



Rizzetta & Company

# **Greyhawk Landing Community Development District**

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## **Board of Supervisors' Meeting March 24, 2022**

**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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March 21, 2022

**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, March 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
    - 1. Consideration of Western Aquatic Construction Proposal for Play and Spray ..... Tab 1**
- 4. BUSINESS ITEMS**
  - A. Discussion Regarding Dog Park
  - B. Consideration of Girl Scouts Troop 21 Request to Place Posters, Flyers, and Donation Bins at Clubhouse..... Tab 2
  - C. Discussion Regarding Security Services and Consideration of Allied Universal Addendum/Proposal..... Tab 3
  - D. Consideration of VACC Proposal for RFID Tags..... Tab 4**
- 5. STAFF REPORTS & UPDATES**
  - A. Aquatic Maintenance ..... **Tab 5**
  - B. Landscape Maintenance
  - C. Field Manager ..... Tab 6
    1. Consideration of Athletic Turf Care Solutions Proposal for Softball Field Renovation ..... Tab 7
    2. Consideration of Fitness Logic Proposal for Recumbent Recumbent Bike Part..... Tab 8
    3. Consideration of FitRev Proposal for Replacement Equipment ..... Tab 9
    4. Consideration of State Alarm Proposal for Rec Center Replacement Cameras ..... Tab 10
    5. Consideration of LaPensee Plumbing Proposal for Installation of Retrofit Bottle Filler to Water Cooler..... Tab 11
  - D. District Engineer
    1. Consideration of Superior Asphalt Proposal for Guardhouse Road Modifications ..... Tab 12
    2. Re-claimed Water Connection Update
    3. Pond Bank Restoration Bid Package
    4. Sidewalk Repairs Update
    5. Nature Trail Repairs Bid Results
    6. Roadway Paving Update
    7. Pickleball Court Update
  - E. District Counsel



F.	District Manager .....	Tab 13
1.	Presentation of Action Item List.....	Tab 14
2.	Review of Monthly Financial Statements.....	Tab 15
<b>6.</b>	<b>BUSINESS ADMINISTRATION</b>	
A.	Consideration of the Minutes of the Board of Supervisors’ Meeting held on February 24, 2022 .....	Tab 16
B.	Consideration of the Operations and Maintenance Expenditures for the Month of February 2022 .....	Tab 17
<b>7.</b>	<b>SUPERVISOR REQUESTS</b>	
<b>8.</b>	<b>ADJOURNMENT</b>	

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



# ***WESTERN AQUATIC CONSTRUCTION & DEVELOPMENT INC.***

AZ Licenses: B-01 147138 A-09 147137  
FL License: CPC1458811

## **Scott Giglio**

360 Bridgewater Dr.  
Davenport, FL 33897  
Phone (602) 509-9272  
Getwacd@aol.com  
[www.westernaquaticconstruction.com](http://www.westernaquaticconstruction.com)

March 21, 2022

## **BID PROPOSAL**

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**BID PROPOSAL Date:** 3/13/2022

**Project:** Greyhawk Play Structure Replacement

**To:** Carleen FerroNyalka

**Architect/Engineer:**

**Plans Dated:**

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Western Aquatic Construction and Development, Inc. proposes to furnish all labor, materials, and equipment to complete the above referenced project.

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**Base Bid**

**\$ 208,450.00**

### **Proposal Inclusion:**

1. Removal of current play structure.
2. Demo and removal of current concrete pad under play structure.
3. Installation of new concrete pad per Aquaworx Specifications.
4. Provide and Install new Aquaworx play structure.
5. All Equipment necessary for project completion.
6. Labor/Supervision

### **Proposal Exclusion:**

1. Engineering costs if incurred.
2. Site is assumed to have adequate access for machinery to remove and reinstall the play structure.
3. Any mechanical equipment modification if necessary.
4. Sales Tax excluded

This bid is good for 30 days from the time of submission.

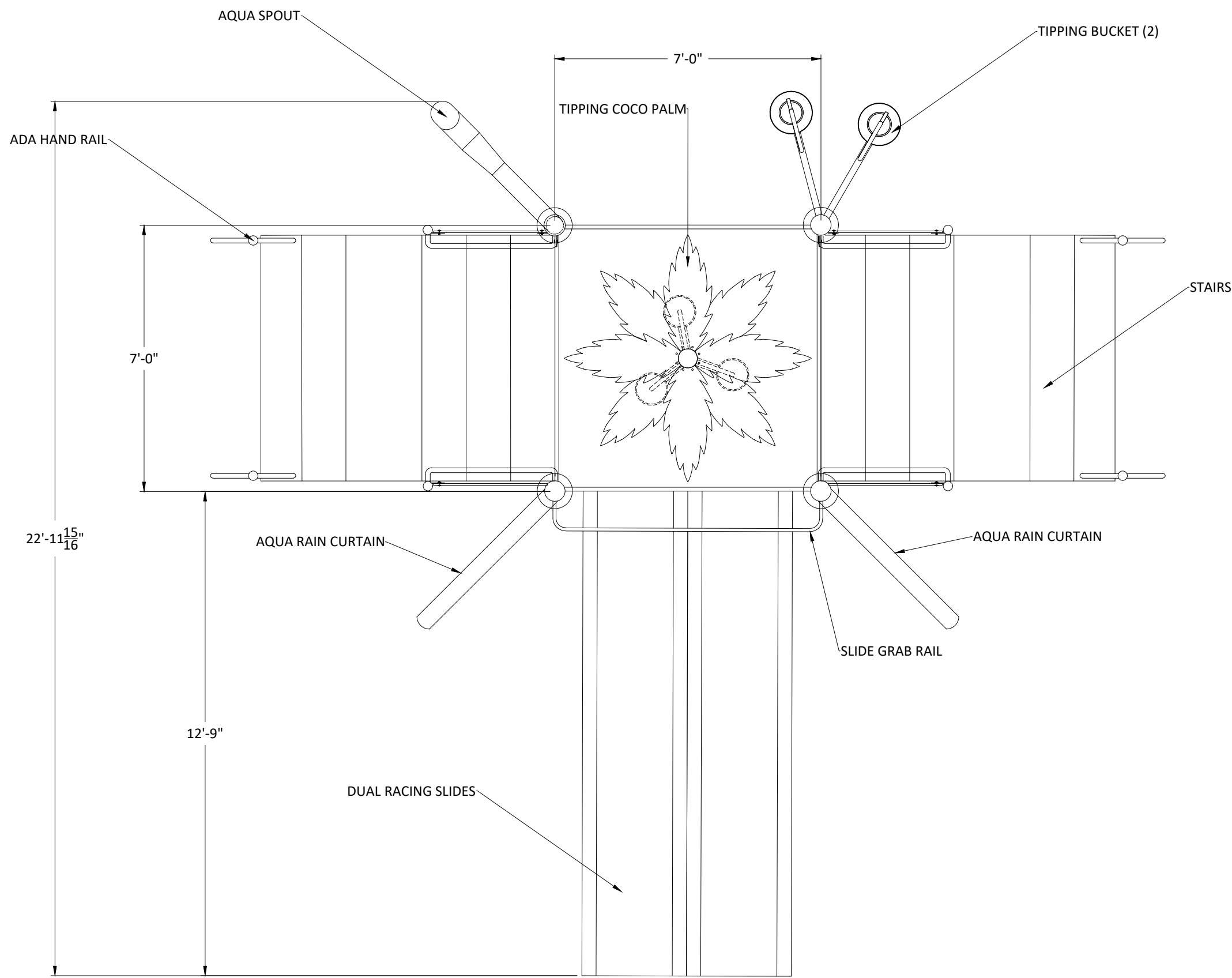
Western Aquatic Construction and Development, Inc. would like to thank you for the opportunity to bid on this project. We look forward to working with you very soon.

Scott Giglio

Vice President

Western Aquatic Construction and Development, Inc.

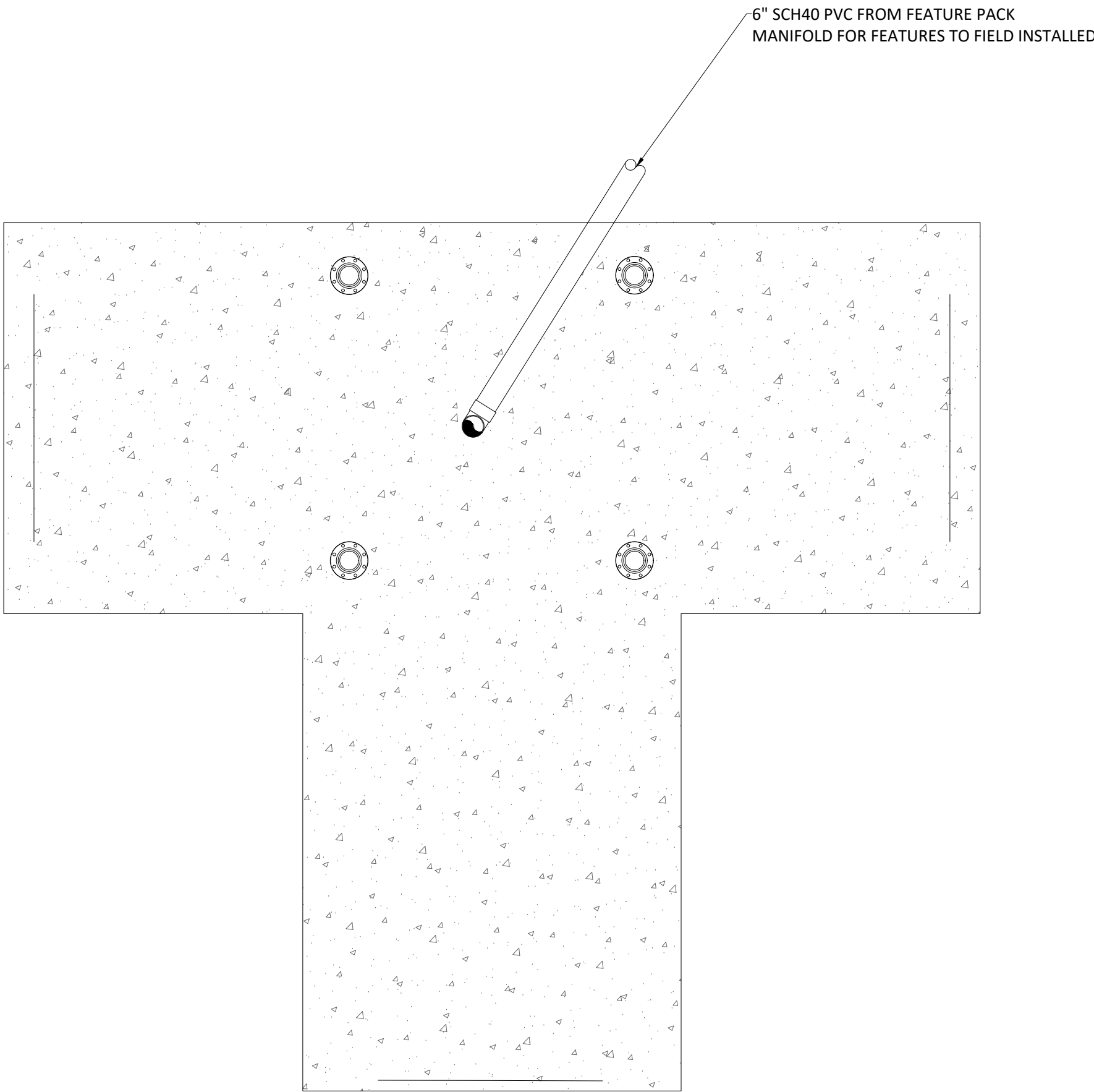
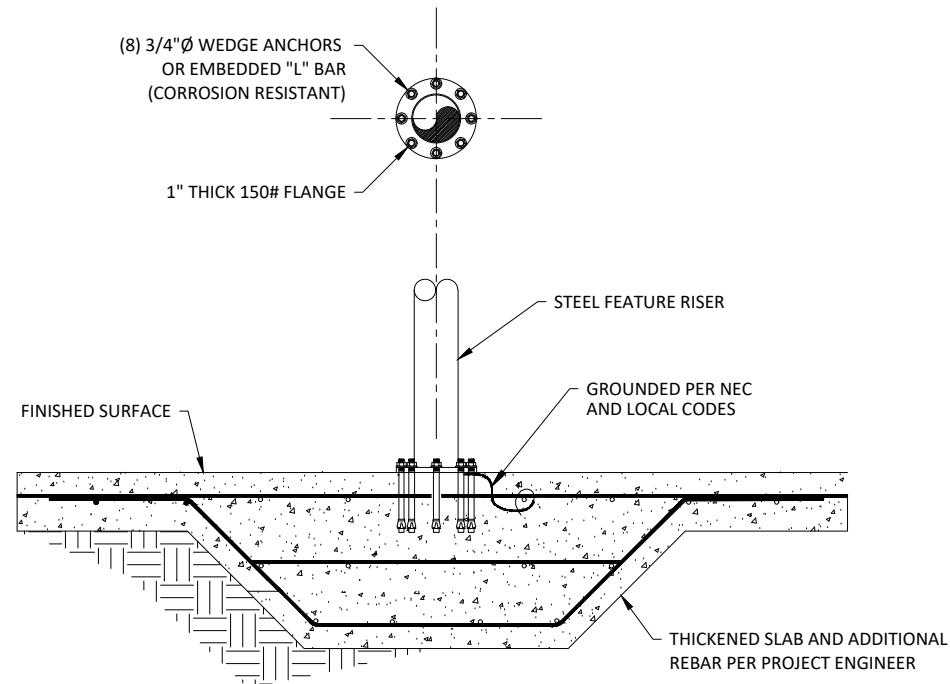




