



Rizzetta & Company

# **Greyhawk Landing Community Development District**

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## **Board of Supervisors' Meeting December 16, 2021**

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

**[www.greyhawkcdd.org](http://www.greyhawkcdd.org)**

**GREYHAWK LANDING  
COMMUNITY DEVELOPMENT DISTRICT**

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

<b>Board of Supervisors</b>	Jim Hengel	Chairman
	Mark Bush	Vice Chairman
	Cheri Ady	Assistant Secretary
	Scott Jacuk	Assistant Secretary
	Gregory Perra	Assistant Secretary
<b>District Manager</b>	Belinda Blandon	Rizzetta & Company, Inc.
<b>District Attorney</b>	Andrew Cohen	Persson, Cohen & Mooney, P.A.
<b>District Engineer</b>	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.greyhawkcdd.org](http://www.greyhawkcdd.org)

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December 10, 2021

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

**REVISED AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Greyhawk Landing Community Development District will be held on **Thursday, December 16, 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**
  - A. Presentation by Events Group and Consideration of Events Calendar for 2022 ..... Tab 1**
- 3. CONTINUED BUSINESS ITEMS**
  - A. Update Regarding Play and Spray Contract
- 4. BUSINESS ITEMS**
  - A. Ratification of Special Assessment Revenue Bonds, Series 2021, Construction Requisition #1 ..... Tab 2
  - B. Discussion and Consideration of Placing Additional Benches Along Greyhawk Boulevard
  - C. Consideration of Proposals Received in Response to the RFP for Access Control (under separate cover)
  - D. Discussion Regarding Butter Cup Glen/Peace Church Opening
- 5. STAFF REPORTS & UPDATES**
  - A. Aquatic Maintenance
  - B. Field Manager ..... Tab 3
  - C. Landscape Maintenance
  - D. District Engineer
  - E. District Counsel
  - F. District Manager ..... Tab 4
    1. Presentation of Action Item List
    2. Review of Monthly Financial Statements
- 6. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on November 18, 2021 ..... Tab 5
  - B. Consideration of the Operations and Maintenance Expenditures for the Month of October 2021 ..... Tab 6
- 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



## **GHL Events Group**

### **2022 Calendar of Events**

<b><u>Date</u></b>	<b><u>Event</u></b>	<b><u>Location</u></b>
1/21/2022	Ladies Night	Mulberry Clubhouse
2/13/2022	Cornhole Tournament	Mulberry Clubhouse
3/20/2022	Fishing Tournament	Big Pond
4/9/2022	Easter Festival	Mulberry Clubhouse
5/21/2022	Neighborhood Picnic	Mulberry Clubhouse
6/10/2022	Flamingo Friday	GHL Rec Center
7/4/2022	4 <sup>th</sup> of July Parade	GHL Rec Center
7/8/2022	Flamingo Friday	GHL Rec Center
8/12/2022	Flamingo Friday	GHL Rec Center
9/17/2022	Date Night – Beer & Wine	Mulberry Clubhouse
10/29/2022	Halloween Festival	Mulberry Clubhouse
11/19/2022	Holiday Craft Shoppe	Mulberry Clubhouse
12/10/2022	Santa's Visit to GHL	Mulberry Clubhouse

# Tab 2

Requisition No.	Vendor	Amount
1	ANJ Excavation	\$12,612.50
	Total	\$12,612.50

# Tab 3



# GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT FIELD MANAGER MONTHLY REPORT

Carleen FerroNyalka - December 2021

## Landscaping Weekly Meetings Update:

**Weekly Meetings held on:** 11/17/2021, 12/2/2021, 12/8/2021

Irrigation wet check completed November 11<sup>th</sup>, 2021. Preserve cutbacks continued on Greyhawk trails. All mowing on schedule and completed. Replacement podocarpus added around clubhouse fence perimeter. Dead pines removed from behind Buttercup Glen. Vines hanging in oaks by SR64 entry cut back and removed. Weeds sprayed around clubhouse and mailboxes. Irrigation line along Greyhawk BLVD berm buried. Yellowstone moved the Buttercup Glen boulders back into place at my request.

## Items to be addressed by Yellowstone that are pending:

Oak trees along Greyhawk Boulevard and other common areas need to be trimmed.

