



Rizzetta & Company

Greyhawk Landing Community Development District

Board of Supervisors' Meeting February 24, 2022

**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.greyhawkcdd.org

February 17, 2022

**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 **Thursday, February 24, 2022 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. Update Regarding Play and Spray Contract
- 4. BUSINESS ITEMS**
 - A. Consideration of Elite Painting and Design Proposal for Front and Rear Entrance Monument and Letters..... Tab 1
 - B. Consideration of Kimal Lumber Proposal for Lumber Needed for Baseball/Soccer Bridge..... Tab 2
 - C. Consideration of Proposals for LED Lighting Systems in Ponds #4 and #49 Tab 3
 1. Cross Creek Environmental
 2. Superior Waterway Services
 - D. Consideration of Phase II Sod Work on Greyhawk Boulevard
- 5. STAFF REPORTS & UPDATES**
 - A. Aquatic Maintenance Tab 4
 - B. Field Manager Tab 5
 - C. Landscape Maintenance
 - D. District Engineer
 - E. District Counsel
 - F. District Manager Tab 6
 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 January 26, 2022..... Tab 7
 - B. Consideration of the Operations and Maintenance Expenditures for the Month of January 2022..... Tab 8
- 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

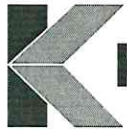
ELITE PAINTING AND DESIGN EXTERIOR PROPOSAL FOR
FRONT ENTRANCE AND REAR ENTRANCE MONUMENTS AND LETTERS

Customer:	GREYHAWK LANDINGS
BRADENTON	BRADENTON FL

2 COATAND 3 COAT PROCESS PRIMER SEALER AND FINAL COAT

Description EXTERIOR :	
<p>NOTE 2 COAT PROCESS MONUMENTS FRONT AND REAR AND ALL LETTERS : CAULK ANY CRACKS, THERE IS MANY AREAS OF DAMAGED STUCCO THAT WILL NEE TO BE REPAIRED,PRIMED,AND 2 FINAL COATS OF A100. ALL LETTERS WILL NEED 2 COATS OF SHERWIN WILLIAMS DTM SEMI GLOSS INDUSTRIAL METAL PAINT. ALSO APPLY 1 COAT SEALER AND 1 COAT A100 SHERWIN WILLIAMS SATIN TO 2 ENTRANCE MONUMENTS AND REAR ENTRANCE MONUMENTS , NOTE : ALL CAPS AND TRIM TO BE PAINTED AND ALL LETTERS . ALL NEW COLORS WILL NEED 3 COATS TOTAL LABOR AND MATERIAL : \$4,450</p>	

Tab 2

**KIMAL LUMBER®****Sarasota (BR#127)**7010 FRUITVILLE RD
SARASOTA, FL 34240-9726
1-941-953-1076**Quotation****Quote No** 282120
Quote Date 02/10/2022**Customer** GREY001
Auth. Purchaser Carleen FerroNyalka
PO Number
Expiry 02/25/2022
Taken By Karen Chartrand
Sales Rep House Sale**Invoice Address**Greyhawk Landing Community
Development District
COD / Tax Exempt
3434 Colwell Ave STE 200
Tampa, FL, 33614**Delivery Address**COD / Tax Exempt
3434 Colwell Ave STE 200
Tampa, FL, 33614
Contact: Carleen FerroNyalka -
941-746-6670

Reference Our PO #

Page 1 of 1

Special Instructions**Notes**

Line	Product Code	Description	Qty/Footage	Price	Per	Total
1	2612PT	2X6-12' Pt	80 PC	24.05	PC	1,924.00

Total Amount	\$1,924.00
Sales Tax	\$0.00
Quotation Total	\$1,924.00

Quoted prices only good for 15 days from quote date above.

Buyer

Date

2/10/2022 2:16:21PM

Subject to our terms and conditions of sale. Further copies available on request.

Tab 3



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Estimate

Date	Estimate #
2/3/2022	8552

Name / Address
Greyhawk CDD c/o Rizzetta & Company, Inc. 9530 Marketplace Rd., Ste 206 Ft. Myers, FL 33912

Description	Qty	Rate	Total
Pond #4 Supply & Installation of Clear LED Lighting System (2x35W) with approximately 175 feet of cable.	1	2,465.00	2,465.00
Pond #49 Supply & Installation of Clear LED Lighting System (2x35W) with approximately 120 feet of cable	1	2,297.00	2,297.00
30% deposit due prior to commencement of work. Amount to be deducted from final invoice.			
Please sign and return if accepted		Total	\$4,762.00

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com

SUPERIOR WATERWAY SERVICES, INC.