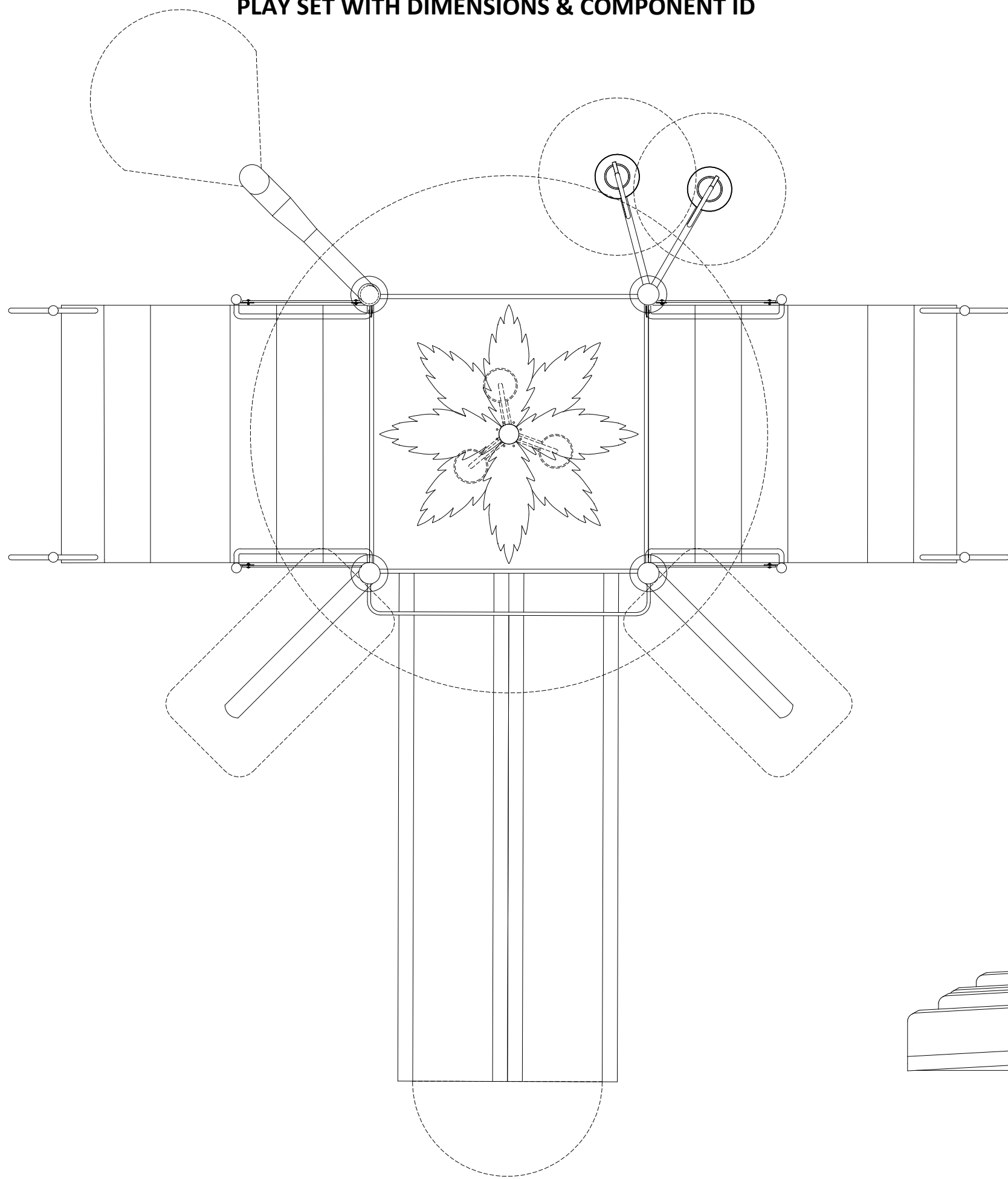
FEATURE LIST

- 1. AQUA RACING SLIDES
- 2. AQUA RAIN CURTAIN (2)
- 3. AQUA TIPPING COCO PALM
- 4. AQUA TIPPING BUCKETS
- 5. AQUA SPOUT

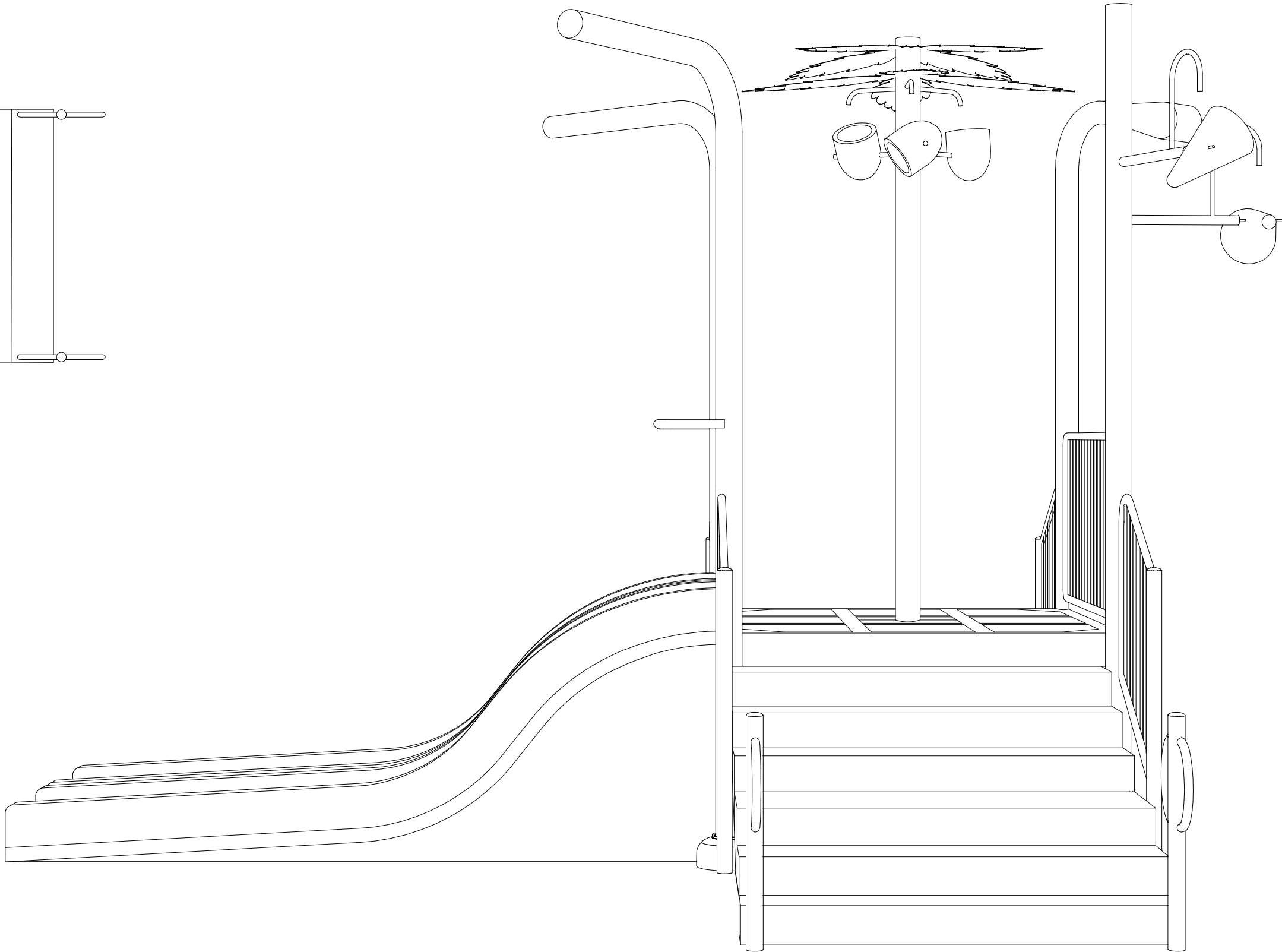
NOTES



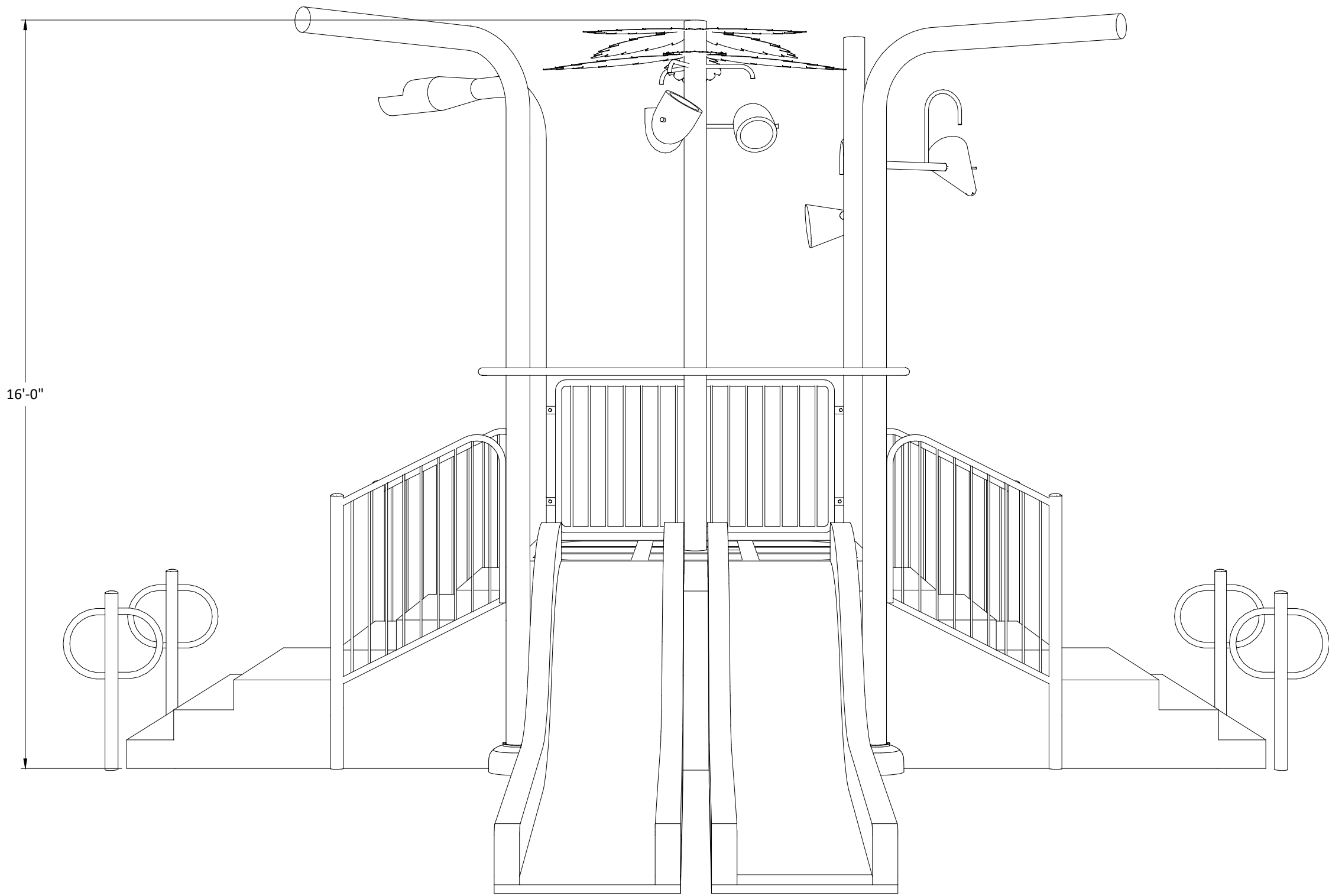
PLAY SET WITH DIMENSIONS & COMPONENT ID



PLAY SET WITH SPLASH AREAS



SIDE ELEVATION



FRONT ELEVATION

	GREY HAWK LANDING PLAYSET AWF-101C		ENGINEER OF RECORD	REVISION NUMBER	REV DATE	REVISION DESCRIPTION	BY	NOTES
	SCALE: 1/2" = 1'-0"	DRAWN BY: C.P.S.			-	-	J.J.B.	
	DATE: 02.11.2021	REVIEWED BY: B.H./S.B.						
10601 OAK STREET N.E. ST. PETERSBURG, FL 33716 (888) 426-8511	INTERACTIVE WATER PLAYSET							



# Tab 2



From: **Michelle Cramer** <[shellcramer@hotmail.com](mailto:shellcramer@hotmail.com)>

Date: Mon, Mar 7, 2022 at 7:41 PM

Subject: Troop 21

To: <[greg.perra@gmail.com](mailto:greg.perra@gmail.com)>

\*Troop 21 is requesting that Greyhawk Landing allow us to put up posters, leave flyers at clubhouses, and donation bins at clubhouses.

GS Troop 21 has chosen to bring awareness and support for Foster Children in our area for their Bronze Award. As part of the Bronze Award the girls need to reach out to the community not only for support, but to educate them on their cause. We are asking that they can leave Posters on “community” mailboxes (not personal residence mailboxes), flyers at clubhouses, and donation containers at clubhouses. We are not asking for money donations (we actually aren’t allowed to accept money), but will have items listed that are needed, as well as an amazon wishlist link. We are hoping to be able to start posting materials by mid April. I want to stress that the girls will in NO way be soliciting door to door or personally handing out flyers. The posters and flyers will be available for residents to freely view and take on their own. I truly appreciate your consideration in advance!  
Please don’t hesitate to let me know if you have any questions!

Michelle Cramer



# Tab 3





**ADDENDUM / AMENDMENT / RENEWAL**  
to  
**SECURITY SERVICE AGREEMENT**

With the exception of the following changes, all terms and conditions of the previously entered into Security Services Agreement remain in full force and effect and are incorporated herein by reference, **to be effective April 1, 2022.**

**Date of Addendum: March 8, 2022**

**Client: Greyhawk Landing CDD**

**Updated security budget for 2022: Effective April 1, 2022 for the period of one (1) year.**  
Numbers shown below, represent the *estimated 2022 security budget, annualized.*

Greyhawk Landing		Proposed 2022 Security Budget - Annualized (estimated)			
	Wage	Bill Rate	Weekly Hours	Weekly Cost	Annual Cost
Security Officers	\$ 14.00	\$ 19.46	296.00	\$ 5,760.16	\$ 299,528.32
Site Supervisor	\$ 16.00	\$ 22.40	40.00	\$ 896.00	\$ 46,592.00
	Total Hours:		336.00	Cost Subtotal:	\$ 346,120.32
Security Officer - Holidays	\$ 21.00	\$ 9.73	7 Holidays		\$ 1,440.04
Site Supervisor - Holidays	\$ 24.00	\$ 11.20	7 Holidays		\$ 224.00
Equipment / Other Services					
e-Reporting software & software tech support for Gatehouse			included in above		\$ -
IP Camera & Driveway Alarm			included in above		\$ -
Medical & Benefits Program			included in above		\$ -
				subtotal	\$ 347,784.36
				Tax Exempt	Tax Exempt
				Annual Total:	\$ 347,784.36
				Monthly Avg	\$ 28,982.03

**Allied Universal Security Services**

**Greyhawk Landing CDD**

**Print Name:** \_\_\_\_\_

**Print Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Date:** \_\_\_\_\_



# Tab 4



Company Address 240 Stenstrom Road  
Wauchula, FL 33873  
US

Prepared By jeffrey goodall  
Email jgoodall@vacccorp.com

Bill To Name Main Gate  
Opportunity Name Greyhawk Landing -Parish



Created Date 3/18/2022  
Quote Number 00000553

Ship To Name Main Gate  
Quote Name RFID tags

Product	Product Description	Sales Price	Quantity	Total Price
Tagmaster NA1500	NA1500 UHF Headlamp Tag	\$14.50	3,000.00	\$43,500.00

Subtotal	\$43,500.00
Discount	0.00%
Total Price	\$43,500.00
Grand Total	\$43,500.00

#### Quote Acceptance Information

Signature \_\_\_\_\_

Name \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_



# Tab 5



# GreyHawk Landing

## Storm Water Inspection Report



March 10<sup>th</sup>, 2022



### Pond 1:

- Good condition overall
- Minimal vegetation present



