 and the expenditures for the period of August 1-31, 2021 total \$122,992.74. She asked if there were any questions. There were none.

On a Motion by Mr. Perra, seconded by Mr. Bush, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of July 2021 (\$94,806.85) and the Month of August 2021 (\$122,992.74), for the Greyhawk Landing Community Development District.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Blandon opened the floor to Supervisor Requests.

Mr. Cohen advised of concerns related to the gator. Ms. Blandon recommended that Mr. Cohen send a demand letter to the company. The Board concurred.

Ms. Blandon reviewed the flag recommendation from the Field Manager report and asked that the Board consider having a volunteer to assist in lowering the flag to half mast on the specified dates.

Mr. Hengel advised of concerns related to lake 43, he advised that he will forward to Ms. FerroNyalka for review. He further inquired as to the status of the assistant field manager. Ms. FerroNyalka advised that an interview has been conducted but nothing is final. Discussion ensued regarding the lake management contract and available vendors.

FIFTEENTH ORDER OF BUSINESS

Adjournment

Ms. Blandon advised that there was no further business to come before the Board and asked for a motion to adjourn.

On a Motion by Ms. Ady, seconded by Mr. Jacuk, with all in favor, the Board Adjourned the Meeting at 7:48 p.m., for the Greyhawk Landing Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 13

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · Ft. Myers, FLORIDA (239) 936-0913
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures September 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2021 through September 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: \$189,968.04

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2021 Through September 30, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ADP Easypay	PR Fees 082221	PR Fees 082221	Payroll Fees PPE 08/22/21	\$ 115.13
ADP Easypay	PR ppe 090521	PR ppe 090521	Payroll PPE 09/05/21 PD 09/10/21	\$ 4,491.17
ADP Easypay	PR ppe 092421	PR ppe 092421	Payroll PPE 09/19/21 PD 09/24/21	\$ 3,491.17
ADP Easypay	PR Fees 090521	PR Fees 090521	Payroll Fees PPE 09/05/21	\$ 115.13
Aquagenix	10163	4117632	Monthly Pond Maintenance 08/21	\$ 4,582.00
Bright House Networks, LLC	ACH093021-1	0036325323-01 09/21	700 Greyhawk Blvd - Gym 09/21	\$ 19.30
Bright House Networks, LLC	ACH093021-1	0-46658101081621	1400 Greyhawk Blvd 08/21	\$ 107.56
Bright House Networks, LLC	ACH093021-1	0-4721701083121	Guardhouse Internet 09/21	\$ 92.95
Bright House Networks, LLC	ACH093021-1	0-72388301081621	700 Greyhawk Blvd 08/21	\$ 208.11
Champion Carpet & Tile Cleaning Inc.	10158	81621	Cleaned Carpets Rec Center 08/21	\$ 200.00
Cintas Fire Protection	10177	0F32651527	Annual Inspection 08/21	\$ 377.00
Egis Insurance Advisors LLC	10197	14808	General/POL Liability Insurance 10/01/21 - 10/01/22	\$ 20,000.00
Fitness Logic, Inc.	10155	102927	Fitness Equipment Repair 08/21	\$ 195.00
Fitness Logic, Inc.	10155	102940	Monthly Maintenance and Cleaning 08/21	\$ 125.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2021 Through September 30, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Fitness Logic, Inc.	10164	103059	Fitness Equipment Repair 09/21	\$ 195.00
Florida Power & Light Company	10187	FPL Electric Summary 09/21	FPL Electric Summary Bill 09/21	\$ 3,199.95
Florida Power & Light Company	10184	FPL Summary #2 08/21	FPL Electric Summary #2 Bill 08/21	\$ 1,963.84
Florida Department of Revenue	10181	Sales Tax 08/21	Sales & Use Tax 08/21	\$ 76.90
Florida Patio Furniture, Inc.	10189	65186	Flat Tube Lounges 09/21	\$ 470.00
Frontier Florida LLC	ACH093021-2	062013-5 09/21	Frontier Services 09/21	\$ 356.22
Frontier Florida LLC	ACH093021-2	941-708-3290-042407-5 09/21	Frontier Services 09/21	\$ 59.19
Frontier Florida LLC	ACH093021-2	941-745-5603-070120-5 09/21	Frontier Services 09/21	\$ 65.71
Frontier Florida LLC	ACH093021-2	941-750-9046-070120-5 09/21	Frontier Services 09/21	\$ 104.86
Gator Air Conditioning, Inc.	10165	2041133	Air Conditioner Repair 08/21	\$ 264.00
Gregory Perra	10182	GP072221	Board of Supervisors Meeting 07/22/21	\$ 200.00
Gregory Perra	10175	GP082621	Board of Supervisors Meeting 08/26/21	\$ 200.00
Greyhawk Landing CDD	CD1509	CD1509	Debit Card Replenishment	\$ 1,686.07
Greyhawk Landing CDD	CD1513	CD1513	Debit Card Replenishment	\$ 915.53