SERVICE AGREEMENT FOUNTAIN REPAIR

February 7, 2022

Greyhawk Landing CDD
C/o: Rizzetta & Company
9530 Marketplace Rd #206
Fort Myers, FL 33912
Attention: Belinda Blandon

Terms: Balance due on completion work

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Supply and install the following	
Fountain #1 Entrance: Two (2) 22-Watt stainless Steel LED light fixtures, 160 ft power supply cable and add surge protector to lighting circuit.	Cost: \$1,558.17
Fountain # Rec center: Two (2) 22-Watt stainless Steel LED light fixtures, 150 ft power supply cable and add surge protector to lighting circuit.	
Warranty: Two (2) years on LED's and ninety (90) days on labor	Cost: \$1,540.62
	<u>Total: \$3,098.79</u>

***This offer is good for ninety (90) days from date of quotation**

SUPERIOR WATERWAY SERVICES, INC.

CUSTOMER ACCEPTANCE - The above
prices, specifications, and conditions are
satisfactory and are hereby accepted.

By: _____

By: _____

Dated: _____

SUPERIOR WATERWAY SERVICES, INC.



SERVICE AGREEMENT FOUNTAIN REPAIR

February 7, 2022

Greyhawk Landing CDD
C/o: Rizzetta & Company
9530 Marketplace Rd #206
Fort Myers, FL 33912
Attention: Belinda Blandon

Terms: Balance due on completion work

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Supply and install the following	
<u>Fountain #1 Entrance:</u> Two (2) 35-Watt Aqua Master Stainless Steel LED light fixtures, 160 ft power supply cable and add surge protector to lighting circuit.	Cost: \$2,233.98
<u>Fountain # Rec center:</u> Two (2) 35-Watt Aqua Master Stainless Steel LED light fixtures, 150 ft power supply cable and add surge protector to lighting circuit.	
<u>Warranty:</u> Two (3) years on LED's and ninety (90) days on labor	Cost: \$2,214.79
	<u>Total: \$4,448.77</u>

***This offer is good for ninety (90) days from date of quotation**

SUPERIOR WATERWAY SERVICES, INC.

CUSTOMER ACCEPTANCE - The above
prices, specifications, and conditions are
satisfactory and are hereby accepted.

By: _____

By: _____

Dated: _____

Tab 4



Date: 02/11/2022

Time: 03:31:27 PM

CUSTOMER TREATMENT REPORT

941479-7811 • Fax 941 479-7812
www.crosscreekenv.com

Customer

Technician:

Greyhawk CDD

Will Coleman

Weather Conditions

Wind Speed

Sunny

0-5 mph

SITE IDENTIFICATION NUMBERS

Waterway Treatment	1 S	2 S	3 S	4 S	2 0 S	2 1 S	7 S	6 S	1 2 S	1 3 S	1 4 S	1 6 S	1 8 S	1 9 S	2 7 N	4 3 N	4 4 N			
Algae	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x			
Submersed Weeds	x	x	x	x	x	x	x	x							x					
Grasses & Brush	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x					
Floating Weeds	x	x	x	x	x	x	x	x												
Bacteria																				
Blue Dye																				
Restriction (# days)																				
Inspection																				
Water Level																				

Additional Comments

Photos (1)

Photo

Additional Services:

Shoreline Restoration
Erosion Control
Lake Maintenance
Invasive Removal
Florida Native Plantings
Wetland Management

Email

bblandon@rizzetta.com

Office Email

admin@crosscreekenv.com; matt@crosscreekenv.com; fernando@crosscreekenv.com

GreyHawk Landing

Storm Water Inspection Report



February 8th, 2022

Pond 1:

- Overall good condition
- This pond would benefit from having more beneficial plants installed as currently it is not adequate for the littoral shelf.



Pond 6:

- The overall condition is good. minimal nuisance vegetation.
- The riprap will need to be redressed eventually on this pond.



Pond 12:

- Overall condition is good
- The beneficial vegetation is thriving in this pond.



Pond 16:

- Overall condition is good.
- The beneficial vegetation is adequate in this pond.



Pond 22:

- Overall condition is good
- This pond would benefit from having more beneficial vegetation installed.



Pond 32:

- Overall condition is good
- The current beneficial vegetation is surviving well in this pond. I would recommend this pond have more installed but is not in dyer need of it.



Pond 38:

- Overall condition is good.
- The current beneficial vegetation could be moved or replaced for a more desirable aesthetic look as it is a species that grows relatively tall.