## Aquatics Update

Aerator on pond #7 and #10 serviced by Owen's Electric for an electrical issue underground. Resumed operation on 11/29/2021

## Gate Update:

All gates operating as normal. Goldenrod timer issues resolved.

## CDD Facilities Update:

### CDD Facilities:

#### **Accomplishments**

<b>Recreation Center</b>	<b>Clubhouse</b>
New equipment mats ordered for under treadmills	Doors serviced to close softer
Landscape bedding curbs power washed	Handicap chair lifts and covers inspected and tested. Needing to order new remote for spa lift and covers for both lifts.
Handicap chair lifts and covers inspected and tested, working properly	Playgrounds gates serviced due to lock issue
Interior windows tinted to help with heat	Interior bathroom lock changed to a pop-lock
Pool heater warranty service scheduled for 12/21/2021, spa heater	
Replacement pickleball nets ordered	

#### **Pending Items**

<b>Recreation Center</b>	<b>Clubhouse</b>
Interior and exterior painting, power washing pending contract agreement and scheduling	Clubhouse interior painting pending contract

	agreement
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>
Hand dryer in men's cabana stall to be replaced/installed by Owen's Electric 12/17/2021	Playground mulch replenishment ordered
Water bottle filling attachment to water fountain	Replace broken/painted over outlet covers (purchased)
Playground mulch replenishment ordered	New crushed shell added to maintenance parking area
Playground mulch barrier spikes hammered down	

## Maintenance and Operations

### **Pending Projects Update:**

1. Painting projects of the clubhouse, rec center buildings, and monuments pending contract agreement and scheduling, tentative for late January.
2. John Deere Gator replacement from Everglades Equipment Group pending for late December/January. Waiting for unit to come in stock.
3. Sun shade structures for playground proposals from vendors.
4. New soccer and basketball nets needing to be installed; soccer nets expected to ship late December due to backorder.
5. Overgrown oak trees behind homes on Peregrin need attention
6. SSLM tree planting along Petrel Trail nature trail
7. Quotes for additional benches placed along Greyhawk Boulevard and Mulberry Avenue
8. Coordinating and contract pending with Signet/A&D Pools for Play & Spray install
9. Petrel Trail nature trail from Greyhawk Blvd to Magpie to be power washed for slippery algae
10. Proposal for front entry monuments repaired and repainted

### **Accomplishments for the month:**

1. Petrel nature trail flagged for upcoming tree installation for oaks/pines/palms/holly.
2. Electrical issues to aerators on pond 7&10 resolved by Owen's Electric
3. Handicap lifts tested; new covers, control box, and remotes needed.
4. Guardhouse window shade installed 12/7/2021 to help with sun in the evening
5. 'Golf carts prohibited' signage ordered and printed for pick up.

**Recommendations for the Board of Supervisors:**

1. Pocket parks at Cara Cara and Lavender loop needing landscape updates. Yellowstone provided proposal for updates to include dwarf ixora and lirioppe
2. Oaks along common areas need to be lifted
3. Landscape updates at guardhouse entrance
4. Fence around clubhouse could be repainted in the future
5. Setting up a routine AC maintenance agreement for clubhouse and rec center
6. New furniture for the clubhouse sitting area recommended

**Additional Comments and or Recommendations:**

# Tab 4



Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** January 27, 2022
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Next Election (Seats 1, 3, & 5):** November 8, 2022

## District Manager's Report

December 8

# 2021

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#### FINANCIAL SUMMARY

10/31/2021

General Fund Cash & Investment Balance:	\$42,670
Reserve Fund Cash & Investment Balance:	\$1,265,648
Debt Service Fund Investment Balance:	\$645,605
Capital Projects Fund Investments	<u>\$3,689,873</u>
<b>Total Cash and Investment Balances:</b>	<b><u>\$5,643,796</u></b>
<b>General Fund Expense Variance: \$5,026</b>	<b>Over Budget</b>



## Rizzetta & Company

**Financial Statements** – The November statements are being prepared. DM will provide an updated Financial Report once they are released.

**Gate Entry Systems RFP** – We have received bids per the RFP issued. We will be sending them to the board for review separately.

**Manatee County Sheriff's Office Invoices**- We received 3 invoices from the MCSO. The dates of service go back to November 2020. The Sheriff's Office did not bill the District for their services. Their invoices total \$ 21, 595.00. Carleen has reviewed the service dates and confirmed coverage was provided.