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2021 Through September 30, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
HomeTeam Pest Defense, Inc.	10166	78852251	Sentricon Monitoring 08/21	\$ 136.30
LaPensee Plumbing, Inc.	10156	412065	Water Fountain Repair at Tennis Court 05/21	\$ 593.06
Mark E Bush	10180	MB072221	Board of Supervisors Meeting 07/22/21	\$ 200.00
Mark E Bush	10174	MB082621	Board of Supervisors Meeting 08/26/21	\$ 200.00
McClatchy Company, LLC	10167	51539	Legal Advertising 36838 08/21	\$ 1,400.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	10157	9001	Service Call 08/21	\$ 693.25
Nostalgic Lampposts & Mailboxes Plus, Inc.	10157	9002	Service Call 08/21	\$ 443.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	10157	9034	Service Call 08/21	\$ 293.55
Nostalgic Lampposts & Mailboxes Plus, Inc.	10157	9048	Service Call 08/21	\$ 115.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	10190	9063	Street Lights Maintenance 09/21	\$ 1,400.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	10190	9070	Street Lights Maintenance 09/21	\$ 877.00
Persson, Cohen & Mooney, P.A.	10169	1038	General/Monthly Legal Services 08/21	\$ 3,676.50
Pools by Lowell, Inc.	10191	231810	Clubhouse Pool Service 09/21	\$ 1,500.00
Pools by Lowell, Inc.	10191	231811	Rec Pool Service 09/21	\$ 2,100.00
Pools by Lowell, Inc.	10191	232432	Pool Repairs 09/21	\$ 81.59

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2021 Through September 30, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pools by Lowell, Inc.	10191	232433	Pool Repairs 09/21	\$ 116.38
Rain to Shine Seamless Gutters & Irrigation	10192	8619	Gutter Installation 09/21	\$ 649.00
Rizzetta & Company, Inc.	10170	INV0000061170	District Management Fees 09/21	\$ 4,166.00
Rizzetta Technology Services, LLC	10171	INV0000007934	Email & Website Hosting Services 09/21	\$ 205.00
Robert Scott Jacuk	10183	SJ072221	Board of Supervisors Meeting 07/22/21	\$ 200.00
Robert Scott Jacuk	10176	SJ082621	Board of Supervisors Meeting 08/26/21	\$ 200.00
Schappacher Engineering, LLC	10185	1979	Engineering Services 08/21	\$ 4,760.00
Securt Holdings LLC	10154	39837080421	Service Call 08/21	\$ 1,198.35
State Alarm Inc.	10172	215709	Clubhouse CCTV 08/21	\$ 412.50
State Alarm Inc.	10172	215713	Service Call - Clubhouse - 08/21	\$ 1,601.98
State Alarm Inc.	10193	216006	Monthly Alarm Monitoring Service 10/21	\$ 151.00
State Alarm Inc.	10193	216007	Fire Alarm Monitoring GHW 10/21	\$ 25.00
State Alarm Inc.	10193	216008	Burg Alarm Monitoring GHW 10/21	\$ 23.00
TECO-Peoples Gas	ACH093021-3	0-211012697549	12350 Mulberry Ave 09/21	\$ 15.10
Terry's Tree Service of S.W. FL, LLC	10159	15687	Tree Trimming Services 08/21	\$ 1,850.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2021 Through September 30, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
TFR Cleaning Services Inc.	10194	68032	Janitorial Services 09/21	\$ 759.00
Universal Protection Service, LLC	10173	11698360	Security 07/30/21-08/26/21	\$ 21,504.16
Verizon Wireless	10178	9886791804	Telephone Services 08/21	\$ 29.71
Welch Tennis Courts, Inc.	10179	63292	Replacement Sponge 09/21	\$ 49.70
Welch Tennis Courts, Inc.	10186	63384	Replacement Sponge 09/21	\$ 180.50
Yellowstone Landscape	10195	SS 258318	Monthly Landscape Maintenance 09/21	\$ 30,995.65
Yellowstone Landscape	10195	SS 266391	Irrigation Repairs 09/21	\$ 3,289.97
Zinzow Law, LLC	10196	092921 Zinzow	LMP Settlement 09/21	<u>\$ 60,000.00</u>
Report Total				<u>\$ 189,968.04</u>