### Pond 2:

- Minor amount of algae  
Present along the shoreline
- Washout present on bank





#### Pond 4:

- Bank condition is fair
- Current beneficial plants are  
In good health



#### Pond 8:

- This pond is in excellent  
Regarding current vegetation
- Erosion is present along  
the banks but is not currently  
sever for action





Pond 12:

- The health of this pond is in good condition
- Erosion and washouts are becoming significant in spots



Pond 13:

- The health of this pond is in good condition
- The current erosion control measures are in excellent standing.





### Pond 17:

- Overall condition is good,  
Minor amounts of algae
- Some erosion beginning to  
develop.



### Pond 19:

- Beneficial vegetation is  
In good health.
- Some erosion present along  
Banks.





### Pond 25:

- Vegetation levels are

In good condition.

- Some minor erosion present.



### Pond 37:

- A physical removal of some excess dead vegetation is recommended.





### Pond 45:

- Some excess submersed vegetation present
- Overall decent condition



### Pond 48:

- Beneficial plants are in good health.
- Minimal undesired vegetation.





### Pond 49:

- Minimal algae present
- Some erosion present on bank

adjacent to homes.



### February/March Treatment Records:

Treatment Days – 2/18, 2/25, 3/4, 3/11

Ponds Serviced – All ponds onsite

Vegetation targeted – Filamentous Algae, Planktonic Algae, Torpedo Grass, Baby Tears, Slender Spike Rush, Duckweed, Cattails, Tapegrass

### Next Scheduled Treatments:

3/18, 3/25, 4/1, 4/8, 4/15

Notes: During March and Aprils treatments we will be focusing on controlling algae as the water levels continue to drop and the days start to heat up. We would suggest over the next couple of months that the dead vegetation we manually removed before the rainy season starts to reduce to bio-load within the ponds. There are also several areas of shoreline erosion issues that should be addressed ideally before the rainy season really starts.



# Tab 6





**GREYHAWK LANDING**  
**GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT**  
**FIELD MANAGER MONTHLY REPORT**

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Carleen FerroNyalka - March 2022

**Landscaping Weekly Meetings Update:**

**Weekly Meetings held on:** 3/2/22, 3/9/22, 3/16/22

Ant bait applied to soccer and baseball fields, all along Greyhawk Boulevard sidewalks and Mulberry sidewalks. Ant bait applied around the fishing pier for the March 20<sup>th</sup> fishing tournament. Crepe myrtle trees pruned along Brambling and at Guardhouse. Fertilizer and pest treatment completed. Provista sod blown off from seasonal leaf drop. Irrigation flagged at Rosemary park, Mulberry/Honeyflower, and Greyhawk Blvd to gate for sod replacement.

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

All areas around fishing pond and soccer field to be treated for ants prior to March 20<sup>th</sup> GHL fishing tournament

Crepe myrtles behind Buttercup Glen wall to be pruned.

Requested quote for queen palm replacement at Kite Dr monument, need to confirm irrigation is sufficient first.

**Aquatics Update**

Pleco fish kill on pond 3 (Calico Glen), dead fish removed by Crosscreek

Pond 4 and 49 fountain LED lights approved for Superior Waterways. Lights have been ordered.

Creek (wetland 6,15,16) to be treated by Crosscreek

**Gate Update:**

Harriers Gate randomly staying open – concrete pad is unlevel

Goldenrod Gate timer adjusted for daylight savings on 3/14/22

Guardhouse visitor gate arm bracket cracked and being replaced 3/16/22

3 new gate arms ordered

**CDD Facilities Update:**

**Operations/Maintenance Accomplishments for the month of March 2022:**

1. Buttercup Glen fencing from Danielle Fence approved and deposit paid.
2. Streetlights serviced by Nostalgic Lamppost on Greyhawk Boulevard, Petunia Terrace, Brambling, Natureview, Cara Cara, Kite, monument lights at Penguin and Cara Cara.
3. Rec Center interior painting completed. Exterior tentative for March 21<sup>st</sup>.
4. Southeast Spreading completed annual mulch install on 3/14/22
5. Folding chairs (65) all cleaned by Champion Cleaning 3/11/22
6. Replaced ceiling fan at guardhouse. All rusty or damaged outlet faceplates replaced.
7. Clubhouse and Recreation Center AC units serviced for routine maintenance; filters changed.