Pond 41:

- Overall condition has room for improvement.
- Erosion exists around the entire perimeter and the current amount of beneficial vegetation is low.



Pond 42:

- The overall condition is fair.
- Erosion is fairly prominent around the perimeter of this pond.
- The existing erosion measures will need reinforcing around the structures on this pond.



Pond 43:

- Overall good condition
- Some nuisance vegetation is being addressed in this pond but the current level is very minimal. (Algae)



Pond 45:

- Overall good condition
- Vegetation levels are good in this pond, no real issues to report.



Pond 48:

- Overall good condition
- Current vegetation is acceptable



Tab 5



GREYHAWK LANDING
GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT
FIELD MANAGER MONTHLY REPORT

Carleen FerroNyalka - February 2022

Landscaping Weekly Meetings Update:

Weekly Meetings held on: 1/26/22, 2/2/22, 2/9/22, 2/16/22, 2/23/22

Clubhouse and Rec Center landscape detailed. Irrigation wet check started and in-progress. Sod mowing completed only as needed due to frost damage and dormancy. Oak tree cutbacks started along Greyhawk Boulevard, side streets to follow. Ant bait applied to soccer and baseball fields, all along Greyhawk Boulevard sidewalks and Mulberry sidewalks. Volunteer trail debris cleaned up along Goldenrod and Chantilly walking trail.

Items to be addressed by Yellowstone that are pending:

Brambling/SR 64 landscape detailed

Brambling preserves by pond 6 cutback to conservation post. Persian preserve between west pond 6 and 7 cut back to conservation post.

Request for proposal to replace dead bushes along Buttercup Glen wall

All areas around fishing pond to be ant baited prior to March 20th GHL fishing tournament

Aquatics Update

All ponds in good condition per Crosscreek Environmental's service.

Petunia pond 9a and 9b treated for algae, requested plant install proposal for spring/summer.

Pond 4 and 49 fountain lights needing LED bulb replacement, quotes to be provided by Crosscreek and Superior Waterways.

Gate Update:

All gates operating as normal. No issues at this time.

Rosemary entrance gate hit on 2/4/22, replaced with new gate arm.

Goldenrod gate arm adjusted to be level

Two new gate arms purchased for backup.

CDD Facilities Update:

Operations/Maintenance Accomplishments for the month of February 2022:

1. Received quotes for Buttercup Glen fencing from Danielle Fence and USA Fence, Danielle Fence quote approved and pending agreement sign-off.
2. Miller Recreation quote approved and sent for the purchase of 6 additional benches.

3. Streetlights serviced by Nostalgic Lamppost on Greyhawk Boulevard, Petunia Terrace, Daisy, Natureview, Cara Cara, Kite, and Lavender. Cara Cara monument light serviced.
4. Rosemary Circle stop sign adjusted after windstorm.
5. State Road 64 entry and exit pot holes filled by ANJ Excavation
6. Reduced Frontier bill and improved service for clubhouse internet/phone service.
7. Meeting with Western Aquatic Pools and vice-chair Mark Bush for Play & Spray project proposal 2/14/22
8. Clubhouse painting completed, Rec Center interior/exterior to begin on February 21st
9. Dynasty Glass provided final measurements for mirrors in Rec Center, deposit paid.
10. Large oak cutback by Terry's Tree Service behind home 11717 Goldenrod Avenue
11. Two dead palm trees removed from SR64 wall by Onsite Tree Service
12. Raccoon trap placed and removed from Rec Center.
13. Repair and painting proposal for front entry monuments received and added to agenda
14. Annual mulch install scheduled for March 4-8th, Yellowstone to spray weeds prior to install
15. Begonias to be replaced from frost damage by Club Care 2/17
16. New John Deere Gator to be delivered week of February 14th
17. Received quote for lumber and delivery from Kimal Lumber to replace the bridge boards, added to agenda.

CDD Facilities:

Accomplishments

Recreation Center	Clubhouse
Dynasty Mirror final measure for gym mirrors	New handicap chair lift covers installed
Playground mulch installed	Playground mulch installed
Playground mulch barriers hammered down	Two new card tables purchased for club use
Exterior power washed by Gorilla Kleen	Painting completed
Pentair pool heater warranty service done by Hawkins Electric 2/3/22. Will be scheduled back due to failed replacement compressor during service.	Outlet covers replaced
Brass light fixture by entry bench removed and capped	Removed 4 chairs from pool deck needing to be reupholstered, pending pickup from vendor.
Hallway, bathrooms and kitchen painted	New pool leaf net
Hoist pec-fly arm repaired and installed	New cable to be buried for access gate from pool to playground by State Alarm