**New Lake and Preserve Maintenance Agreements** – The agreements were prepared by Counsel and executed by the Chairman. Services begin this month.

GREYHAWK LANDING PENDING ITEM LIST AS OF NOVEMBER 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. Approval was received from the County. Rick will reach out to vendors for pricing to move forward. <b>The DE reported that the vendor ordered the material and there is a six week back order on materials.</b>
7/23/2020	O&M	Installation of new plants where Brazilian Pepper Trees were removed. (Proposal: \$7,925.00)	DM	SSLM	TBD	<b>Bush hogging was completed on 11/2/2021. Pending installation of trees.</b>
12/17/2020	O&M	Research cost of adding steel gates	FM	TBD	TBD	<b>An RFP was was issued. Proposals are due by December 8, 2021.</b>
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). <b>This item is still pending.</b>
6/24/2021	O&M	Field Manager Items	FM & DC	FM & DC	TBD	<b>Golf Cart Signage</b> – After discussion it was agreed that District Counsel will provide wording for the signage to be installed once the bollard locations are decided. <b>Signs were ordered on 12-7-2021. Carleen is pending estimates for Sun Shades as well.</b>
6/24/20221	O&M	District Engineer Items	DE	DE	Completed	<b>433 Chantilly</b> – Rick reported that repairs needed to be conducted as a result of a bubbler box. Letter to be sent to homeowners regarding damages. <b>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. Supervisor Ady did speak with the homeowner regarding this issue.</b>
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. <b>Petrel trail was completed.</b>

Date Entered	Category	Action Item	District Staff Responsible	Vendor Responsible	Target Date	Notes
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 (Golden rod, Mulberry, Buttercup Glen)	DE	DE	Completed	Reported as completed by District Engineer on 11/18.
9/23/2021	Reserves	Clubhouse and Rec Center Painting	FM	FM	TBD	The Board approved the proposals presented at the 11/18 meeting. Pending scheduling.
9/23/2021	Reserves	Gator	FM	FM & DC	TBD	A new gator has been ordered by the vendor and will be delivered within the next few weeks.
10/27/2021	Reserves	Painting of Clubhouse interior and exterior including monuments.	FM	Elite Painting and Design	TBD	The Board approved the proposals presented at the 11/18 meeting. Pending scheduling.
10/27/2021	Bonds	Play and Spray	DM, FM, DC	Signet Pool	TBD	The Board of Supervisors approved the proposal from Signet Pool for a total of \$ 145, 574.00. District Counsel is to prepare an agreement for signature by the Chairman. A 40% deposit is required. DM is to be provided with an invoice and W9 so that a requisition can be sent to the trustee. The contractor also needs to make a change on the rendering so that there is no spacing between the slides. Both the FM and DM have contacted the vendor as he has concerns regarding language in the agreement. He has not responded.
10/27/2021	O&M	Nature Trails Trim back	FM/Yellowstone	Yellowstone	TBD	This is in progress.
10/27/2021	O&M	Tree encroachments	FM/Yellowstone	Yellowstone	Completed	This was completed by Yellowstone.
10/27/2021	O&M	Sod Installation	Gulf Coast	Gulf Coast	Completed	The installation was completed.
10/27/2021	O&M	Aquagenix Contract	DM,DC,FM	TBD	Completed	The Board of Supervisors selected Cross Creek Environmental. Agreements for both lake and preserve maintenance were prepared by District Counsel and executed by the Chairman. Service to begin in December.
11/18/2021	Reserves	Amenity Center Furniture and Blind Replacement	FM	TBD		The Board directed the Field Manager to obtain pricing for both the furniture and blinds to be replaced.
11/18/2021	Bonds	Roadway Paving	DE	TBD		The Board selected Superior Paving. The contract was executed on 11-9-2021. Pending scheduling.



# Tab 5

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 **Wednesday, November 18, 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	<b>Board Supervisor, Chair</b>
Mark Bush	<b>Board Supervisor, Vice Chair</b>
Scott Jacuk	<b>Board Supervisor, Assistant Secretary</b>
Greg Perra	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Andy Cohen	<b>District Counsel, Persson Cohen &amp; Mooney</b>
Rick Schappacher	<b>District Engineer, Schappacher Engineering</b>
Carleen FerroNyalka	<b>Field Manager</b>
Gregg Gruhl	<b>Manager, Rizzetta Amenity Services</b>
David Bautista	<b>Yellowstone Landscaping</b>
Aquatic Vendors	
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

The Board recited the Pledge of Allegiance.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Ms. Blandon opened the floor to audience comments.