8. Guardhouse AC serviced for leak, unit needing to be replaced due to age.
9. Golf cart signs installed
10. SSLM cutback brush at Petrel Trail on 3/10/22 prior to upcoming tree install
11. Kimal Lumber to deliver lumber for bridge replacement 3/17/22
12. Replaced 10 railing posts between fishing pier and walking bridge on Daisy.
13. Cut back protruding tree trunk from Chantilly trail by fishing pier
14. Clubhouse pool black algae treatment completed
15. Cut up and remove fallen tree from Petrel trail following storm.
16. Soccer goal posts power washed, spray painted and new nets installed.
17. Mirrors to be installed at Rec Center on 3/22/22
18. Pentair pool heater warranty service for failed compressor completed by Hawkins Electric 3/14/22. Additional issues not covered under warranty found. Quote for repair or replacement pending

### **CDD Facilities:**

#### **Accomplishments**

<b>Recreation Center</b>	<b>Clubhouse</b>
Mirror installation scheduled for 3/22/22	8 chairs and 8 loungers picked up for reupholstery by Florda Patio
Play & Spray, interior clocks adjusted for Daylight Savings	New shower head installed on pool shower
Quick-stop button for treadmill ordered	New umbrella canvas ordered for the two cantilever umbrellas on pool deck
AC units maintained and filters changed	Water filters replaced in refrigerators
Updated pool regulation signs ordered	AC units maintained and filters changed
Faucets in cabana bathrooms cleaned of mineral buildup	Grout along kitchen sink line caulked for ants
New basketball nets installed	Updated pool regulation signs ordered
New scoreboard and trays installed on tennis courts	Clubhouse pool heater capacitor replaced by Hawkins Plumbing
Built new bench for tennis courts	Clocks adjusted for Daylight Savings

#### **Pending Items**

<b>Recreation Center</b>	<b>Clubhouse</b>
Quote for water bottle filling attachment to water fountain in agenda	Leaking showerhead on pool deck to be looked at by plumber
Tennis/basketball surfaces raised areas to be looked at by Stewart Tennis. Basketball fence coming loose to also be repaired by Stewart Tennis	New tables for clubhouse use
Quote for replacement generator part or new replacement recumbent bike	



## Maintenance and Operations

### **Pending Projects Update:**

1. SSLM tree planting along Petrel Trail nature trail tentative for week of 3/21 or 3/28
2. Waiting for new benches to ship from Miller Recreation
3. Play & Spray proposals

### **Recommendations for the Board of Supervisors:**



# Tab 7



Athletic Turf Care Solutions  
P.O. Box 340392  
Tampa, Fl 33694

**Date: March 8, 2022**

**Submitted to: Grayhawk Landing CDD- Carleen FerroNyalka**

**Re: Softball field renovation**

## **Proposal Softball Field**

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### **Softball Field**

**We hereby submit scope of work as follows:**

- **Remove base anchors**
- **Paint out 60 foot clay radius and remove existing sod and lips, stock pile on rear of property**
- **Irrigate existing clay by Rain or water buffalo**
- **Roto-Till clay area**
- **Add (6) 18 yard truck loads of 80/20 clay to skinned infield area**
- **Spread new clay evenly**
- **Add 40 bags of infield conditioner**
- **Roto-till new clay and conditioner with old clay to homogenize clay**
- **Laser grade homogenize clay for surface drainage and lightly compact**
- **Labor Cost: 3,234**
- **Clay Cost: 4,086**
- **Total Cost: 7,320**

**Notes: Clay cost are good till 3/31/22. Fuel prices changing every day.**



# Tab 8





**Fitness Logic**  
380 Scarlet Blvd.  
Oldsmar, FL 34677

Phone #  
727-784-4964

Fax #  
727-784-0223

E-mail  
fitlogic@aol.com

## Quote

Date	Quote #
2/16/2022	53017

Name / Address
GreyHawk Landing C.D.D. 700 GreyHawk Blvd. Bradenton, FL 34212.

Location
Location:700 GreyHawk Blvd. Bradenton, FL 34212 Contact: Carleen Phone: 941-746-6670

P.O. No.	Terms	Rep
	Net 10	AB

Item	Description	Qty	Cost	Total
Parts	Generator	1	699.99	699.99
Parts	Battery	1	99.99	99.99
Shipping	Shipping charges are estimated and subject to change. Standard Shipping: 7-10 business days	1	35.00	35.00
Labor	Replace generator and battery on Precor recumbent bike. Serial#AGMH09130082;Model#RBK615	1.5	89.00	133.50

Thank you for the opportunity to quote. The above prices are valid for 30 days from quote.

**Subtotal** \$968.48

**A Deposit of 50% is Required on the Sale of Equipment.**

**Sales Tax (0.0%)** \$0.00

**Total** \$968.48

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



# Tab 9





**FitRev Inc.**  
 4424 N. Lois Ave - Tampa, Florida 33614 -  
 Phone: 8138702966 - Fax: 8138702896 - Email: sales@fitrev.com

## QUOTE

Quote	Date	Sales Rep:
AAAQ30661	03/08/22	Trisha Zuknick

### Sold To:

**Greyhawk Landing**  
 Carleen Ferronyalka  
 12350 Mulberry Ave  
 Bradenton, FL 34212

**Phone:** (941) 747-0647  
**Fax:**

### Ship To:

**Greyhawk Landing**  
 Carleen Ferronyalka  
 12350 Mulberry Ave  
 Bradenton, FL 34212

**Phone:** (941) 747-0647  
**Fax:**

Qty	Manuf.	Manuf #	Description	Unit Price	Ext. Price
1	Precor	PHRCB635BG307030E N	RBK 635 Recumbent Cycle (BG) P31	\$3,095.00	\$3,095.00
2	Precor	PHRCE635BG309030E N	EFX® 635 - Adjustable CrossRamp®, moving arms (BG) P31	\$6,495.00	\$12,990.00
1	Shipping	Shipping	Shipping and Handling	\$490.00	\$490.00
1	Installation	Installation	Installation	\$350.00	\$350.00
1	Discount	Discount1	Preferred Customer Discount	-\$4,500.00	-\$4,500.00

SubTotal	\$12,425.00
Sales Tax	\$0.00

<b>Total</b>	<b>\$12,425.00</b>
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Please contact me if I can be of further assistance.

***This quote becomes an order with signature. (see below for terms).***

**Signed:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Requested date of Installation?** \_\_\_\_\_

***Terms:***

***Orders \$5000 or less must be PREPAID. Orders more than \$5000 require a 50% deposit to order and remaining balance is due AT installation or 30 days after equipment arrives, whichever comes first.***

***Purchase orders in lieu of payment MUST be provided before order will be processed.***

***Flooring orders require a 50% deposit and remaining balance due BEFORE flooring ships***

***Equipment that is stored by FitRev or affiliate off location more than 30 days after installation date is subject to separate storage charges.***

**Restocking Fee:**

25% charge on all cancelled Cardio equipment plus shipping cost

50% charge on all cancelled Strength equipment plus shipping cost

Extractions are an additional cost. Cost is based on the list of equipment to be extracted.

Custom and logo items are not returnable and payment in full will be required.

***All orders remain 100% property of FITREV until paid in full***

***Quote is valid for 90 days unless otherwise stated***



# Tab 10



**State Alarm**

**8152 Washington St. Port Richey FL 34668**

**Quote**



**Honeywell**



**RON VACHON**

**CONFIDENTIAL**

**3/3/2022**

Company: Greyhawk Landings

Contact:

Location: 700 Greyhawk Blvd

City: Bradenton

State: FL

**Scope of Work: Security System**

Quantity	Description	
2	M16 Cameras	\$3175.00
4	Day/Night Lenses	\$425.00

**Scope of Work:**

**Notes:**

- This confidential proposal is valid for (30) days from submitted date, and is not to be shared with any third party.
- One year warranty parts and labor.

**Special Conditions:**

**Total Investment: \$ 3,500.00**

**Monthly Monitoring Fee \$ N/A**

**MONTHLY SERVICES BREAKDOWN**

- ☒ Preferred Monitoring Service
- ☐ Quality Service Plan
- ☐ Preventive Maintenance (FA Inspections)
- ☒ Training



Tab 11





401 MANATEE AVE.  
HOLMES BEACH, FLORIDA 34217  
(941) 778-5622 · FAX (941) 778-1931

**PLUMBING/FIXTURE SHOWROOM**  
Providing ALL your needs in  
Plumbing, Pool, Air Conditioning  
LP & Natural Gas Services

STATE CERT # CF-C057548  
STATE CERT # CFC1426956  
HVAC CERT # CAC1818472  
POOL CONT# CPC1458908

PROPOSAL SUBMITTED TO <b>Greyhawk Landing Commerical Dev District</b>	PHONE <b>941-228-6084</b>	DATE <b>01-31-2022</b>
STREET <b>3434 Colwell Ave. Ste 200</b>	JOB NAME <b>GreyHawk Landing Rec Center</b>	
CITY, STATE AND ZIP CODE <b>Tampa, FL 33614</b>	JOB LOCATION <b>700 GreyHawk Blvd.</b>	
Email Address <b>AstFieldMgr@GreyhawkCDD.org</b>	CITY, STATE AND ZIP CODE <b>Bradenton, FL 34212</b>	

We hereby submit specifications and estimates for plumbing installations as follows:

No Plumbing permit is included. If required or requested, it will be additional to the contract, not included.

We Propose the Following:

- Provide & install (1) Retrofit bottle filler w/filter to existing water cooler.

\*Notes:

- \*All tile, drywall, texture, paint, etc by others, not included.

**NOTE: MATERIAL PRICES MAY CHANGE BASED ON PRICE AT TIME OF SHIPMENT.**  
**THERE WILL BE A 3.5% ADMINISTRATION FEE ON ALL CREDIT CARD & PAYPAL PAYMENTS**

**WE PROPOSE** hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

One thousand seven hundred forty-five and 00/100

dollars (\$ 1,745.00 ).

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner According to standard practices. Any alteration or deviation from above specifications involving Extra costs will be executed upon verbal or written orders, and will become an extra charge over And above the estimate. All agreements contingent upon strikes, accidents or delays beyond our Control. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized  
Signature

This proposal may be withdrawn by us if not accepted within 14 days.

### DRAW SCHEDULE

RI 1/2 down 2<sup>ND</sup> RI balance on T/O completion  
Previous draw to be paid before next phase can be started.

Acceptance of Proposal - The prices, specifications and conditions herein are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined herein. Work performed under this agreement in the absence of a signed acknowledgement will constitute acceptance of all terms and conditions hereof.

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_



## CONDITIONS OF PROPOSAL

Acceptance of this proposal by Buyer shall be acceptance of all terms and conditions recited herein which shall supersede any conflicting term in any other contract document. Any of the Buyer's terms and conditions in addition or different from this proposal are objected to and shall have no effect. Buyer's agreement herewith shall be evidenced by Buyer's signature hereon or by permitting Seller to commence work for project.

1. Seller shall be paid monthly progress payments on or before the 15<sup>th</sup> of each month for the value of work completed plus the amount of materials and equipment suitably stored on or off site. Short duration job will be billed upon completion of each phase. Payment is due within 30 days but in no case will the next phase be started before payment is made. Final payment shall be due 30 days after the work described in the proposal is substantially completed. No provision of this agreement shall serve to void the Seller's entitlement to payment for properly performed work or suitably stored materials.

2. The Buyer will withhold no more retention from the Seller than is being withheld by the Owner from the Buyer with respect to the Seller's work.

3. All sums not paid when due shall bear interest at the rate of 1 ½% per month or the maximum legal rate permitted by law, whichever is less; and all costs of collection, including reasonable attorney's fees, shall be paid by Buyer. Buyer hereby agrees that in the event any legal action is commenced with respect to any matter arising from or relating to the performance of the work contemplated herein, the venue shall be proper in a Court of competent jurisdiction in Manatee County, Florida, and Buyer hereby waives any objection to venue stated herein.

4. Nothing in this subcontract agreement shall require Seller to continue performance if timely payments are not made to Seller for suitably performed work or stored materials.

5. No back-charges or claim of the Buyer for services shall be valid except by an agreement in writing by the Seller before the work is executed, except in the case of the Seller's failure to meet any requirement of the subcontract agreement. In such event, the Buyer shall notify the Seller of such default, in writing, and allow the Seller reasonable time to correct any deficiency before incurring any cost chargeable to the Seller. The Seller shall make no changes in the Work without written change order or other written instruction from the Buyer. Any change or adjustment in the Contract Sum or Contract Time by virtue of such change order shall be specifically stated in said change order. There shall be no other monetary or time allowance, direct or indirect, to the Seller other than what is specifically stated in the change order.