Pending Items

Recreation Center	Clubhouse
Mirror installation following painting project	Playground mulch barriers (3) need to be replaced - <i>searching for new vendor, 4 foot size discontinued</i>
Water bottle filling attachment to water fountain	2 replacement cantilever umbrellas for the pool deck

Quote pending replacing flood lights with LED	Handicap chair lifts serviced
Replacement cantilever umbrella for pool deck	
Tennis/basketball surfaces raised areas to be looked at by Stewart Tennis. Basketball fence coming loose to also be repaired by Stewart Tennis	

Maintenance and Operations

Pending Projects Update:

1. SSLM tree planting along Petrel Trail nature trail
2. Petrel Trail nature trail from Greyhawk Blvd to Magpie to be power washed following SSLM tree install.
3. Replace guardhouse ceiling fan
4. New faucets to be installed in Rec Center cabana bathrooms due to corrosion damage/appearance.

Recommendations for the Board of Supervisors:

Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** March 24, 2022
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Next Election (Seats 1, 3, & 5):** November 8, 2022

District Manager's Report

February 16

2022

G
R
E
Y
H
A
W
K

L
A
N
D
I
N
G

C
D
D

FINANCIAL SUMMARY

1/31/2022

General Fund Cash & Investment Balance:	\$552,608
Reserve Fund Cash & Investment Balance:	\$1,245,612
Debt Service Fund Investment Balance:	\$1,447,564
Capital Projects Fund Investment Balance:	\$3,540,946
Total Cash and Investment Balances:	\$6,786,730
General Fund Expense Variance: \$4,236	Over Budget



Rizzetta & Company

Main gate Proposals and Contract – The revised proposals were received on 2-12.-2022. District Counsel is working on the draft agreement.

Reserve Study Agreement for Services – The contract was completed and executed. Pending date of onsite inspection and dates for meeting with Vendor.

Mulch Installation Agreement – The agreement was finalized and executed by the Chairman.

Stahlman – The agreement with Stahlman England was finalized. We will be meeting onsite on 2/24/2022 with Stahlman for a site review and logistics discussion for the project.

GREYHAWK LANDING PENDING ITEM LIST AS OF FEBRUARY 2022						
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. The DE reported that the vendor ordered the material and there is a six week back order on materials. We have scheduled the pre-construction meeting with Manatee County for this coming Monday morning at 9:00 AM. The SWFWMD grant expires on March 15, 2022 and the contractor has been struggling with getting all the supplies needed to complete the connection. At this time we are planning to move forward with as much of the work as possible so that we do not miss the deadline. A pre-construction meeting was scheduled with with Manatee County for 2-14-2022. The contractor has called in locates and should be ready to start right away.
7/23/2020	O&M	Installation of new plants where Brazillian Pepper Trees were removed. (Proposal: \$7,925.00)	DM	SSLM	TBD	Bush hogging was completed on 11/2/2021. Pending installation of trees. SSLM will install the trees the week of 1-24-2022. SSLM has not installed the trees yet they are holding off until there is a solution for lack of water.
12/17/2020	O&M	Research cost of adding steel gates	FM	TBD	TBD	An RFP was issued. Proposals are due by December 8, 2021. The Board reviewed the proposals received in response to the RFP on 12-16-2021. After discussion the Board agreed not to award the RFP yet and it was agreed that Supervisor Jacuk will speak with Maingate to obtain responses to many questions asked. In addition Supervisor Jacuk asked staff to reach out to Bond Counsel to inquire regarding the possiblity of bond funds being reallocated. The Board approved the proposal presented by Maingate subject to preparation of an agreement by Counsel. Revised proposal received from Maingate on 2-12-2022. District Counsel is working on the agreement.
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 is still pending.
6/24/2021	O&M	Field Manager Items	FM & DC	FM & DC	TBD	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. Signs were ordered on 12-7-2021. Carleen is pending estimates for Sun Shades as well.

