

## Greyhawk Landing Community Development District

## Board of Supervisors' Meeting April 28, 2022

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

www.greyhawkcdd.org

Professionals in Community Management

#### GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors	Jim Hengel Mark Bush Cheri Ady Scott Jacuk Gregory Perra	Chairman Vice Chairman Assistant Secretary Assistant Secretary 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

April 21, 2022

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

AUDIENCE COMMENTS

#### AGENDA

Dear Board Members:

1. 2.

The regular meeting of the Board of Supervisors of the Greyhawk Landing Community Development District will be held on **Thursday, April 28, 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:

CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

3.	CON	TINUED BUSINESS ITEMS	
	Α.	Consideration of Proposals for Play and Spray and Review	
		of Rendering	Tab 1
		1. Rendering by The Pool Works	
		2. Western Aquatics Proposal	
	В.	Discussion Regarding Dog Park	
	C.	Consideration of Allied Universal Increase	Tab 2
4.	BUSI	NESS ITEMS	
	Α.	Consideration of MBS Engagement Letter	Tab 3
		<ol> <li>Discussion Regarding Possible Bond Refunding of the Series 2013 Bonds</li> </ol>	
	В.	Presentation of Proposed Changes to Documents of POA	
		East by Patty Matthews	Tab 4
	C.	Discussion Regarding Golf Cart Usage on District Roads	
	D.	Consideration of Gorilla Kleen Proposal for Pressure Washing	
		of Roadway Gutters	Tab 5
	E.	Consideration of Proposal for Replacement of Guardhouse A/C	Tab 6
		1. Gator Air Conditioning	
		2. Integrity AC	
	F.	Consideration of Elite Painting Proposal Regarding Monument	
		Painting	Tab 7
	G.	Consideration of Request for Quit Claim Deed	Tab 8
5.	STAF	F REPORTS & UPDATES	
	Α.	Aquatic Maintenance	Tab 9
	В.	Landscape Maintenance	
	C.	Field Manager	Tab 10
	D.	District Engineer	
		1. Update Related to Proposals for Guardhouse Road	
		Modifications	Tab 11
	E.	District Counsel	
	F.	District Manager	Tab 12
		1. Presentation of Action Item List	Tab 13
		2. Review of Monthly Financial Statements	Tab 14
		3. 1 <sup>st</sup> Quarter Website Audit Report	Tab 15

#### 6. BUSINESS ADMINISTRATION

Α.	Consideration of the Minutes of the Board of Supervisors'	
	Meeting held on March 24, 2022	Tab 16
В.	Consideration of the Operations and Maintenance Expenditures	
	for the Month of March 2022	Tab 17
D.	Ratification of Special Assessment Revenue Bonds, Series 2021	
	Requisitions #2 through #8	Tab 18