6. Buyer is to prepare all work areas so as to be acceptable for Seller under contract. Seller will not be called upon to start work until sufficient areas are ready to insure continued work.

7. Seller shall be given reasonable time in which to make delivery of materials and/or labor to commence and complete the performance of the contract. Seller shall not be responsible for delays or defaults where occasioned by any causes of any kind and extend beyond its control, including, but not limited to: delays caused by the owner, general contractor, architect and/or engineers, delays in transportation, shortages of raw materials, civil disorders, labor difficulties, vendor allocations, fires, floods, accidents and acts of God. Seller shall be entitled to equitable adjustment in the subcontract amount for additional costs due to unanticipated project delays or accelerations.

8. All workmanship is guaranteed against defects in workmanship for a period of one year from the date of installation. THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTIES OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND SHALL COMMENCE UPON FINAL PAYMENT IN FULL. The exclusive remedy shall be that Seller will replace or repair any part of its work which is found to be defective. Seller will not be responsible for special, incidental, or inconsequential damages. Seller shall not be responsible for damage to its work by other parties or for improper use of equipment by others.

9. Work called for herein is to be performed during the Seller's regular working hours. All work performed outside of such hours shall be charged for at rates or amounts agreed upon by the parties at the time overtime is authorized.

10. Any notice or written claim required by the contract documents to be submitted to Buyer, on account of changes, extras, delays, acceleration, or otherwise, shall be furnished within a time period and in a manner to permit the Buyer to satisfy the requirements of the contract documents and its contract with the owner, notwithstanding any shorter time period otherwise provided.

11. Nothing in this agreement shall serve to void Seller's right to file a lien or claim on its behalf in the event that any payment to Seller is not timely made.

12. The Buyer shall furnish all temporary site facilities including suitable storage space, hoisting, temporary electrical and water at no cost to Seller.

13. The Buyer shall make no demand for liquidated damages for delays or actual delays in any sum in excess of any amount as may be specifically named in this Proposal and no liquidated damages may be assessed against Seller for more than the amount paid by the Buyer for unexcused delays to the extent caused by the Seller.

14. Buyer shall, if the Owner does not, purchase and maintain all risk insurance upon the full value of the entire work and/or materials delivered to the jobsite which shall include the interest of the Seller.

### FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:

Construction Industry Licensing Board  
2601 Blainstone Road  
Tallahassee, FL 32399-1039  
850-487-1395





401 Manatee Ave.  
Holmes Beach FL 34217  
Phone 941-778-5622  
Fax 941-778-1931

State Cert. #CF-C057548. #CFC1426956  
Pool Cont #CPC1458908 HVAC Cert # CAC1818472

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Showroom • Service Repair • Remodeling • Pool Service • Gas • Irrigation • HVAC

## CONTRACT ADDENDUM

### FLORIDA HOMEOWNER'S RECOVERY FUND STATUTORY WARNING

PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:

Florida Homeowners' Construction Recovery Fund  
2601 Blair Stone Road  
Tallahassee, FL 32399-1039  
Phone: (850) 921-6593

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### FLORIDA CONSTRUCTION LIEN LAW STATUTORY WARNING

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001/713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB/SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU, SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Owner's Printed Name

\_\_\_\_\_  
Date



# Tab 12



# Exhibit "A"

## Greyhawk Guardhouse Repairs

Bid Form 2.17.22

Bid Item	Description	Quantity	Unit	Unit Price	Total
1	Enlarge concrete island	80	SF	\$85.50	\$6840.00
2	Expand Roadway	125	SY	\$210.35	\$26293.75
3	Remove & replace type "F" curb	170	LF	\$164.60	\$27982.00
4	Paint Striping	1	LS	\$2,100.00	\$2,100.00
5	Furnish & install bollard & concrete pad	1	LS	\$7,180.00	\$7,180.00
6*	Miscellaneous cleanup and work	1	LS	\$8,250.00	\$8,250.00
<b>Total</b>					<b>\$78,645.75</b>

\*item 6 includes relocating 2 existing signs

Contractor: Superior Asphalt

William D Waterman

Digitally signed by William D Waterman  
DN: C=US,  
E=wdwaterman@superiorasphaltinc.net,  
CN="William D Waterman"  
Date: 2022.03.11 11:52:28-05'00'

**Bids are due by Friday March 11, 2022 by 5:00 PM**



# SUPERIOR ASPHALT, INC.

## BID QUOTATION

P.O. BOX 2489  
ONECO, FL 34264

PH. (941) 755-2850  
FAX (941) 727-5980

DATE: March 11, 2022

**TO:** Grey Hawk Landing CDD  
9530 Marketplace Rd.  
Suite 206  
Ft. Myers, FL 33912

**JOB NAME:** Greyhawk Landing Guardshack Improvements

**LOCATION:** Greyhawk BLVD Bradenton FL

### WE ARE PLEASED TO QUOTE AS FOLLOWS:

ITEM NO.	ITEM DESCRIPTION	BID QUANTITY	UNIT	UNIT PRICE	TOTAL
1	Enlarge Concrete Island	80.00	SF	\$85.50	\$6,840.00
2	Expand Roadway	125.00	SY	\$210.35	\$26,293.75
3	Remove and Replace Type F Curb	170.00	LF	\$164.60	\$27,982.00
4	Painted Markings	1.00	LS	\$2,100.00	\$2,100.00
5	F and I Bollard and Concrete Pad	1.00	LS	\$7,180.00	\$7,180.00
6	Misc Cleanup	1.00	LS	\$8,250.00	\$8,250.00

Bid Total \$78,645.75

- 1) Prime and Mat if required ----- \$ 0.85 per square yard.
- 2) This quote has been based on 8 move-ins. Any additional move-ins will be \$ 850.00 per move in.
- 3) New pavement will tend to scuff and mark within the first twelve (12) months after placement due to the curing process of asphalt.
- 4) During resurfacing projects, Superior Asphalt cannot guarantee 100% drainage.
- 5) All permits, surveying, and maintenance of traffic by others unless noted above.
- 6) All testing to be in accordance with F.D.O.T. testing procedures and to be paid for by others.
- 7) If this is a unit price contract, the job will be remeasured for actual quantities.
- 8) We have the right to inspect base prior to paving.
- 9) We will not be liable for any delay due to war, strikes, lockouts, labor difficulties, accidents, fire, flood or other causes beyond our control.
- 10) Purchaser agrees that should the account become more than 30 days past due, purchaser will pay all costs of collection, including reasonable attorney's fees whether collected through suit or otherwise. After 30 days, interest will be charged on all money due at the highest legal rate.
- 11) Prices quoted valid for 30 days at which time we reserve the right to adjust our price. Sales tax is included in the prices quoted.
- 12) Asphalt is a flexible pavement and any cracks that are visible before overlaying will reflect through after the overlay is finished. Also, cracks will appear when paving on new soil cement.
- 13) This quotation is based on the Florida Department of Transportation (FDOT) Fuel and Bituminous Average Price Index for the month date of this bid. Superior Asphalt, Inc. reserves the right to adjust the final contract amount if applicable.

Date \_\_\_\_\_

Accepted by \_\_\_\_\_

**SUPERIOR ASPHALT, INC.**

By William D Waterman  
Bill Waterman, Estimator

Digitally signed by William D Waterman  
DN: C=US,  
E=bwaterman@superiorasphaltinc.net,  
CN="William D Waterman"  
Date: 2022.03.11 11:52:36-05'00'



# Tab 13





Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** April 28, 2022
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Next Election (Seats 1, 3, & 5):** November 8, 2022

## District Manager's Report

March 16

# 2022

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#### FINANCIAL SUMMARY

2/28/2021

General Fund Cash & Investment Balance:	\$566,488
Reserve Fund Cash & Investment Balance:	\$1,481,438
Debt Service Fund Investment Balance:	\$1,468,025
Capital Projects Fund Investment Balance:	\$3,540,962
<b>Total Cash and Investment Balances:</b>	<b>\$7,056,913</b>
<b>General Fund Expense Variance: \$1,476</b>	<b>Under Budget</b>





**Stahlman England** – A meeting was held onsite on 2-24-2022 to discuss the project and logistics. The start date for this project is pending. Steve Hall will inform us as he is checking with their production team.

**Main Gate Contract** – We received a response from Main Gate with information needed for the agreement. We are in the process of finalizing the agreement. A deposit will need to be issued once the agreement is executed for the ordering of the equipment and the permitting process to begin.

**Reserve Study** – A meeting with Custom Reserves has been scheduled to take place on Wednesday, March 23, 2022.

**Series 2013 Bonds** – Scott Brizendine notified me that the Series 2013 bonds will be eligible for refunding next May. Given that coupon rates are starting to rise, and may continue to do so, it would be good to have MBS attend the April meeting so they can be engaged to monitor the market and discuss any potential refunding structures with the board. There may be options available to the board to refund in advance of next May. For the April meeting agenda, we will need to add a business item entitled “Discussion of Possible Bond Refunding of the Series 2013 Bonds”. We will obtain an engagement letter from MBS to add to the agenda. Please be advised that the underwriter must be engaged before they can discuss specific bond issuance matters with a board. MBS was the underwriter for the 2013 bonds.



# Tab 14



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. <b>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.</b>
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. <b>The area was bushhogged by SSLM the week of March 7th. Trees to be installed week of March 21st.</b>
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. <b>Draft agreement was prepared by District Counsel and submitted to Main Gate for review and response. Timelines and information needed was received and forwarded to Counsel and Supervisor Jacuk for review. Once the agreement is signed by the Chairman a deposit will need to be issued so that they can begin purchasing the equipment and as well as start the</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>



Date Entered	Category	Action Item	District Staff Responsible	Vendor Responsible	Target Date	Notes
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. <b>Interior completed exterior and monuments are still pending.</b>
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. <b>New vendor names were provided by Kari. We are working on contacting them.</b>
11/18/2021	Reserves	Amenity Center Furniture and Blind Replacement	FM	TBD		<b>The Board directed the Field Manager to obtain pricing for both the furniture and blinds to be replaced.</b>
11/18/2021	Bonds	Roadway Paving	DE	TBD		The Board selected Superior Paving. The contract was executed on 11-9-2021. Pending scheduling. <b>Bonds were received and provided to the District Manager pending scheduling.</b>
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. <b>Benches were ordered and are pending shipping.</b>
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. <b>Pending installation date.</b>
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. <b>Onsite meeting scheduled for 3-23-2022.</b>
1/26/2022	Bonds	Sod Installation Phase II	James Hengel	TBD	TBD	This item will be discussed at the 2-24-2022 BOS Meeting. <b>The Board approved Phase II. Contract was prepared signatures in process pending scheduling.</b>



# Tab 15





Rizzetta & Company

# **Greyhawk Landing Community Development District**

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**Financial Statements  
(Unaudited)**