Date Entered	Category	Action Item	District Staff Responsible	Vendor Responsible	Target Date	Notes
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. New Gator was received on 2/9. Installation of the winch/hitch/doors, etc is scheduled for Thursday 2/17.
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. Interior completed exterior expected to be completed the last week of February.
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. New vendor names were provided by Kari. We are working on contacting them.
10/27/2021	O&M	Nature Trails Trim back	FM/Yellowstone	Yellowstone	TBD	This is in progress. Yellowstone was advised that some of the areas still need to be reviewed.
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. Bonds were received and provided to the District Manager pending scheduling.
12/16/2021	O&M	Purchase and installation of benches along Greyhawk Blvd.	FM	TBD	TBD	Proposal from Miller Recreation approved at BOS Meeting on 1-26-2022.
12/16/2021	Buttercup Glen Opening	Fencing Installation	FM	TBD	TBD	The Board discussed this item in detail as there is an access opening. After discussion the Board directed the Field Manager to obtain pricing for installation of fencing in this area. Proposals were presented to the Board for consideration at the 1-26-2022 meeting. After discussion the Field Manager was asked to obtain a proposal from ABC Fencing for the entire fence. UPDATE : Danielle Fence provided a revised proposal which was approved by the Chairman. Pending installation date.
1/26/2022	Reserves	Reserve Study	DM,FM,DC. Mark Bush	TBD	TBD	The board approved the proposal presented by Custom Reserves. District Counsel prepared an agreement which was executed on 2/9/2022. Pending scheduling of onsite visit and review.
1/26/2022	Bonds	Irrigation System Automation	DM,FM,DC	TBD	TBD	The Board approved the proposal presented by Stahlman England. Counsel prepared an agreement. A site review and meeting with Stahlman will take place on 2-24-2022.
1/26/2022	Bonds	Sod Installation Phase II	James Hengel	TBD	TBD	This item will be discussed at the 2-24-2022 BOS Meeting.

Tab 7

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, January 26, 2022 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
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.
Jennifer Goldyn	District Manager, Rizzetta & Company, Inc.
David Jackson	District Counsel, Persson Cohen & Mooney
Rick Schappacher	District Engineer, Schappacher Engineering
Carleen FerroNyalka	Field Manager
David Bautista	Yellowstone Landscaping (via Zoom)
David Voorhees	Crosscreek Environmental
John Toborg	Manager, Field Services, Rizzetta & Company
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. Wulczak addressed the Board regarding a bulletin board for announcements.

Ms. Blandon opened the floor to the Zoom participants questions and comments.

There were none.

THIRD ORDER OF BUSINESS

Review of Questions Related to the Gate Project

Ms. Bandon advised that hard copies of the information have been provided to the Board and Mr. Jacuk had emailed copies to the Board.

Mr. Jacuk provided an overview of responses received to the Board's questions related to the Main Gate proposal advising that Main Gate's proposal has decreased slightly, and the total is approximately \$432,000.00. He advised that the work being proposed would make the community safer. Discussion ensued regarding Upper Manatee Road access for larger trucks. Mr. Schappacher reviewed possible bollard locations. Mr. Jacuk responded to questions from the Board.

On a Motion by Mr. Jacuk, seconded by Mr. Perra, with all in favor, the Board Awarded the Gate Project to Main Gate, Subject to Preparation of an Agreement by Counsel, and Further Authorized the Chairman to Execute the Contract, for the Greyhawk Landing Community Development District.

Ms. Bandon advised that a Zoom participant has raised their hand to provide public comment.

A resident participating via Zoom asked that Supervisors speak closer to the microphones. He further inquired as to security guards at the pool for the weekends particularly when there is an event. Ms. FerroNyalka advised that the security company is having staffing issues and they are working through that.

FOURTH ORDER OF BUSINESS

Consideration of Main Gate Proposal

This item was handled in the Third Order of Business.

FIFTH ORDER OF BUSINESS

Update Regarding Play and Spray Contract

Ms. Bandon advised that she continues to reach out to vendors, but she is not receiving responses; she advised that the vendor who was awarded contract is saying that they are not receiving emails though the emails have been sent by Mr. Cohen, Ms. FerroNyalka, and herself.

SIXTH ORDER OF BUSINESS

Review of January Field Inspection Report

Mr. Toborg provided an overview of the report and advised that some plantings will

not do well with the cold weather and so he would like to leave those plants until the cold weather is over. Discussion ensued.

SEVENTH ORDER OF BUSINESS

Consideration of Reserve Study Proposals

Ms. Blandon advised that proposals for a reserve study were received from Custom Reserves, LLC (\$4,400.00), Dreux Isaac & Associates (\$22,000.00), and Global Solution Partners (\$4,400.00 or \$9,600.00 for reoccurring updates). Ms. Blandon reviewed the breakdown sheet that she created; she further advised that Custom Reserves offered to provide worksheets for updating regularly. Mr. Bush advised that he will serve as the point person for this project.

On a Motion by Mr. Hengel, seconded by Mr. Bush, with all in favor, the Board Approved the Proposal from Custom Reserves, for a Reserve Study, in the Amount of \$4,400.00, Subject to Preparation of an Agreement by Counsel, for the Greyhawk Landing Community Development District.