Mr. Alexejun addressed the Board regarding four lights being installed by FDOT that shine into the homes; he advised that he has spoken with FDOT, and nothing has been done. He advised that he is putting the CDD on notice that he and other homeowners will be coming to the CDD for assistance should FDOT not help. The Board recommended going to the County Commissioners as the CDD Board does not have any way to help.

Ms. Bystricky addressed the Board regarding conflicts related to pickleball.

Mr. Wulczak inquired as to whether a maintenance person has been hired to replace the person who left. He further spoke regarding correspondence related to the rec center and clubhouse. Mr. Wulczak spoke regarding issues with reserving courts and buildings; he further inquired as to private reservations of the building.

Mr. Bianchi addressed the Board regarding budgeting for the repaving project. He asked that the Board reconsider the decision to repave; he reviewed the research he has conducted related to the roadways.

Ms. Bandon opened the floor to the Zoom participants questions and comments. There were none.

### THIRD ORDER OF BUSINESS

#### Consideration of License Agreement Between Greyhawk Landing CDD and Pulte Home Company Re Magnolia Ranch

Mr. Cohen advised that this License Agreement is the same as it was the month previous, and the Board decided not to take action until such time as the force main work is complete. He advised that the fence and landscaping have been installed though Pulte has advised that the work has only been conducted on their side of the fence. Discussion ensued regarding needed repairs due to the force main installation. Mr. Schappacher provided input related to necessary repairs. Discussion ensued regarding the length of the contract and the ability of the District to terminate the contract.

On a Motion by Mr. Perra, seconded by Mr. Jacuk, with all in favor, the Board Approved the License Agreement Between Greyhawk Landing CDD and Pulte Home Company, Regarding Magnolia Ranch, Subject to Consent of the Chair and Staff Related to the Outstanding Force Main Issues and Related Items, and Further Authorized the Chairman to Execute, for the Greyhawk Landing Community Development District.

### FOURTH ORDER OF BUSINESS

#### Sod Installation Update

Mr. Hengel advised that approximately 48,000 square feet of sod has been installed and everything looks good.

### FIFTH ORDER OF BUSINESS

#### Annual Flower Installation Update

Mr. Hengel advised that all annual flowers have been installed, including the added areas at the Rec Center.

### SIXTH ORDER OF BUSINESS

#### Consideration of Proposals for Aquatic Maintenance

Ms. Bandon advised that an RFP for was sent out for aquatic and preserve/wetland maintenance and four bids were received. She advised that currently Solitude is maintaining the lakes and their contract terminates at the end of the month.

Ms. Bandon advised that proposals were received from Aquagenix, Crosscreek Environmental, Rick Richard, and Solitude Lake Management. The vendors who were in attendance responded to questions from the Board.

On a Motion by Mr. Hengel, seconded by Mr. Bush, with all in favor, the Board Approved the Crosscreek Environmental Proposal for Annual Aquatic and Preserve/Wetland Maintenance, Subject to Preparation of an Agreement by Counsel, and Further Authorized the Chairman to Execute, for the Greyhawk Landing Community Development District.

## SEVENTH ORDER OF BUSINESS

### Landscape Maintenance Update

Mr. Bautista of Yellowstone Landscaping provided an update regarding the trails and responded to questions from the Board. Discussion ensued regarding adding the area that has been bushhogged to the maintenance contract. Mr. Cohen recommended that Yellowstone provide a proposal so that the Board can accept the proposal and then he can do an Addendum to the contract. Ms. Bandon reminded Mr. Bautista to provide a written response to the Field Inspection Report.

## EIGHTH ORDER OF BUSINESS

### Aquatic Maintenance Update

Ms. Rocque provided a brief update advising that the last Solitude inspection will be on the 22<sup>nd</sup>.

## NINTH ORDER OF BUSINESS

### Consideration of Consent to Assignment of the Contract for Technology Services

Ms. Bandon provided an overview of the Consent to Assignment advising that all services will be provided by Rizzetta & Company.

On a Motion by Mr. Hengel, seconded by Mr. Jacuk, with all in favor, the Board Approved the Consent to Assignment of the Technology Services Agreement, for the Greyhawk Landing Community Development District.