**February 28, 2022**

**Prepared by: Rizzetta & Company, Inc.**

**greyhawkcdd.org  
rizzetta.com**



**Greyhawk Landing Community Development District**

Balance Sheet

As of 2/28/2022

(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
<b>Assets</b>							
Cash In Bank	658,450	0	0	0	658,450	0	0
Investments	566,448	0	1,468,025	3,540,962	5,575,434	0	0
Investments - Reserves	0	1,481,438	0	0	1,481,438	0	0
Accounts Receivable	56,596	0	31,908	0	88,504	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	9,130	0	0	0	9,130	0	0
Due From Other Funds	24,097	0	0	0	24,097	0	0
Amount Available-Debt Service	0	0	0	0	0	0	1,493,837
Amount To Be Provided-Debt Service	0	0	0	0	0	0	10,714,163
Fixed Assets	0	0	0	0	0	26,659,863	0
<b>Total Assets</b>	<u>1,314,720</u>	<u>1,481,438</u>	<u>1,499,933</u>	<u>3,540,962</u>	<u>7,837,053</u>	<u>26,659,863</u>	<u>12,208,000</u>
<b>Liabilities</b>							
Accounts Payable	59,559	0	0	0	59,559	0	0
Sales Tax Payable	75	0	0	0	75	0	0
Accrued Expenses Payable	11,525	0	0	0	11,525	0	0
Due To Other Funds	0	18,000	6,097	0	24,097	0	0
Other Current Liabilities	0	0	0	0	0	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	12,208,000
<b>Total Liabilities</b>	<u>71,160</u>	<u>18,000</u>	<u>6,097</u>	<u>0</u>	<u>95,256</u>	<u>0</u>	<u>12,208,000</u>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	322,045	1,265,630	645,602	3,685,756	5,919,033	26,659,863	0
Net Change in Fund Balance	921,515	197,809	848,235	(144,795)	1,822,765	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>1,243,560</u>	<u>1,463,438</u>	<u>1,493,837</u>	<u>3,540,962</u>	<u>7,741,797</u>	<u>26,659,863</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>1,314,720</u>	<u>1,481,438</u>	<u>1,499,933</u>	<u>3,540,962</u>	<u>7,837,053</u>	<u>26,659,863</u>	<u>12,208,000</u>

See Notes to Unaudited Financial Statements



# Greyhawk Landing Community Development District

## Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	9	9	0.00%
Special Assessments					
Tax Roll	1,580,514	1,580,514	1,590,418	9,904	(0.62)%
Other Miscellaneous Revenues					
Miscellaneous Revenue	0	0	4,492	4,492	0.00%
Insurance Proceeds	0	0	3,750	3,750	0.00%
Total Revenues	1,580,514	1,580,514	1,598,669	18,155	(1.15)%
<b>Expenditures</b>					
Legislative					
Supervisor Fees	7,200	3,000	3,000	0	58.33%
Financial & Administrative					
Administrative Services	4,500	1,875	1,875	0	58.33%
District Management	22,500	9,375	9,375	0	58.33%
District Engineer	35,000	14,583	34,572	(19,989)	1.22%
Disclosure Report	1,000	1,000	1,000	0	0.00%
Trustees Fees	7,000	6,124	2,321	3,803	66.84%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial & Revenue Collections	4,000	1,667	1,669	(2)	58.28%
Accounting Services	19,000	7,917	7,915	2	58.34%
Auditing Services	3,425	0	0	0	100.00%
Arbitrage Rebate Calculation	1,000	1,000	1,000	0	0.00%
Miscellaneous Mailings	100	42	0	42	100.00%
Public Officials Liability Insurance	3,256	3,256	3,108	148	4.54%
Legal Advertising	2,300	958	450	508	80.41%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	208	100	108	80.00%
Website Hosting, Maintenance, Backup (and Email)	4,000	1,667	2,563	(896)	35.93%
Legal Counsel					
District Counsel	35,000	14,583	16,502	(1,918)	52.85%
Security Operations					
Security Services & Patrols	284,000	118,333	115,302	3,032	59.40%
Guardhouse Maintenance	3,500	1,458	0	1,458	100.00%
Heat A/C System Maintenance	500	208	0	208	100.00%
Miscellaneous Operating Supplies	500	208	0	208	100.00%
Security Camera Maintenance	2,500	1,042	1,082	(40)	56.72%
Security Monitoring Services	4,900	2,042	2,472	(431)	49.54%
Guard & Gate Facility Maintenance	1,000	417	850	(433)	15.00%

See Notes to Unaudited Financial Statements



# **Greyhawk Landing Community Development District**

## Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Electric Utility Services					
Utility - Recreation Facilities	44,000	18,333	14,421	3,912	67.22%
Utility Services	24,000	10,000	15,405	(5,405)	35.81%
Street Lights	9,000	3,750	3,077	673	65.81%
Gas Utility Services					
Utility Services	200	83	76	8	62.25%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	8,500	3,542	3,162	379	62.79%
Water-Sewer Combination Services					
Utility Services	13,000	5,417	5,016	401	61.41%
Stormwater Control					
Aquatic Maintenance	54,984	22,910	20,392	2,518	62.91%
Wetland Monitoring & Maintenance	15,000	6,250	10,340	(4,090)	31.06%
Lake/Pond Bank Maintenance	7,000	2,917	0	2,917	100.00%
Midge Fly Treatments	17,500	7,292	189	7,103	98.92%
Fountain Service Repair & Maintenance	2,000	833	959	(125)	52.07%
Miscellaneous Expense	500	208	0	208	100.00%
Aquatic Plant Replacement	3,000	1,250	0	1,250	100.00%
Stormwater System Maintenance	1,000	417	1,850	(1,433)	(85.00)%
Maintenance of Invasive Areas	8,000	3,333	0	3,333	100.00%
Invasive Removal	17,500	7,292	0	7,292	100.00%
Other Physical Environment					
Employee - Salaries	125,052	52,105	50,462	1,643	59.64%
Employee - Payroll Taxes	9,682	4,034	836	3,198	91.36%
Employee - Workers' Comp	5,955	2,481	538	1,943	90.96%
Employee - Health Stipend	18,000	7,500	2,500	5,000	86.11%
Employee - ADP Fees	3,000	1,250	778	472	74.05%
General Liability Insurance	4,420	4,420	4,051	369	8.34%
Property Insurance	12,718	12,718	12,841	(123)	(0.96)%
Entry & Walls Maintenance	5,000	2,083	3,961	(1,877)	20.78%
Landscape Maintenance	371,947	154,978	156,478	(1,500)	57.92%
Irrigation Maintenance	12,000	5,000	15,246	(10,246)	(27.05)%
Tree Trimming Services	5,000	2,083	1,675	408	66.50%
Well Maintenance	3,000	1,250	0	1,250	100.00%
Holiday Decorations	12,000	12,000	13,200	(1,200)	(10.00)%
Annual Mulching	35,000	14,583	1,892	12,692	94.59%
Fire Ant - Top Choice	6,000	2,500	0	2,500	100.00%
Annuals	15,000	6,250	0	6,250	100.00%
Landscape Replacement Plants, Shrubs, Trees	20,000	8,333	21,744	(13,411)	(8.72)%

See Notes to Unaudited Financial Statements



**Greyhawk Landing Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Field Services	0	0	1,600	(1,600)	0.00%
Miscellaneous Expense	500	208	0	208	100.00%
Road & Street Facilities					
Street Light Decorative Light Maintenance	30,000	12,500	11,067	1,433	63.10%
Gate Facility Maintenance	17,000	7,083	5,277	1,806	68.95%
Roadway Repair & Maintenance	2,500	1,042	0	1,042	100.00%
Sidewalk Repair & Maintenance	15,000	6,250	8,231	(1,981)	45.12%
Parking Lot Repair & Maintenance	1,500	625	2,382	(1,757)	(58.78)%
Street Sign Repair & Replacement	5,000	2,083	0	2,083	100.00%
Parks & Recreation					
Maintenance & Repair	27,000	11,250	13,226	(1,976)	51.01%
Office Supplies	3,500	1,458	2,715	(1,257)	22.42%
Vehicle Maintenance	1,000	417	2,931	(2,514)	(193.05)%
Cable Television & Internet	13,000	5,417	5,496	(79)	57.72%
Pool Repairs	10,000	4,167	10,317	(6,150)	(3.17)%
Clubhouse - Facility Janitorial Service	10,000	4,167	3,795	372	62.05%
Fitness Equipment Maintenance & Repair	5,000	2,083	3,257	(1,174)	34.85%
Pool/Water Park/Fountain Maintenance	1,000	417	0	417	100.00%
Furniture Repair/Replacement	3,000	1,250	0	1,250	100.00%
Playground Equipment and Maintenance	2,000	833	0	833	100.00%
Tennis Court Maintenance & Supplies	5,000	2,083	1,153	931	76.94%
Basketball Court Maintenance & Supplies	3,000	1,250	0	1,250	100.00%
Dock Repair & Maintenance	3,000	1,250	0	1,250	100.00%
Pest Control & Termite Bond	1,000	417	681	(265)	31.88%
Athletic/Park Court/Field Repairs	1,000	417	0	417	100.00%
Lighting Replacement	2,000	833	0	833	100.00%
Pool Service Contract	43,200	18,000	18,000	0	58.33%
Facility Supplies	1,000	417	2,409	(1,993)	(140.93)%
Clubhouse Miscellaneous Expense	3,500	1,458	2,692	(1,234)	23.08%
Contingency					
Miscellaneous Contingency	30,000	12,500	15,285	(2,785)	49.05%
Total Expenditures	1,580,514	683,409	681,933	1,476	56.85%

See Notes to Unaudited Financial Statements



**Greyhawk Landing Community Development District**

## Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Excess of Revenues Over (Under) Expenditures	0	897,105	916,735	19,631	0.00%
Other Financing Sources (Uses)					
Prior Year Credit	0	0	4,780	4,780	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	897,105	921,515	24,411	0.00%
Fund Balance- Beginning of Period	0	0	322,045	322,045	0.00%
Fund Balance - End of Period	0	897,105	1,243,560	346,456	0.00%



# **Greyhawk Landing Community Development District**

## Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	190	190	0.00%
Special Assessments				
Tax Roll	250,000	250,000	0	0.00%
Total Revenues	250,000	250,190	190	0.08%
Expenditures				
Contingency				
Capital Reserves	250,000	51,770	198,230	79.29%
Total Expenditures	250,000	51,770	198,230	79.29%
Excess of Revenues Over (Under) Expenditures	0	198,420	198,420	0.00%
Other Financing Sources (Uses)				
Unrealized Gain/Loss on Investments	0	(611)	(611)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	197,809	197,809	0.00%
Fund Balance- Beginning of Period	0	1,265,630	1,265,630	0.00%
Fund Balance - End of Period	0	1,463,438	1,463,438	0.00%

See Notes to Unaudited Financial Statements



**Greyhawk Landing Community Development District**

## Statement of Revenues and Expenditures

Debt Service Fund-Series 2021 - 200

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	3	3	0.00%
Special Assessments				
Tax Roll	354,900	356,821	1,921	0.54%
Total Revenues	354,900	356,824	1,924	0.54%
Expenditures				
Debt Service				
Interest	72,900	37,810	35,090	48.13%
Principal	282,000	2,000	280,000	99.29%
Total Expenditures	354,900	39,810	315,090	88.78%
Excess of Revenues Over (Under) Expenditures	0	317,014	317,014	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	317,014	317,014	0.00%
Fund Balance- Beginning of Period	0	63,218	63,218	0.00%
Fund Balance - End of Period	0	380,232	380,232	0.00%



# **Greyhawk Landing Community Development District**

## Statement of Revenues and Expenditures

Debt Service Fund-Series 2013 - 201

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	15	15	0.00%
Special Assessments				
Tax Roll	365,332	367,310	1,978	0.54%
Total Revenues	<u>365,332</u>	<u>367,324</u>	<u>1,992</u>	<u>0.55%</u>
Expenditures				
Debt Service				
Interest	265,332	132,535	132,797	50.04%
Principal	100,000	0	100,000	100.00%
Total Expenditures	<u>365,332</u>	<u>132,535</u>	<u>232,797</u>	<u>63.72%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>234,789</u>	<u>234,789</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>234,789</u>	<u>234,789</u>	<u>0.00%</u>
Fund Balance- Beginning of Period	0	565,339	565,339	0.00%
Fund Balance - End of Period	<u><u>0</u></u>	<u><u>800,128</u></u>	<u><u>800,128</u></u>	<u><u>0.00%</u></u>