EIGHTH ORDER OF BUSINESS

Review and Discussion of Irrigation Automation Proposal

Mr. Hengel reviewed the proposal received from Stahlman England, in the amount of \$113,810.00, advising that Stahlman has held on their pricing. He advised that this proposal will eliminate all nodes in the West side; he further advised that the East side is a two-wire system and so there are no nodes. Board discussion ensued.

On a Motion by Ms. Ady, seconded by Mr. Jacuk, with all in favor, the Board Approved the Proposal from Stahlman England, for Irrigation Automation, in the Amount of \$113,810.00, Subject to Preparation of an Agreement by Counsel, and further Authorized the Chairman to Execute, for the Greyhawk Landing Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

A. Aquatic Report

Mr. Voorhees of Crosscreek Environmental provided an update regarding inspections. The Board advised that Crosscreek did a great job, and they are happy with the results.

B. Field Manager Report

Ms. FerroNyalka provided an overview of the Field Manager report contained within the agenda package outlining the status of various maintenance items. She advised that the tree installation project will begin once a maintenance person has been hired. She advised that she is obtaining proposals for refurbishment of the monuments. Ms. FerroNyalka advised that she has only received one proposal for fencing the Goldenrod area although she is awaiting a proposal from USA Fence. She advised that she received a proposal from

Miller Recreation for six benches. The Board recommended moving forward with purchasing the benches.

On a Motion by Mr. Hengel, seconded by Mr. Jacuk, with all in favor, the Board Approved the Purchase of Six Benches from Miller Recreational, for the Greyhawk Landing Community Development District.

Ms. FerroNyalka advised of a broken board on the fishing pier. The Board asked that she repair the broken board. She advised that she is still in the process of hiring the maintenance position and she is awaiting the results of his drug test. Ms. FerroNyalka advised that the two gym ellipticals are in need of replacement. The Board asked that Ms. FerroNyalka obtain pricing for replacement. Discussion ensued. Ms. FerroNyalka advised that Mr. Cofrancesco is working to consolidate the Spectrum bills and will then look into increasing the Wi-Fi speed. Ms. FerroNyalka advised that one of the handicapped chair lifts needs a new control panel. She advised that new soccer nets are on order.

Ms. FerroNyalka advised that she is still awaiting a new gator once one is in stock. She further advised of an issue with an oak tree that has been split in half and Terry's Tree Service has recommended removal of the tree; they have provided a proposal in the amount of \$2,400.00.

C. Landscape Maintenance Update

Mr. Bautista asked if there were any questions. Mr. Bush inquired as to tree trimming along Greyhawk Boulevard as well as the concerns related to moss. Mr. Bautista advised that his crew will be addressing the moss in the next couple of weeks. He advised that regarding trimming of the trees; he is not sure how the Board would like to proceed. Mr. Hengel advised that tree trimming is part of the contract. Discussion ensued. Ms. Bandon provided an overview of the Zoom call held regarding the tree issue as well as the executed landscape maintenance contract. The Board asked that District Counsel provide a letter response to Yellowstone.

Mr. Toborg reviewed the Petrel nature trail concerns related to tree trimming. Mr. Bautista advised that he will ensure the trail borders are cleaned up.

Ms. FerroNyalka advised that proposals were received for mulch installation from Big Earth Landscape Supply (\$42,993.30) and Southeast Spreading (\$39,887.64). Ms. Bandon advised that the budget for this item is \$35,000.00. Discussion ensued.

On a Motion by Mr. Hengel, seconded by Mr. Jacuk, with all in favor, the Board Approved the Southeast Spreading Proposal, Not to Exceed \$35,000.00, Subject to Revision of the Proposal, Preparation of an Agreement by Counsel, and Authorizing the Chairman to Execute the Agreement, for the Greyhawk Landing Community Development District.

D. District Engineer

Mr. Schappacher advised that he is still working on the pickleball resubmittal to be sent to the County tomorrow. He advised that regarding the roadway paving, he will follow up with the Vendor to move forward. Mr. Schappacher advised that the curb at the entrance was falling apart and is in the process of being repaired. He advised annual review of the community is underway and bid packages will be sent out. Mr. Schappacher advised that the roadway life expectancy map has been provided to the Board; he reviewed a rejuvenation material that can be placed on the roadways to extend the life of the road by five years. Mr. Schappacher advised that if this product is effective, he may obtain proposals for the roads that are not being paved. Mr. Schappacher advised that the striping repair bid package is complete although he is holding off on obtaining proposals until after a decision is made regarding the rejuvenation. Mr. Schappacher advised that the underdrain repairs are pending receipt of proposals. He advised that there are some minor maintenance items to be conducted that can wait until a maintenance person is hired. Mr. Schappacher advised that he has not yet reviewed the nature trail. He advised that regarding the reclaimed water connection; there are parts that are still not in although he has advised the vendor that the work needs to be completed by March.