### 7. SUPERVISOR REQUESTS

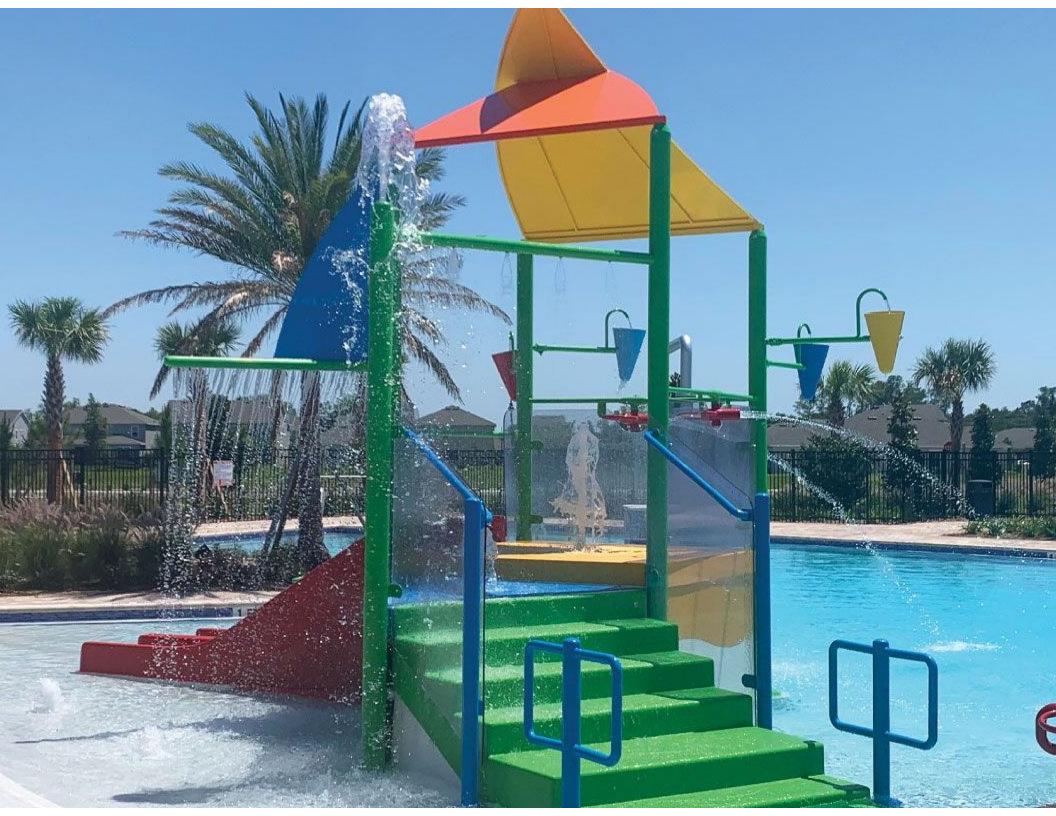
#### 8. ADJOURNMENT

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, Belínda 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

March 21, 2022

#### **BID PROPOSAL**

BID PROPOSAL Date: 3/13/2022 Project: Greyhawk Play Structure Replacement To: Carleen FerroNyalka Architect/Engineer: Plans Dated:

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

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

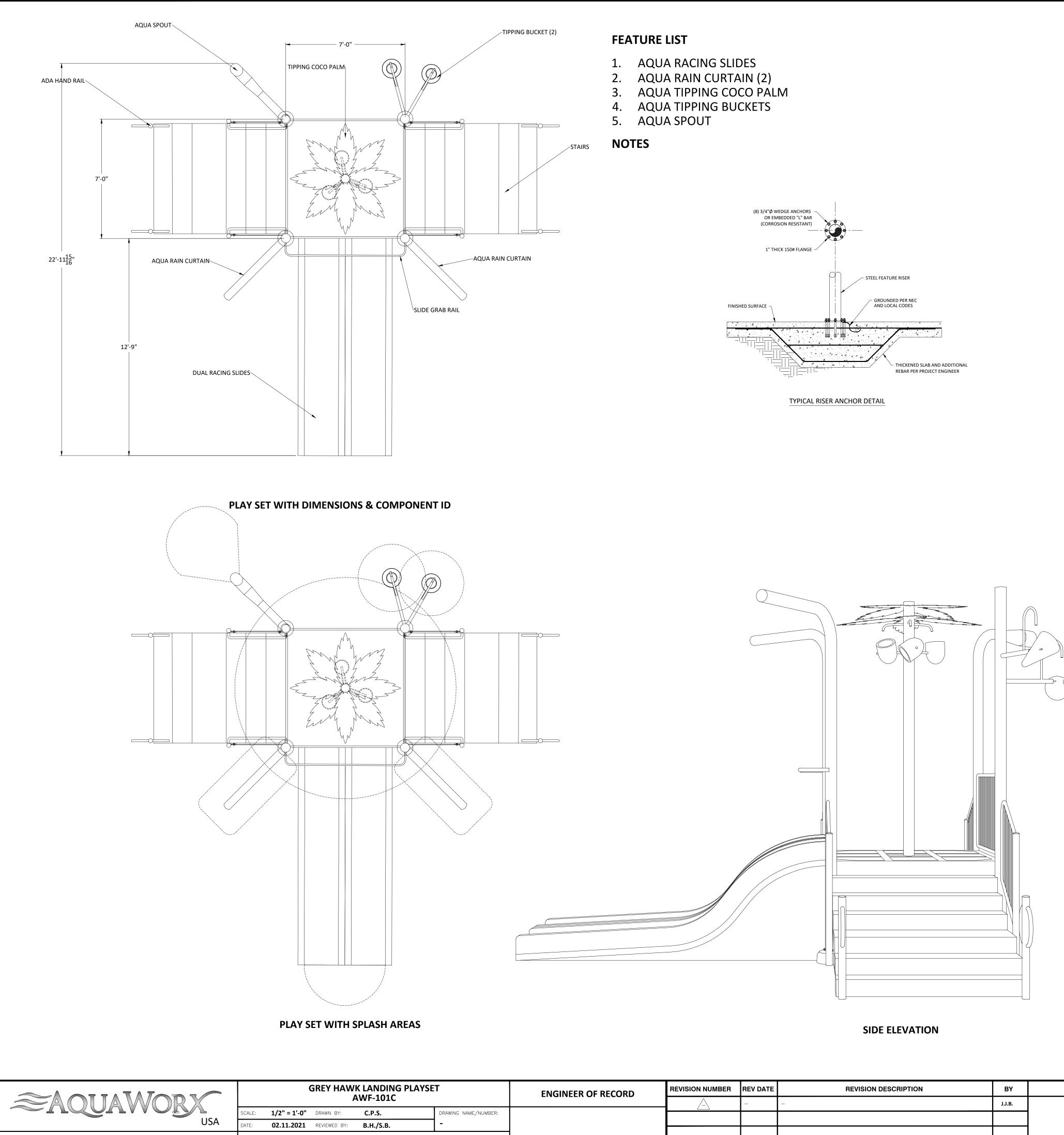
Proposal Exclusion:

- 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.

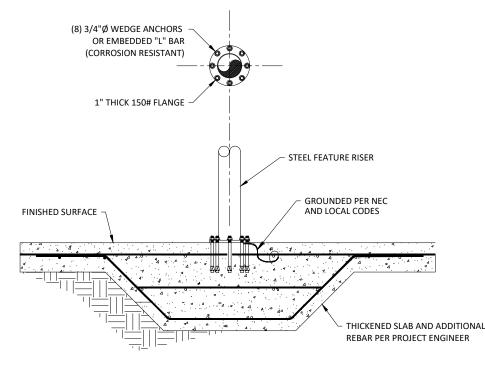
Western Aquatic Construction and Development, Inc. would like to thank you for the opportunity to bid on this project. We look forward to working with you very soon.

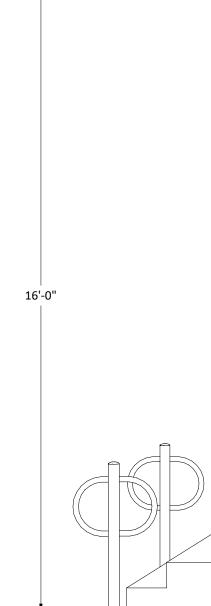
Scott Giglio Vice President Western Aquatic Construction and Development, Inc.



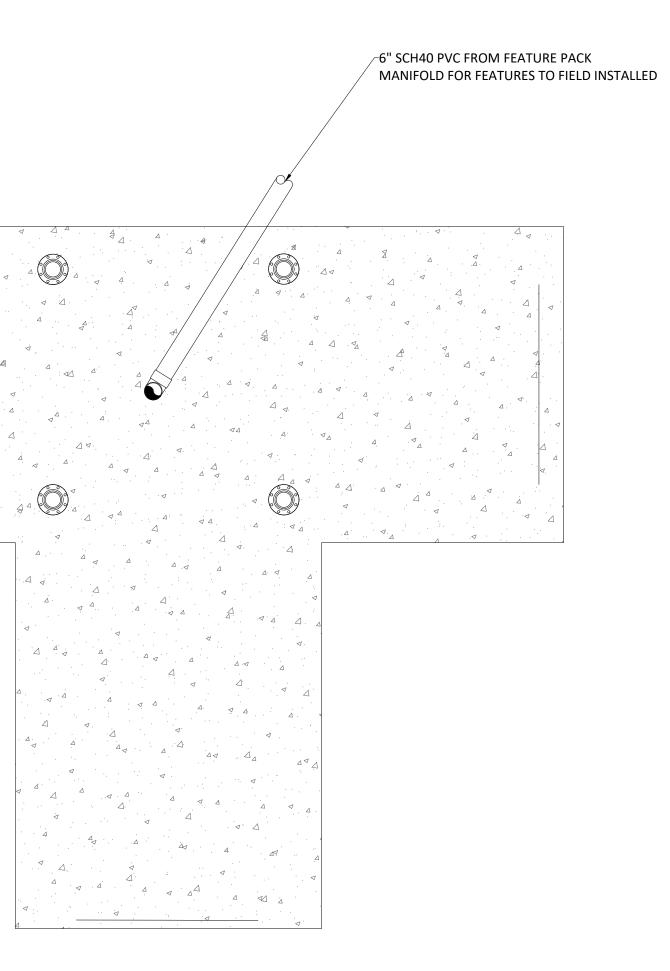
10601 OAK STREET N.E. ST. PETERSBURG, FL 33716 (888) 426-8511