**Greyhawk Landing Community Development District**

## Statement of Revenues and Expenditures

Debt Service Fund--Series 2021 - 202

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	2	2	0.00%
Special Assessments				
Tax Roll	312,007	313,475	1,469	0.47%
Total Revenues	312,007	313,477	1,470	0.47%
Expenditures				
Debt Service				
Interest	98,007	17,045	80,962	82.60%
Principal	214,000	0	214,000	100.00%
Total Expenditures	312,007	17,045	294,962	94.54%
Excess of Revenues Over (Under) Expenditures	0	296,432	296,432	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	0	0	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	296,432	296,432	0.00%
Fund Balance- Beginning of Period	0	17,045	17,045	0.00%
Fund Balance - End of Period	0	313,477	313,477	0.00%



# **Greyhawk Landing Community Development District**

## Statement of Revenues and Expenditures

Capital Projects Fund--Series 2021 - 302

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	77	77	0.00%
Total Revenues	0	77	77	0.00%
Expenditures				
Financial & Administrative				
District Engineer	0	679	(679)	0.00%
Other Physical Environment				
Improvements Other Than Buildings	0	144,193	(144,193)	0.00%
Total Expenditures	0	144,871	(144,871)	0.00%
Excess of Revenues Over (Under)	0	(144,794)	(144,794)	0.00%
Expenditures				
Other Financing Sources (Uses)				
Interfund Transfer	0	(0)	(0)	0.00%
Excess of Rev./Other Sources Over (Under)	0	(144,795)	(144,795)	0.00%
Expend./Other Uses				
Fund Balance- Beginning of Period	0	3,685,756	3,685,756	0.00%
Fund Balance - End of Period	0	3,540,962	3,540,962	0.00%



**Greyhawk Landing CDD**  
**Investment Summary**  
**February 28, 2022**

<u><b>Account</b></u>	<u><b>Investment</b></u>	<u><b>Balance as of February 28, 2022</b></u>
The Bank of Tampa	Money Market	\$ 3,123
The Bank of Tampa ICS Program:		
Capital Bank, National Association	Money Market	248,352
West Bank	Money Market	248,353
Western Alliance Bank	Money Market	66,620
<b>Total General Fund Investments</b>		<b>\$ 566,448</b>
FL CLASS General Fund Reserve - Enhanced Cash	FL Class General Fund Reserve - Enhanced Cash - 0.2605% Monthly	\$ 429,607
The Bank of Tampa ICS Program Capital Reserve:		
BOKF, National Association	Money Market	248,351
Flushing Bank	Money Market	38,810
Pacific Western Bank	Money Market	1
Pinnacle Bank	Money Market	248,352
TriState Capital Bank	Money Market	125,045
Western Alliance Bank	Money Market	181,730
The Bank of Tampa ICS Program Road Reserve:		
Flushing Bank	Money Market	209,542
<b>Total Reserve Fund Investments</b>		<b>\$ 1,481,438</b>
US Bank S2013 Revenue	First Amer Treasury Oblig Class Y	\$ 425,615
US Bank S2013 Prepayment	First Amer Treasury Oblig Class Y	376
US Bank S2013 Reserve	First Amer Treasury Oblig Class Y	365,000
US Bank S2021 Refunding - Revenue	US Bank Money Market Ct	370,428
US Bank S2021 Refunding - Prepayment	US Bank Money Market Ct	927
US Bank S2021 Revenue	US Bank Money Market Ct	305,679
<b>Total Debt Service Fund Investments</b>		<b>\$ 1,468,025</b>
US Bank S2021 Acquisition & Construction	US Bank Money Market Ct	\$ 3,540,962
<b>Total Capital Projects Fund Investments</b>		<b>\$ 3,540,962</b>



**Greyhawk Landing Community Development District**

Summary A/R Ledger

001 - General Fund

From 2/1/2022 Through 2/28/2022

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2021	Manatee County Tax Collector	FY21-22	<u>56,595.85</u>
		Total 001 - General Fund	56,595.85



**Greyhawk Landing Community Development District**

Summary A/R Ledger

200 - Debt Service Fund-Series 2021

From 2/1/2022 Through 2/28/2022

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2021	Manatee County Tax Collector	FY21-22	<u>10,972.83</u>
		Total 200 - Debt Service Fund-Series 2021	10,972.83



**Greyhawk Landing Community Development District**

Summary A/R Ledger

201 - Debt Service Fund-Series 2013

From 2/1/2022 Through 2/28/2022

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2021	Manatee County Tax Collector	FY21-22	<u>11,295.36</u>
		Total 201 - Debt Service Fund-Series 2013	11,295.36



**Greyhawk Landing Community Development District**

Summary A/R Ledger

202 - Debt Service Fund--Series 2021

From 2/1/2022 Through 2/28/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Manatee County Tax Collector	FY21-22	9,639.87
		Total 202 - Debt Service Fund--Series 2021	9,639.87
Report Balance			88,503.91



**Greyhawk Landing Community Development District**

Aged Payables by Invoice Date

Aging Date - 11/1/2021

001 - General Fund

From 2/1/2022 Through 2/28/2022

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Rizzetta Amenity Services, Inc.	11/30/2021	INV00000000009369	Office Supplies & Cell Phone 11/21	38.08
Rizzetta Amenity Services, Inc.	12/31/2021	INV00000000009444	Recruiting/Cell Phone/Mileage 12/21-rev	205.34
Pools by Lowell, Inc.	2/1/2022	24781643	Rec Pool Service 02/22	1,500.00
Pools by Lowell, Inc.	2/1/2022	24781653	Rec Pool Service 02/22	2,100.00
Rizzetta & Company, Inc.	2/4/2022	INV0000065647	Management/Oversigh... 02/22	5,535.98
Frontier Florida LLC	2/5/2022	941-745-5603-070120... 02/22	Frontier Services 02/22	64.26
Custom Reserves, LLC	2/8/2022	R1043.22	Reserve Study 02/22	2,200.00
Pools by Lowell, Inc.	2/9/2022	27155559	Pool Repairs 02/22	83.98
Pools by Lowell, Inc.	2/9/2022	27342770	Pool Repairs 02/22	278.77
Kimal Lumber	2/10/2022	282120	Lumber for Bridge 02/22	1,924.00
Pools by Lowell, Inc.	2/11/2022	27491119	Pool Repairs 02/22	217.11
Florida Power & Light Company	2/16/2022	FPL Electric Summary 02/22	FPL Electric Summary Bill 02/22	4,897.68
Club Care, Inc.	2/17/2022	31695	Plant Install 02/22	1,677.00
Crosscreek Environmental Inc.	2/17/2022	10380	Aquatic Maintenance 02/22	3,870.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	2/17/2022	9584	Street Lights Maintenance 02/22	1,160.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	2/17/2022	9585	Street Lights Maintenance 02/22	355.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	2/17/2022	9604	Street Lights Maintenance 02/22	290.00
Rizzetta & Company, Inc.	2/18/2022	INV0000066120	Personnel Reimbursement 02/22	4,529.58
Pools by Lowell, Inc.	2/18/2022	27990969	Pool Repairs 02/22	60.52
Frontier Florida LLC	2/21/2022	941-750-9046-070120... 03/22	Frontier Services 03/22	103.99
Verizon Wireless	2/21/2022	9900104532	Telephone Services 02/22	78.33
Manatee County Utilities Department	2/22/2022	MCUD Summary 02/22	Garbage/Utility Services 02/22	1,519.93
Pools by Lowell, Inc.	2/23/2022	28197679	Pool Repairs 02/22	211.78
Mark E Bush	2/24/2022	MB022422	Board of Supervisors Meeting 02/24/22	200.00
Gregory Perra	2/24/2022	GP022422	Board of Supervisors Meeting 02/24/22	200.00
Robert Scott Jacuk	2/24/2022	SJ022422	Board of Supervisors Meeting 02/24/22	200.00
Universal Protection Service, LLC	2/24/2022	12401056	Security 01/28/22-02/24/22	21,018.08



**Greyhawk Landing Community Development District**

Aged Payables by Invoice Date

Aging Date - 11/1/2021

001 - General Fund

From 2/1/2022 Through 2/28/2022

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
HomeTeam Pest Defense, Inc.	2/26/2022	82658576	Sentricon Monitoring 02/22	149.90
Yellowstone Landscape	2/28/2022	SS 332678	Debris Clean up 02/22	3,810.00
MCSO	3/2/2022	40342	Security/Escort/Traffic Service 02/22	1,080.00
Total 001 - General Fund				59,559.31
Report Total				59,559.31



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

**Construction Account Activity Through February 28, 2022**

<b>Inflows:</b>	<b>Debt Proceeds</b>	<b>\$ 3,844,216.91</b>
	<b>Total Bond Proceeds:</b>	<b>3,844,216.91</b>
	<b>Interest Earnings</b>	<b>77.15</b>
	<b>Total Inflows:</b>	<b>\$ 3,844,294.06</b>

**Outflows:**

<b>Requisition Date</b>	<b>Requisition Number</b>	<b>Contractor</b>	<b>Amount</b>	<b>Status as of 02/28/22</b>
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
12/13/21	CR2	Engineer Fees	(4,780.00)	Cleared
		<b>Total COI Expenses:</b>	<b>(159,140.00)</b>	
11/17/2021	CR1	ANJ Excavation	(12,612.50)	Cleared
12/22/2021	CR3	Greyhawk Landing	(51,840.00)	Cleared
1/13/2022	CR4	Crosscreek Environmental	(79,740.00)	Cleared
		<b>Total Requisitions:</b>	<b>(144,192.50)</b>	
		<b>Total Construction Requisitions and COI:</b>	<b>(303,332.50)</b>	

**Total Outflows:** **(303,332.50)**

**Series 2021 Construction Fund Balance at February 28, 2022** **\$ 3,540,961.56**



**Greyhawk Landing Community Development District**  
**Notes to Unaudited Financial Statements**  
**February 28, 2022**

**Balance Sheet**

1. Trust statement activity has been recorded through 02/28/22.
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.

**Summary A/R Ledger – Payment Terms**

4. Payment terms for landowner assessments are (a) defined in the FY21-22 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.



# Tab 16



**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, February 24, 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	<b>Board Supervisor, Chair</b>
Mark Bush	<b>Board Supervisor, Vice Chair</b>
Cheri Ady	<b>Board Supervisor, Assistant Secretary</b>
Scott Jacuk	<b>Board Supervisor, Assistant Secretary</b>
Greg Perra	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Jennifer Goldyn	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
David Jackson	<b>District Counsel, Persson Cohen &amp; Mooney</b>
Rick Schappacher	<b>District Engineer, Schappacher Engineering</b>
Carleen FerroNyalka	<b>Field Manager</b>
David Bautista	<b>Yellowstone Landscaping (via Zoom)</b>
Matt Jones	<b>Crosscreek Environmental</b>
Audience	

**FIRST ORDER OF BUSINESS****Call to Order**

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

The Board recited the Pledge of Allegiance.

**SECOND ORDER OF BUSINESS****Audience Comments**

Ms. Goldyn opened the floor to audience comments.

Ms. Wilson, member of the Greyhawk Landing events, reminded everyone of the youth fishing event on March 20, 2022.

Ms. Timmons advised that she does not want to see the open field near the clubhouse used for a pickleball court; she advised that she would prefer that it be placed in the vacant



area near Upper Manatee Boulevard.

Mr. Krudys advised that he would like to know who is actually tracking what the police are doing when they are in the community.

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

**THIRD ORDER OF BUSINESS**

**Update Regarding Play and Spray Contract**

Ms. FerroNyalka advised that she is still working on this item and awaiting responses from possible vendors.