Mr. Hengel advised that approximately 80 boards on the bridge need to be replaced; he asked that Mr. Schappacher assist in procuring the boards. Discussion ensued regarding the reclaim water connection.

E. District Counsel

Mr. Jackson advised that the license agreement with Pulte is complete and pending signature.

F. District Manager

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

On a Motion by Mr. Jacuk, seconded by Mr. Perra, with all in favor, the Board Approved Moving Reserves to the FL Class Fund, for the Greyhawk Landing Community Development District.

Ms. Blandon reviewed the 4th ADA website compliance report as well as the updated action item list. The board asked that the Nature Trail trimming be

204 moved to the Tree Trimming line item of the budget rather than the Landscape
205 line item.
206

207 **TENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the
Board of Supervisors' Meeting held
on November 18, 2021**

208
209
210
211 Ms. Bandon presented the minutes of the Board of Supervisors' meeting held on
212 November 18, 2021 and asked if there were any questions related to the minutes. It was
213 noted that Solitude, not Aquagenix, provided the aquatics update.
214

On a Motion by Mr. Jacuk, seconded by Mr. Perra, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on November 18, 2021, Subject to the Correction Noted on the Record, for the Greyhawk Landing Community Development District.

215
216 **ELEVENTH ORDER OF BUSINESS**

**Consideration of the Operations
and Maintenance Expenditures for
the Months of November and
December 2021**

217
218
219
220
221 Ms. Bandon advised that the Operations and Maintenance expenditures for the period
222 of November 1-30, 2021 total \$155,690.84 and the expenditures for the period of December
223 1-31, 2021 total \$196,305.20 and asked if there were any questions. There were none.
224

On a Motion by Ms. Adi, seconded by Mr. Hengel, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Months of November 2021 (\$155,690.84) and December 2021 (\$196,305.20), for the Greyhawk Landing Community Development District.

225
226 **TWELFTH ORDER OF BUSINESS**

Supervisor Requests

227
228 Ms. Bandon opened the floor to Supervisor Requests.
229

230 Mr. Hengel thanked the volunteers who has helped on the nature trails and will be
231 helping over the weekend.
232

233 Mr. Bush inquired as to the feasibility of selling the dog park to Sam Rodgers or a
234 builder. Mr. Jackson advised it is possible to sell the land, but the original development order
235 would need to be reviewed. Discussion ensued.
236

237 Mr. Perra advised that speeding continues to be a problem and he would like to see
238 the reports if they are available. Ms. FerroNyalka advised that she will forward the December
239 reports as she has just received them. Ms. Bandon advised that warnings are being issued,
240 not tickets. Mr. Perra suggested utilizing solar illuminated stop signs. Ms. Bandon
241 recommended asking Mr. Schappacher to obtain proposals for radar speed signs. Discussion

ensued. The Board asked that the Sheriff's department be contacted to issue tickets rather than warnings.

THIRTEENTH 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. Perra, with all in favor, the Board Adjourned the Meeting at 7:43 p.m., for the Greyhawk Landing Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 8

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 January 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2022 through January 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$120,058.76**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
A-NIKS LLC	010333	60015	Refill Service 12/21	\$ 423.75
ADP Easypay	PR Fees 010122	PR Fees 010122	Payroll Fees PPE 01/01/22	\$ 86.75
Bright House Networks, LLC	ACH013122-1	0036325323-01 01/22	700 Greyhawk Blvd - Gym 01/22	\$ 19.30
Bright House Networks, LLC	ACH013122-1	046658101121621	1400 Greyhawk Blvd 12/21	\$ 107.11
Bright House Networks, LLC	ACH013122-1	072388301121621	700 Greyhawk Blvd 12/21	\$ 207.24
Bright House Networks, LLC	ACH013122-1	096171201011122	700 Greyhawk Blvd 01/22	\$ 363.37
Crosscreek Environmental Inc.	010349	10232	Aquatic Maintenance 12/21	\$ 3,870.00
Crosscreek Environmental Inc.	010349	10234	Aquatic Maintenance 01/21	\$ 3,870.00
David Bridges	010350	012022 Bridges	Prep Walls for Painting 01/22	\$ 800.00
Egis Insurance Advisors LLC	010332	15123	Workers Comp 01/12/22-10/01/22	\$ 538.00
Fitness Logic, Inc.	010328	104850	Monthly Maintenance and Cleaning 12/21	\$ 125.00
Fitness Logic, Inc.	010328	104906	Equipment Parts 12/21	\$ 148.30
Fitness Logic, Inc.	010340	105100	Fitness Equipment Repair 01/22	\$ 152.76
Florida Power & Light Company	010351	FPL Electric Summary 01/22	FPL Electric Summary Bill 01/22	\$ 4,818.42