INTERACTIVE WATER PLAYSET

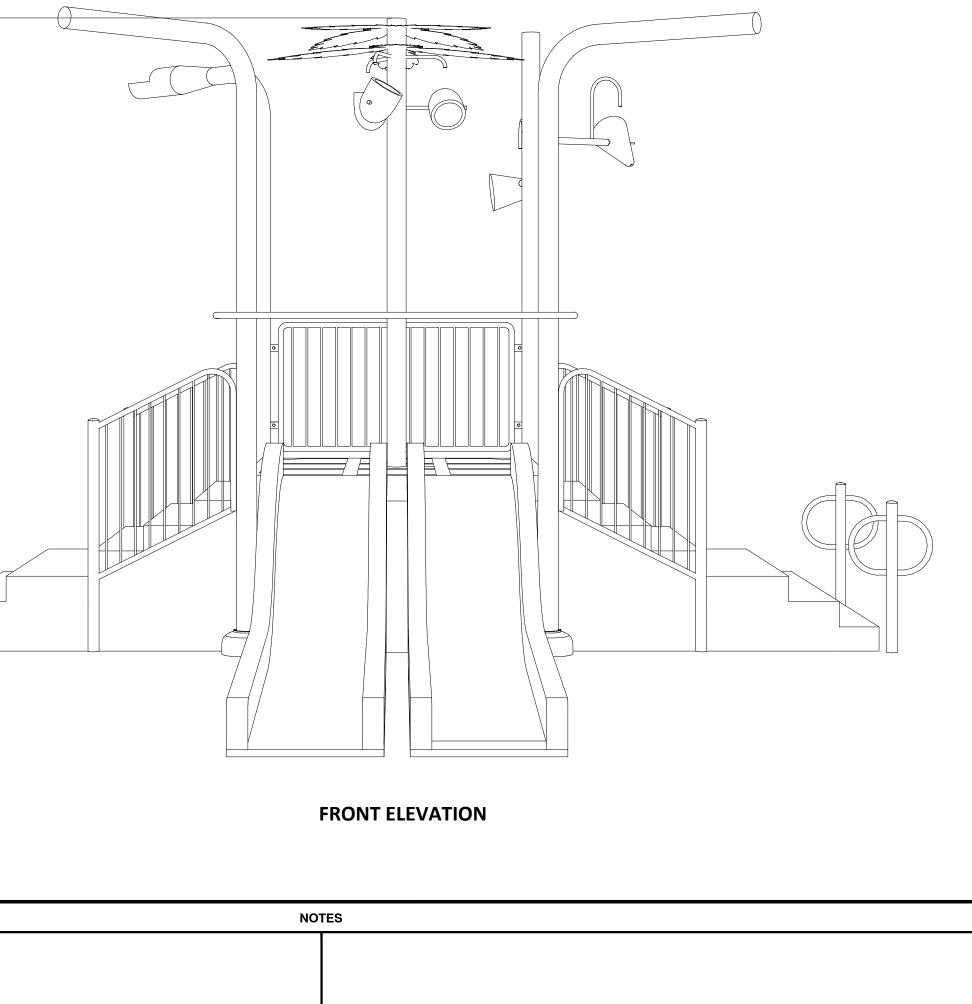




R OF RECORD	REVISION NUMBER	REV DATE	REVISION DESCRIPTION	BY	
	$\sum$	_	-	J.J.B.	



FOOTER & PLUMBING MOUNTING DETAIL



# Tab 2

## SECURITY SERVICES

## **Greyhawk Landing CDD Security Budget**

Greyhawk Landing CDD							(	Curre	ent Budget (est)
	١	Nage	Bi	II Rate	Weekly Hours	V	Veekly Cost		Annual Cost
Gate/Patrol Officers	\$	11.50	\$	16.05	296.00	\$	4,750.80	\$	247,041.60
Site Supervisor	\$	14.50	\$	20.22	40.00	\$	808.80	\$	42,057.60
			Sı	ubtotal:	336.00	\$	5,559.60	\$	289,099.20
Holidays / OT - Gate Officers	\$	17.25	\$	24.08	7 ho	liday	S	\$	449.40
Holidays / OT -Site Supervisor	\$	14.50	\$	30.33	7 ho	liday	S	\$	566.16
Equipment & Ot	her l	tems							
Medical & Benefit	s Pa	ckage			included	l in a	bove		
							Subtotal:	\$	290,114.76
							Annual TOTAL	\$	290,114.76
						Bi	Weekly Avg	\$	11,158.26
						Ν	lonthly Avg	\$	24,176.23