**FOURTH ORDER OF BUSINESS**

**Consideration of elite Painting and Design Proposal for Front and Rear Entrance Monument and Letters**

Mr. Hengel advised that he would like to wait until the paving project has been completed prior to moving forward with this proposal.

**FIFTH ORDER OF BUSINESS**

**Consideration of Kimal Lumber Proposal for Lumber Needed for Baseball/Soccer Bridge**

Ms. FerroNyalka advised that at the request of the Board, she received the proposal contained within the agenda package. Mr. Hengel advised that the proposal is within his spending authority and so he will approve the proposal.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposals for LED Lighting Systems in Ponds #4 and #49**

Ms. Goldyn advised that proposals were received from Cross Creek Environmental and Super Waterway Services to provide LED lighting systems in ponds #4 and #49, she further advised that the estimates fall under the threshold for the Chairman to approve.

On a Motion by Mr. Hengel, seconded by Ms. Ady, with all in favor, the Board Approved the Proposal from Superior Waterway Services, In the Amount of \$4,448.77, for LED Lighting Systems in Ponds #4 and #49, for the Greyhawk Landing Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Phase II Sod Work on Greyhawk Boulevard**



Mr. Hengel updated the Board that the sod will continue up to the gatehouse and then to the park on Rosemary, coming off 117.

On a Motion by Mr. Hengel, seconded by Ms. Ady, with all in favor, the Board Approved Moving Forward with Another 40,000 Square Foot of Sod, for the Greyhawk Landing Community Development District.

## EIGHTH ORDER OF BUSINESS

### Staff Reports

#### A. Aquatic Report

Mr. Jones reviewed the report with the Board and further noted they are battling lots of algae and duckweed in the ponds. Mr. Schappacher noted that he is starting to see some erosion in a few ponds and will work with Crosscreek on those issues to put together a packet with costs.

#### B. Field Manager Report

Ms. FerroNyalka provided an overview of her report. She announced that the new maintenance tech, Ed Bender, started on Wednesday, February 23, 2022, and he will be full time from 6:00 a.m. to 2:00 p.m. every day. Ms. FerroNyalka informed the Board that the new Gator arrived on Monday, February 21, 2022. She advised the board that one of the PreCore Recumbent bikes in the Fitness room is in need of a new generator which are about \$1,000.00. She advised that she will be brining proposals for a replacement bike, as well as an elliptical machine. Ms. FerroNyalka advised that a palm tree on Kite Drive and Greyhawk Boulevard is dying and before it is replaced, she wants to ensure that area can be irrigated. Mr. FerroNyalka announced that the pool at the clubhouse will be closed for routine black algae treatment on Wednesday, March 2<sup>nd</sup>, and Thursday, March 3<sup>rd</sup>.

#### C. Landscape Maintenance Update

Mr. Bautista updated the Board that the tree trimming on the Boulevard is complete and they are still finishing up the side streets. He announced that next week, February 28<sup>th</sup>, weekly mowing will begin.

#### D. District Engineer

Mr. Schappacher informed the Board that the county is still trying to locate the stub out for the reclaim water lines; he let the Board know that he has already spoken with SWFWMD, and they are willing to work with the District on the March 15<sup>th</sup> deadline for the grant while the County works out the stub location.

Mr. Schappacher provided the Board with a bid proposal for the sidewalk and curb repairs.



On a Motion by Mr. Hengel, seconded by Mr. Perra, with all in favor, the Board Approved the ANJ Excavation Pricing for Sidewalk and Curb Repairs, in the Amount of \$8,800.00, for the Greyhawk Landing Community Development District.

Mr. Schappacher advised that he cannot approve the resident at 12335 Lavender Loop extending their driveway toward their neighbors' home as there is to be twenty-five feet between the driveways. Mr. Hengel advised he will notify the resident, Marsha Weaver, and the HOA East President of Mr. Schappacher's findings.

Mr. Schappacher advised that the bids for the Guardhouse roadway modifications are due March 11<sup>th</sup>.

Mr. Schappacher advised that the parcel by Upper Manatee is listed as a recreational parcel; an amendment to the plans would be needed if it is to be sold to a developer.

E. District Counsel

Mr. Jackson advised that there is some confusion over the actual title holder of the recreational parcel by Upper Manatee Road. The Board directed Mr. Jackson to investigate further the title situation so the Board can properly decide on what their next steps will be with the parcels.

F. District Manager

Ms. Goldyn presented District Management report and reviewed the financial standing of the District to date. She reviewed the updates to the action item list. The Board provided updates needed to the action item list and asked that Financial Statements be included in future agenda packages.

**NINTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Meeting held  
on January 26, 2022**

Ms. Goldyn presented the minutes of the Board of Supervisors' meeting held on January 26, 2022 and asked if there were any questions related to the minutes. There were none.

On a Motion by Mr. Hengel, seconded by Mr. Jacuk, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on January 26, 2022, for the Greyhawk Landing Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of the Operations  
and Maintenance Expenditures for  
the Month of January 2022**



Ms. Goldyn advised that the Operations and Maintenance expenditures for the period of January 1-31, 2022 total \$120,058.76 and asked if there were any questions. There were none.

On a Motion by Ms. Ady, seconded by Mr. Bush, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of January 2022 (\$120,058.76), for the Greyhawk Landing Community Development District.

## ELEVENTH ORDER OF BUSINESS

### Supervisor Requests

Ms. Goldyn opened the floor to Supervisor Requests.

Mr. Hengel advised that he is getting a volunteer group of six people together to have the bridge repair completed; he advised that this project should take one day. He further thanked the volunteers for working on the nature trail.

Ms. Ady requested that a discussion item related to a dog park be added to the next agenda. The Board concurred.

Mr. Perra advised that he would like to see the detailed report from the police department.

## TWELFTH ORDER OF BUSINESS

### Adjournment

Ms. Goldyn 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 7:16 p.m., for the Greyhawk Landing Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman



# Tab 17



# 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 February 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2022 through February 28, 2022. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$125,127.06**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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



## Greyhawk Landing Community Development District

### Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
A N J Excavation LLC	1015	25B	Greyhawk Entrance Concrete - Asphalt Repair 01/22	\$ 875.00
Bright House Networks, LLC	ACH022822-1	0036325323-01 02/22	700 Greyhawk Blvd - Gym 02/22	\$ 19.30
Cintas Fire Protection	1006	0F32138936	Alarm Repair 01/22	\$ 515.00
Danielle Fence	1029	987522	Install PVC Fence - 50% Deposit 02/22	\$ 2,336.00
EarthBalance	1017	44577	Wetland Maintenance 01/22	\$ 3,295.00
Fitness Logic, Inc.	10360	105279	Monthly Maintenance and Cleaning 01/22	\$ 125.00
Fitness Logic, Inc.	1018	105581	Fitness Equipment Repair 02/22	\$ 268.98
Florida Power & Light Company	1019	FPL Electric Summary 01/22	FPL Electric Summary Bill 01/22	\$ 3,097.70
Florida Department of Revenue	1007	22-Jan	Unemployment Tax	\$ 54.20
Frontier Florida LLC	ACH022822-2	062013-5 02/22	Frontier Services 02/22	\$ 352.46
Frontier Florida LLC	ACH022822-2	941-708-3290-042407-5 02/22	Frontier Services 02/22	\$ 58.84
Frontier Florida LLC	ACH022822-2	941-745-5603-070120-5 01/22	Frontier Services 01/22	\$ 64.26
Frontier Florida LLC	ACH022822-2	941-750-9046-070120-5 02/22	Frontier Services 02/22	\$ 103.99
George Bumilla	1016	021422 Bumilla	Reimbursement for Chain Saw Parts	\$ 135.60



## Greyhawk Landing Community Development District

### Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Gorilla Kleen, LLC	1008	24469	Rec and Cabana Cleaning 01/22	\$ 495.00
Gregory Perra	1010	GP012622	Board of Supervisors Meeting 01/26/22	\$ 200.00
Greyhawk Landing CDD	CD1549	CD1549	Debit Card Replenishment	\$ 869.53
Manatee County Utilities Department	1002	MCUD Summary 01/22	Garbage/Utility Services 01/22	\$ 1,871.76
Mark E Bush	1005	MB012622	Board of Supervisors Meeting 01/26/22	\$ 200.00
Matthew J Facciolla	1000	020222 Elite	Paint Trim 02/22	\$ 7,375.00
Matthew J Facciolla	1009	02042022-01	Paint Trim 02/22	\$ 4,980.00
Matthew J Facciolla	1009	02042022-02	Paint Trim 01/22	\$ 1,480.00
MCSO	1001	40219	Security/Escort/Traffic Service 01/22	\$ 1,080.00
Meetze Construction Inc. dba Team Meetze	1020	20722	Nuisance Wildlife Services 02/22	\$ 575.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	1021	9521	Street Lights Maintenance 02/22	\$ 1,400.00
On Site Tree Service, LLC	10361	2	Palm Tree Removal 01/22	\$ 400.00
Persson, Cohen & Mooney, P.A.	1011	1695	General/Monthly Legal Services 01/22	\$ 2,489.00
Pools by Lowell, Inc.	1022	234602-2	Pool Repairs 11/21	\$ 238.50



## Greyhawk Landing Community Development District

### Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pools by Lowell, Inc.	10362	23012731	Pool Repairs 01/22	\$ 52.96
Pools by Lowell, Inc.	10362	23015289	Pool Repairs 01/22	\$ 155.97
Pools by Lowell, Inc.	10362	23897470	Pool Repairs 01/22	\$ 127.78
Pools by Lowell, Inc.	10362	24189170	Pool Repairs 01/22	\$ 150.00
Rizzetta & Company, Inc.	1023	INV0000065948	EE Recruiting and Cell Phone 01/22	\$ 30.05
Rizzetta & Company, Inc.	10363	INV0000065349	Personnel Reimbursement 01/21/2022	\$ 3,828.69
Rizzetta & Company, Inc.	10363	INV0000065456	District Management Fees 02/22	\$ 4,371.70
Robert Scott Jacuk	1013	SJ012622	Board of Supervisors Meeting 01/26/22	\$ 200.00
Schappacher Engineering, LLC	1014	2078	Engineering Services 01/22	\$ 14,872.50
Southeast Spreading Company, LLC	10364	38923	Mulch 01/22	\$ 1,891.50
State Alarm Inc.	1024	220516	Monthly Alarm Monitoring Service 03/22	\$ 199.00
TECO-Peoples Gas	ACH022822-3	211012697549 12/21	12350 Mulberry Ave 12/21	\$ 15.10
Terry's Tree Service of S.W. FL, LLC	1025	17044	Tree Removal 02/22	\$ 2,400.00
TFR Cleaning Services Inc.	1026	70193	Janitorial Services 02/22	\$ 759.00



## Greyhawk Landing Community Development District

### Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Universal Access, LLC	1027	AAAI1181	Gate Arms 02/22	\$ 850.00
Universal Protection Service, LLC	1003	12300093	Security 12/31/21-01/27/22	\$ 20,248.55
Verizon Wireless	ACH022822-4	9897855352	Telephone Services 01/22	\$ 78.33
Yellowstone Landscape	10365	SS 317443	Plant Installation 01/22	\$ 220.00
Yellowstone Landscape	10365	SS 317444	Plant Installation 01/22	\$ 436.00
Yellowstone Landscape	1004	SS 317445	Clean Up Palm on Nature Trail 01/22	\$ 3,630.00
Yellowstone Landscape	10365	SS 317446	Irrigation Maintenance 01/22	\$ 894.16
Yellowstone Landscape	1028	SS 318605	Monthly Landscape Maintenance 02/22	\$ 30,995.65
Yellowstone Landscape	1028	SS 328644	Debris Clean up 02/22	<u>\$ 3,765.00</u>
<b>Report Total</b>				<u><b>\$ 125,127.06</b></u>