## TENTH ORDER OF BUSINESS

### Consideration of Consent to Assignment of the Contract for Amenity Services

Ms. Bandon provided an overview of the Consent to Assignment advising that all services will be provided by Rizzetta & Company.

On a Motion by Mr. Hengel, seconded by Mr. Perra, with all in favor, the Board Approved the Consent to Assignment of the Amenity Services Agreement, for the Greyhawk Landing Community Development District.

**ELEVENTH ORDER OF BUSINESS****Staff Reports****A. Aquatic Report – Aquagenix**

The aquatic maintenance report was provided in the Eighth Order of Business.

**B. Field Manager Report**

Ms. FerroNyalka advised that onboarding is underway for replacement of the maintenance person who has resigned. She provided updates regarding various maintenance items. Ms. FerroNyalka advised that oak trees at the entrance need to be lifted and some along the Chantilly trail are dead and need to be removed. Ms. FerroNyalka recommended replacement of some furniture. The Board asked that she obtain pricing for furniture as well as blinds to present. Ms. FerroNyalka responded to questions from the Board.

**C. Landscape Maintenance Update**

The landscape maintenance report was provided in the Seventh Order of Business.

**D. District Engineer**

Mr. Schappacher provided a presentation related to the Roadway Paving Request for Proposals; he advised that three proposals were received from local, qualified, firms. He advised that the proposals are apples to apples comparison. Discussion ensued. Ms. Bandon collected the score sheets and tallied them. While Ms. Bandon was tallying the score sheets, Mr. Schappacher reviewed the reason and process for the paving.

Mr. Schappacher advised that the vendor to work on the nature trail has been very busy, but he has come out to measure and will be in next week.

Mr. Schappacher advised that he has forwarded photos of the lake bank restoration project to the Board, and the vendor is doing a great job.

Ms. Bandon announced the ranking of the firms who submitted for the Roadway Paving: Superior Asphalt was ranked highest with 376 points, Gator Grading and Paving ranked second with 351 points, and Ajax Paving ranked third with 319 points.

On a Motion by Mr. Hengel, seconded by Mr. Perra, with all in favor, the Board Approved the Superior Paving Proposal for Roadway Paving Repairs, With Performance and Payment Bonds, Not to Exceed \$750,000.00, Subject to Preparation of an Agreement by Counsel, for the Greyhawk Landing Community Development District.

Discussion ensued regarding paving of additional roadways. Mr. Schappacher advised that he conducts an inspection every January.

Mr. Schappacher advised that the vegetation removal has been completed and he has inspected the work, he advised it looks good.

Mr. Schappacher advised that the pre app for Pickleball has been scheduled for December 3rd at 1:00 p.m.

Mr. Schappacher advised that regarding the reclaimed water; the vendor ordered the material and there is a six-week back order on the materials.

Mr. Schappacher advised that the County has inspected the pedestrian bridge and has signed off.

Mr. Schappacher advised that regarding 337 Black Bird; the resident had reached out to Ms. FerroNyalka regarding the grade behind their home which is CDD property and there needs to be ongoing maintenance in the area to keep the weirs clear of debris.

E. District Counsel

Mr. Cohen advised that the LMP matter is done. He advised that the RFP has been distributed for access control with bids due December 10<sup>th</sup>. He advised that the play and spray contract as well as the painting contract have been completed. Discussion ensued.

F. District Manager

Ms. Bandon presented District Management report and reviewed the financial standing of the District to date. She reviewed the updates to the action item list.

Ms. Bandon reminded the Board that the next meeting of the Board of Supervisors' is scheduled for Thursday, December 16, 2021 at 6:00 p.m.

**TWELFTH ORDER OF BUSINESS**

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

Ms. Bandon presented the minutes of the Board of Supervisors' meeting held on October 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 October 26, 2021, for the Greyhawk Landing Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Bandon opened the floor to Supervisor Requests.

Mr. Hengel advised that a Town Hall meeting was held November 6<sup>th</sup> and three people came to provide comments and so there was not a lot to be done; he advised the main concerns were related to the trees along the nature trails and tree encroachments near private property. Mr. Hengel advised that he would like to start a volunteer nature trail clean up group and he intends to get that going in January. Mr. Hengel advised that there were questions related to the guards at the pool and their hours. He advised that there was an idea to contact FPL Community Outreach Program related to lightning protection for the pool pumps and heaters. Mr. Hengel advised that residents inquired as to neighborhoods contracting with the CDD vendor to have sidewalks/gutters pressure washed when the CDD does the pressure washing of the community. He advised the last main item was related to updating the landscape design throughout the community.