Greyhawk Landing CDD							Pro	opose	ed Budget (est)
		Wage	В	ill Rate	Weekly Hours	V	Veekly Cost	A	Annual Cost
Gate/Patrol Officers	\$	16.00	\$	22.56	296.00	\$	6,677.76	\$	347,243.52
Site Supervisor	\$	18.00	\$	25.38	40.00	\$	1,015.20	\$	52,790.40
			S	ubtotal:	336.00	\$	7,692.96	\$	400,033.92
Holidays / OT - Gate Officers	\$	24.00	\$	33.84	7 ho	liday:	S	\$	631.68
lolidays / OT - Site Supervisor	\$	24.00	\$	38.07	7 ho	liday	s	\$	710.64
Equipment & Ot	herl	ltems							
Medical & Benefit	s Pa	ackage			included	l in a	bove	\$	-
							Subtotal:	\$	401,376.24
							Sales Tax 7%	\$	28,096.34
						ŀ	Annual TOTAL	\$	429,472.58
						Bi	Weekly Avg	\$	16,518.18
						N	lonthly Avg	\$	35,789.38
					Change fr	om C	Current		32.4%

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# Tab 3



#### AGREEMENT FOR UNDERWRITING SERVICES GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

April 28, 2022

Board of Supervisors GreyHawk Landing Community Development District

Dear Supervisors:

MBS Capital Markets, LLC (the "Underwriter") offers to enter into this agreement (the "Agreement") with the GreyHawk Landing Community Development District (the "District") which, upon your acceptance of this offer, will be binding upon the District and the Underwriter. This agreement relates to the proposed issuance of bonds (the "Bonds") for the purpose of refunding the District's outstanding Series 2013 Bonds (the "Prior Bonds"). This Agreement will cover the engagement for the Bonds and will be supplemented for future bond issuances as may be applicable.

- 1. <u>Scope of Services:</u> MBS intends to serve as the underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.
  - Advice regarding the structure, timing, terms, and other similar matters concerning the particular municipal securities described above.
  - Preparation of rating strategies and presentations related to the issue being underwritten.
  - Preparations for and assistance with investor "road shows," if any, and investor discussions related to the issue being underwritten.
  - Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
  - Assistance in the preparation of the Preliminary Official Statement, if any, and the Final Official Statement.
  - Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
  - Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
  - Preparation of post-sale reports for the issue, if any.
  - Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.
- 2. <u>Fees:</u> The Underwriter will be responsible for its own out-of-pocket expenses other than the fees and disbursements of underwriter's or disclosure counsel which fees shall be paid from the

Member: FINRA/SIPC



proceeds of the Bonds. Any fees payable to the Underwriter will be contingent upon the successful sale and delivery or placement of the Bonds. The underwriting fee for the sale or placement of the Bonds will be the greater of \$50,000 or 1.50% of the total par amount of Bonds issued.

The Underwriter shall also bear the cost of obtaining an investment grade rating with the actual cost of the rating to be paid from the proceeds of the Bonds only to the extent Bonds are issued.

- **3.** <u>**Termination:**</u> Both the District and the Underwriter will have the right to terminate this Agreement without cause upon written notice to the non-terminating party.
- 4. <u>Purchase Contract:</u> At or before such time as the District gives its final authorization for the Bonds, the Underwriter and its counsel will deliver to the District a purchase or placement contract (the "Purchase Contract") detailing the terms of the Bonds.
- 5. <u>Notice of Meetings:</u> The District shall provide timely notice to the Underwriter for all regular and special meetings of the District. The District will provide, in writing, to the Underwriter, at least one week prior to any meeting, except in the case of an emergency meeting for which the notice time shall be the same as that required by law for the meeting itself, of matters and items for which it desires the Underwriter's input.
- 6. <u>Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17.</u> The Municipal Securities Rulemaking Board's Rule G-17 requires underwriters to make certain disclosures to issuers in connection with the issuance of municipal securities. Those disclosures are attached hereto as "Exhibit A." By execution of this Agreement, you are acknowledging receipt of the same. If you or any other Issuer officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with the Issuer's own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate. It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.



This Agreement shall be effective upon your acceptance hereof and shall remain effective until such time as the Agreement has been terminated in accordance with Section 3 hereof.

We are required to seek your acknowledgement that you have received the disclosures referenced herein and attached hereto as Exhibit A. By execution of this agreement, you are acknowledging receipt of the same.