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Power & Light Company	010342	FPL Summary #2 12/21	FPL Electric Summary #2 Bill 12/21	\$ 2,960.13
Florida Department of Revenue	010341	Sales Tax 12/21	Sales & Use Tax 12/21	\$ 54.19
Frontier Florida LLC	ACH013122-2	062013-5 01/22	Frontier Services 01/22	\$ 355.18
Frontier Florida LLC	ACH013122-2	941-708-3290-042407-5 01/22	Frontier Services 01/22	\$ 61.80
Frontier Florida LLC	ACH013122-2	941-750-9046-070120-5 01/22	Frontier Services 01/22	\$ 104.65
Greyhawk Landing CDD	CD1544	CD1544	Debit Card Replenishment	\$ 885.57
Greyhawk Landing CDD	CD1545	CD1545	Debit Card Replenishment	\$ 1,506.99
Greyhawk Landing CDD	CD1543	CD1543	Debit Card Replenishment	\$ 1,015.67
Manatee County Utilities Department	010331	MCUD Summary 12/21	Garbage/Utility Services 12/21	\$ 1,469.62
MCSO	010334	40161	Security/Escort/Traffic Service 12/21	\$ 1,260.00
Meetze Construction Inc. dba Team Meetze	010335	122721	Nuisance Wildlife Services 12/21	\$ 675.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	010352	9430	Street Lights Maintenance 01/22	\$ 1,400.00
Owens Electric, Inc.	010343	20213742	Replaced Hand Dryer 12/21	\$ 507.75
Persson, Cohen & Mooney, P.A.	010336	1575	General/Monthly Legal Services 12/21	\$ 2,096.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pools by Lowell, Inc.	010353	22888306	Pool Repairs 01/22	\$ 889.70
Pools by Lowell, Inc.	010353	23144950	Clubhouse Pool Service 01/22	\$ 1,500.00
Pools by Lowell, Inc.	010353	23145050	Rec Pool Service 01/22	\$ 2,100.00
Pools by Lowell, Inc.	010353	23443060	Pool Repairs 01/22	\$ 151.32
Rizzetta & Company, Inc.	010337	INV0000063173	District Management Fees 12/21	\$ 4,166.70
Rizzetta & Company, Inc.	010329	INV0000064617	District Management Fees 01/22	\$ 5,171.70
Rizzetta & Company, Inc.	010344	INV0000064752	Management/Oversight/Personnel 01/07/22	\$ 5,303.68
Rizzetta & Company, Inc.	010354	INV0000064865	Annual Dissemination Services 21/22	\$ 1,000.00
Rizzetta Amenity Services, Inc.	010330	INV00000000009423	Personnel 12/23/21	\$ 3,567.50
Schappacher Engineering, LLC	010345	2061	Engineering Services 12/21	\$ 3,350.00
State Alarm Inc.	010355	219678	Monthly Alarm Monitoring Service 02/22	\$ 199.00
Terry's Tree Service of S.W. FL, LLC	010356	16865	Tree Removal 01/22	\$ 550.00
TFR Cleaning Services Inc.	010357	69744	Janitorial Services 01/22	\$ 759.00
Universal Protection Service, LLC	010338	12180940	Security 11/26/21-12/30/21	\$ 24,581.84

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Verizon Wireless	ACH013122-3	9895616238	Telephone Services 12/21	\$ 78.67
Welch Tennis Courts, Inc.	010339	64920	Pickleball Replacement Net 01/22	\$ 128.90
Welch Tennis Courts, Inc.	010346	64958	Poly Bench (2) 01/22	\$ 518.98
Wholesale Landscape Supply, Inc.	010358	1655068	New Shell for Parking Lot 01/22	\$ 2,381.76
Yellowstone Landscape	010359	SS 310635	Monthly Landscape Maintenance 01/22	\$ 30,995.65
Yellowstone Landscape	010359	SS 312014	Irrigation Maintenance 01/22	<u>\$ 2,781.81</u>
Report Total				<u>\$ 120,058.76</u>