Ms. FerroNyalka provided an update regarding the golf cart signage.

Mr. Bush provided an update related to pickleball courts and advised that there is a league now. Discussion ensued.

Ms. Bandon advised that the Board will start seeing Construction Requisitions for items paid from bond funds in the agenda packages.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

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

On a Motion by Mr. Jacuk, seconded by Mr. Perra, with all in favor, the Board Adjourned the Meeting at 7:32 p.m., for the Greyhawk Landing Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

# Tab 6



# **GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT**

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

## **Operation and Maintenance Expenditures October 2021 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2021 through October 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: \$159,764.90

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

## Greyhawk Landing Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
A-NIKS LLC	10198	58420	Refill Service 08/21	\$ 92.50
A-NIKS LLC	10210	58509	Refill Service 10/21	\$ 185.00
ADP Easypay	PR Fees 091921	PR Fees 091921	Payroll fees ppe 09/19/21	\$ 115.13
ADP Easypay	PR Fees 100321	PR Fees 100321	Payroll Fees PPE 10/03/21	\$ 115.13
ADP Easypay	PR ppe 101721	PR ppe 101721	Payroll PPE 10/17/21 PD 10/22/21	\$ 4,526.47
ADP Easypay	PR Fees 101721	PR Fees 101721	Payroll Fees PPE 10/17/21	\$ 115.13
ADP Easypay	PR ppe 100321	PR ppe 100321	Payroll PPE 10/03/21 PD 10/08/21	\$ 4,491.17
Albritton Pressure Cleaning LLC	10224	100121 Abritton	Clubhouse Roof and Front Building Powerwash 10/21	\$ 895.00
Aquagenix	10199	4120106	Monthly Pond Maintenance 09/21	\$ 4,582.00
Bright House Networks, LLC	ACH103121-1	0036325323-01 10/21	700 Greyhawk Blvd - Gym 10/21	\$ 19.30
Bright House Networks, LLC	ACH103121-1	046658101091621	1400 Greyhawk Blvd 09/21	\$ 107.56
Bright House Networks, LLC	ACH103121-1	046721701100121	Guardhouse Internet 10/21	\$ 92.95
Bright House Networks, LLC	ACH103121-1	072388301091621	700 Greyhawk Blvd 09/21	\$ 208.11
Crosscreek Environmental Inc.	10218	9640	Bank Stabilization Deposit 09/21	\$ 19,935.00

# Greyhawk Landing Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Fitness Logic, Inc.	10201	103448	Fitness Equipment Repair 09/21	\$ 232.98
Fitness Logic, Inc.	10201	103459	Monthly Maintenance and Cleaning 09/21	\$ 125.00
Fitness Logic, Inc.	10219	103678	Fitness Equipment Repair/cleaning 10/21	\$ 84.00
Fitness Logic, Inc.	10228	103840	Monthly Maintenance and Cleaning 10/21	\$ 125.00
Florida Power & Light Company	10229	FPL Electric Summary 10/21	FPL Electric Summary Bill 10/21	\$ 3,039.32
Florida Power & Light Company	10220	FPL Summary #2 09/21	FPL Electric Summary #2 Bill 09/21	\$ 1,908.33
Florida Department of Revenue	10217	Sales Tax 09/21	Sales & Use Tax 09/21	\$ 45.43
Frontier Florida LLC	ACH103121-2	062013-5 10/21	Frontier Services 10/21	\$ 356.47
Frontier Florida LLC	ACH103121-2	941-708-3290-042407-5 10/21	Frontier Services 10/21	\$ 59.44
Frontier Florida LLC	ACH103121-2	941-750-9046-070120-5 010/21	Frontier Services 10/21	\$ 105.11
Gary W Curry, Inc.	10226	65330	Roof Repairs 10/21	\$ 5,625.00
Gorilla Kleen, LLC	10202	23703	Sidewalk Cleaning 09/21	\$ 895.00
Gregory Perra	10205	GP092321	Board of Supervisors Meeting 09/23/2021	\$ 200.00
Greyhawk Landing CDD	CD1516	CD1516	Debit Card Replenishment	\$ 267.52