Sincerely, MBS Capital Markets, LLC

Brett Sealy Managing Partner

Approved and Accepted By:

Title:

Date:

Tampa, FL Winter Park, FL Kingston, TN Nashville, TN



#### EXHIBIT A

#### **Disclosures Concerning the Underwriter's Role**

- (i) MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- (ii) The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm'slength commercial transaction with the Issuer. The underwriters has financial and other interests that differ from those of the District.
- (iii) Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the District under the federal securities laws and are, therefore, is required by federal law to act in the best interests of the District without regard to their own financial or other interests.
- (iv)The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
- (v) The underwriter will review the official statement for the Bonds in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.

#### **Disclosure Concerning the Underwriter's Compensation**

The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

#### **Conflicts of Interest**

The Underwriter has not identified any additional potential or actual material conflicts that require disclosure including those listed below.

**Payments to or from Third Parties**. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being



underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.

**Profit-Sharing with Investors**. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

**Credit Default Swaps**. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

**Retail Order Periods.** For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

**Dealer Payments to District Personnel**. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

#### **Disclosures Concerning Complex Municipal Securities Financing**

Since the Underwriter has not recommended a "complex municipal securities financing" to the Issuer, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

## Tab 4

## Greyhawk Landing Property Owners Association-East Owners Guide

This document is designed to be an easy reference guide. For further information, please refer to the Declaration of Covenants and Restrictions for Greyhawk Landing, <mark>and Greyhawk Landing Community Development District documents</mark>, as amended.

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### **MISSION**

For members of the association to be informed of the expectations as property owners in Greyhawk Landing, per the governing documents, to maintain the first class appearance and market value of homes in the community.

## **OWNER COMMITTMENT**

No Owner shall make any improvement, and no Owner shall apply for any govermental approval or building or other permit for any improvement unless the owner first obtains the written approval for the improvement from the Association.

Improvement shall mean any:

- Building
- Fence
- Wall
- Patio Area
- Pool
- Spa

- Deck
- Landscaping
- Grading
- Drainage
- Driveway
- Walkway

or any other alteration, addition, improvement or change of any kind or nature which is contructed, made, installed, placed, or removed in, on or from any lot, or in, on or from the exterior of any unit or any other improvement upon any lot. If the Association deems the plans and specifications deficient and may require such further detail in the plans and specifications as they deem necessary to make decision, the owner is required to supply requested changes for a decision by the Association. If no response within thirty (30) day period, the request shall be deemed approved, and upon request the Association shall give written notice of such approval.

If Association consents to any improvement, the Owner may proceed to make the improvement in strict compliance with the plans and specifications approved by the Association. Upon completion of any improvement, the Owner shall give written notice of compliance of same to Association. If Association finds the improvement was not completed in conformance with the approved plans and specifications, the Owner shall correct the deficiences set forth in the notice within thirty (30) days. The Owner then shall again give the Association notice of completion of the work. If for any reason the Association fails to notify the Owner of any deficiencies within ninety (90) days after reciept of notice of completion, the improvement shall be deemed to have been completed in accordance with the approved plans and specifications.

### **ASSOCIATION COMMITTMENT**

The Association will accept all requests and provide a written approval, denial or request for additional information within thirty (30) days of written request from Owner. The Association may deem the plans and specifications deficiencies and may require such further detail in the plans and specifications as they deem necessary to make decision.

The Association will inspect the improvments within sixty (60) days after written notice of completion from Owners. The Association shall notify owner within those sixty (60) days any findings of improvement that were not completed in conformance with the approved plans and specifications. The above Association inspection process will repeat after written notice of correction of defiencies from Owner.

## ASSOCIATION APPROVAL FOR EXTERIOR CHANGES

The residences in Greyhawk Landing are governed by restrictions so as to ensure that the community is maintained in both in a first class and harmonious appearance. In order to ensure that these restrictions are properly and consistently followed, many exterior changes to a residence require the Association's written approval. Therefore, please consult this Owners Guide and the Association's other governing documents before making exterior changes to a residence. In order to assist with that process, there is a list immediately below of certain exterior improvements which do NOT require Association approval. If after reviewing this Owners Guide and the other community documents you are still unsure as to whether or not Association approval is required for an exterior change, please contact the Association's management.