## Greyhawk Landing Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Greyhawk Landing CDD	CD1517	CD1517	Debit Card Replenishment	\$ 260.58
Greyhawk Landing CDD	CD1518	CD1518	Debit Card Replenishment	\$ 1,605.92
Gulf Coast Grass, Inc.	10221	9015	Sod Installation 10/21 - Deposit	\$ 11,761.20
Innersync Studio, Ltd	10211	19782	Website Services - Annual Service 10/01/21-09/30/22	\$ 1,537.50
James M Moore	10212	185777	Backflow Test 07/21	\$ 28.00
James M Moore	10212	188084	Backflow Test 09/21	\$ 335.00
Manatee County Utilities Department	10209	MCUD Summary 09/21	Garbage/Utility Services 09/21	\$ 1,492.00
Mark E Bush	10200	MB092321	Board of Supervisors Meeting 09/23/21	\$ 200.00
Matthew J Facciolla	10222	4156	Repair / Paint Trim 10/21	\$ 3,750.00
McClatchy Company, LLC	10223	145413	Legal Advertising 36838 10/21	\$ 91.26
McClatchy Company, LLC	10223	145910	Legal Advertising 36838 10/21	\$ 73.71
McClatchy Company, LLC	10230	154724	Legal Advertising 36838 10/21	\$ 126.36
Nostalgic Lampposts & Mailboxes Plus, Inc.	10204	9127	Service Call 09/21	\$ 125.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	10231	9141	Street Lights Maintenance 10/21	\$ 1,400.00

## Greyhawk Landing Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Persson, Cohen & Mooney, P.A.	10213	1186	General/Monthly Legal Services 09/21	\$ 5,489.83
Pools by Lowell, Inc.	10232	232816	Clubhouse Pool Service 10/21	\$ 1,500.00
Pools by Lowell, Inc.	10232	232817	Rec Pool Service 10/21	\$ 2,100.00
Pools by Lowell, Inc.	10232	233412	Pool Repairs 09/21	\$ 22.02
Pools by Lowell, Inc.	10232	233444	Pool Repairs 09/21	\$ 157.48
Pools by Lowell, Inc.	10232	233538	Pool Repairs 10/21	\$ 834.73
Pools by Lowell, Inc.	10232	233539	Pool Repairs 10/21	\$ 618.45
Pools by Lowell, Inc.	10232	233567	Pool Repair 10/21	\$ 116.32
Rizzetta & Company, Inc.	10206	INV0000061900	District Management Fees 10/21	\$ 4,966.70
Rizzetta & Company, Inc.	10225	INV0000062065	Assessment Roll Preparation FY 21/22	\$ 5,000.00
Rizzetta Technology Services, LLC	10207	INV0000008027	Email & Website Hosting Services 10/21	\$ 205.00
Robert Scott Jacuk	10208	SJ092321	Board of Supervisors Meeting 09/23/2021	\$ 200.00
Schappacher Engineering, LLC	10227	2001	Engineering Services 09/21	\$ 6,797.50
State Alarm Inc.	10233	217017	Monthly Alarm Monitoring Service 11/21	\$ 151.00

## Greyhawk Landing Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
State Alarm Inc.	10233	217018	Fire Alarm Monitoring GHW 11/21	\$ 25.00
State Alarm Inc.	10233	217019	Burg Alarm Monitoring GHW 11/21	\$ 23.00
State Alarm Inc.	10233	217581	Service Call - Clubhouse - 10/21	\$ 330.00
TECO-Peoples Gas	ACH103121-3	211012697549 09/21B	12350 Mulberry Ave 09/21	\$ 15.10
Terry's Tree Service of S.W. FL, LLC	10214	16048	Tree Trimming Services 10/21	\$ 1,600.00
TFR Cleaning Services Inc.	10234	68464	Janitorial Services 10/21	\$ 759.00
Universal Protection Service, LLC	10215	11820451	Security 08/27/21-09/30/21	\$ 26,424.82
Verizon Wireless	10216	9888969979	Telephone Services 09/21	\$ 29.93
Welch Tennis Courts, Inc.	10235	63998	Clean Court Tray 10/21	\$ 67.78
Yellowstone Landscape	10236	SS 269335	Monthly Landscape Maintenance 10/21	<u>\$ 30,995.66</u>
<b>Report Total</b>				<u><b>\$ 159,764.90</b></u>