## ASSOCIATION PRE-APPROVED EXTERIOR CHANGES

The following exterior changes to a residence do not require prior written Association approval:

- Roof cleaning and sealing of Owner's Unit.
- Removal and replacement of roof with same material and same color (owner responsible for permits).
- Driveway cleaning and sealing on Owner's Lot.
- Painting of exterior of Owner's home and unit in previously approved colors.
- Painting of assigned Owner mailbox on lot in same color.
- Up to 3 nights of overnight parking in street in front of Owner's Lot with proof of repair or sealing of Owner's driveway or replacement of roof.
- Replacement of all dead or diseased sod, plants, shrubs, trees, or flowers on Owner's Lot with pre-approved sod, plants, shrubs, trees, or flowers.
- Replacement of diseased or dead sod in prior approved lawn areas on Owner's Lot with St. Augustine grass.
- Removal and replacement of any canopy for the same type of canopy tree or one listed herein, at the size of eight (8) feet in height and trunk diameter breast height of two- and one-half inches (2.5") within thirty (30) days in the same location.
- Alterations or addition of plants, shrubs, or flowers on Owner's Lot in pre-approved landscape beds that are found on https://gardeningsolutions.ifas.ufl.edu/
- Replacement or addition of mulch in the following colors on Owner's Lot in pre-approved landscape beds:
  - Red, brown, or black mulch
  - o Cypress, Pine Bark, Eucalyptus, Melaleuca mulch
- Replacement or addition of rocks on Owner's Lot in pre-approved landscape beds must be:
  - One and half (1.5") inches River Rock material
  - Minimum size one and half (1.5") inches diameter
  - Maximum size three (3") inches diameter

- Rocks shall not be smoothed edge
- Colors:
  - Buff beige

Grav

- Buff
- Charcoal or black

- WhiteBrown
- Landscape filled with river rocks must be kept at a depth not less than two (2") inches and enclosed in the landscape bed with a solid edge border to prevent rocks from coming out of landscape bed.
- Lava Rock, landscape grass, brick chips, crushed gravel, marble chips, and shells are not permitted.

## **GOLF CARTS**

- Per Section 316.212, Florida Statutes, golf carts are prohibited in Greyhawk Landing community.
- Any golf carts in the community must be stored in a garage and cannot be visible unless being actively transported in or out of the community.
- All golf carts are prohibited from use on any Greyhawk Landing Community Development District property, including trails, sidewalks, roads, and parking lots.

## **LOW-SPEED VEHICLE**

- Low-speed vehicles are not allowed to be driven on Owner's property outside of the driveway.
- All other concerns regarding low-speed vehicles outside of the Owner's property are to be directed to the Greyhawk Landing Community Development District.

## GARAGES

Section 5.2 of the Declaration

• All garage doors of Owner's Unit shall be closed when garage is not in use, to prevent increase crime in the community.

## **GARBAGE AND TRASH**

Section 5.8 of the Declaration

- All garbage containers shall be removed from the curb and placed in their previous storage location the evening of collection, except if there are delays in collection.
- Large dumpsters or trash containers not used in county collection (such as those used during construction and/or remodeling projects), shall be approved prior to use by the Association, and emptied at least once a week.

## PARKING, VEHICLES, RECREATIONAL VEHICLES, AND BOATS

Section 5.9 of the Declaration

- Association approval for overnight parking in street will be given for 3 nights if, driveway
  is not allowed to be driven on due to care or maintenance (sealing) or the roof of a
  residence is being repaired or replaced.
- Parking on the street is prohibited from 1:30a to 5:30a, without prior approval per the Greyhawk Landing Community Development District.
- Boats, campers, recreational vehicles, and other non-private passenger vehicle or automobile will be permitted for 24 hours for loading and or unloading with written approval from Association.
- Non-drivable/inoperable vehicles are not permitted to be stored or parked in a driveway or outside of an enclosed garage.
- Boats, campers, recreational vehicles, and other non-private passenger vehicle or automobile are not allowed to be stored or parked in driveway or outside of an enclosed garage unless prior approval given form Association for the loading and or unloading.
- Motorcycles are only to be driven on Owner's driveway to enter and exit property.
- Per Manatee County Code of Ordinance, no motor vehicle or vehicle shall be stopped or parked on or across or shall encroach upon or within any sidewalk.

## PETS

Section 5.10 of the Declaration

- Any household domestic county licensed pet will be allowed within the community.
- All pets must be on a leash when outside of the unit or fenced-in area.
- All solid animal waste must be immediately picked up and disposed of at Owner's Property or designated pet waste areas.
- Solid animal waste shall not be disposed of in property not owned by pet's owner unless it is a designated pet waste area.
- Solid animal waste shall not be visible or odorous outside of pet Owner's Property or Lot.

## LANDSCAPING

Section 5.11 of the Declaration

- All landscaping on Owner's Lot shall be maintained by the Owner in first class condition and appearance.
- Landscaping on Owner's Lot shall be maintained by the Owner, as reasonably required, by mowing, watering, trimming, fertilizing, weeding, insect and disease control.
- All dead or diseased sod, plants, shrubs, trees, or flowers on Owner's lot shall be promptly replaced.
- All excessive weeds, underbrush or unsightly growth on Owner's lot shall be promptly removed.
- Any additions or alterations to the outer perimeter of the landscaping beds will need written approval from Association.

## SOD

Section 5.11.3 of the Declaration

- Alteration of lawn on Owner's Lot outside of prior approved area requires approval from Association.
- Bahia grass is not permitted on Owner's Lot.
- The portion of the yard on all Owner's Lot not covered by the Unit, patios, walkways, and other prior approved landscaped areas shall be sodded; gravel and/or stone are not permitted.

## MAINTENANCE, EXTERIOR PAINTING, ROOF, IRRIGATION, AND MAILBOX

Section 5.12 of the Declaration

- Residence and property are to be kept in first class condition at all times.
- Exterior of home and unit, including but not limited to, roofs, walls, doors, windows, patio areas, pools, screenings shall be maintained in first class condition and repair.
- Exterior of home and unit, including but not limited to, roofs, walls, doors, windows, patio areas, pools, screenings shall be maintained in a neat and attractive manner.
- Owner assigned mailbox shall be painted as reasonably necessary to maintain first class appearance.
- Owner assigned mailbox shall have no excessive rust deposits, peeling of paint, or paint discoloration.
- Roofs shall be clean, free of debris, and stains.
- All exterior painted areas shall be painted as reasonably necessary.

- All exterior painted areas shall have no excessive rust deposits, peeling of paint, or paint discoloration.
- All sidewalks, driveways and parking areas within the Owner's lot or serving the Owner's Unit shall be cleaned and kept free of debris.
- All sidewalks, driveways and parking areas within the Owner's Lot or serving the Owner's Unit shall have cracks, damaged and/or eroding areas repaired, replaced, and/or resurfaced as necessary.
- All sidewalks in front of and within Owner's Lot needs to be power washed as needed to maintain first class appearance.
- Owners shall be responsible for and shall maintain in first class condition the irrigation systems (including, but not limited to irrigation lines, piping, valves, heads, and controls), contained within, on, in, or over such Owner's Lot, Unit, and Property.
- Owners shall be responsible for and repair the irrigation systems (including, but not limited to irrigation lines, piping, valves, heads, and controls), contained within, on, in, or over such Owner's Lot, Unit, and Property.
- Cleaning and or sealing of the roof and or driveway is allowed without written approval from Association.
- The exterior color of the Owner's Unit may be changed with written approval from Association if it does not repeat color of the unit to the left or right and is painted harmonious to other units in the community.
- Removal and replacement of roof with different material or color requires approval from Association (owner responsible for permits)
- Changing of roof materials will be permitted if in aesthetic harmony with community.

## SIGNS

Section 5.20 of the Declaration

- Signs shall not be displayed on Owner's property or lot without Association approval unless real estate "open house" signage.
- Real Estate "open house" signage shall only be posted on day of event and removed prior to the next day.
- Signs shall not be displayed for real estate on any property that is connected to another owner's property or lot.
- Signage to be posted for an event hosted by an owner must have written approval from Association.
- Owner requested signage that has been approved to be posted shall only be posted on day of event and removed prior to the next day.

## **SOLAR PANELS**

• Solar panels applied to the Owner's roof to provide supplemental electrical power to the Owner's Unit distribution system is allowed with approval from Association.

## **CLOTHESLINE**

Section 5.14 of the Declaration

- Clotheslines are allowed with approval from Association.
- Clotheslines are to be erected only in rear section of the yard on Owner's Lot and so as not to be visible from the front street.
- Clothes drying or hanging on clothesline are permitted from dawn until dusk.
- Clotheslines are allowed to run in multiple of four (4) parallel lines.
- Clotheslines are not allowed longer than twenty-five (25) feet in length.
- Clotheslines are allowed to be attached to the Owner's Unit or removeable post.
- Clotheslines are not allowed to be erected when not in use.
- Clotheslines are not allowed to be attached to any tree on the Owner's Lot.

## FENCES

Sections 3.3, 4.6, 5.24 of the Declaration

- Fences are permitted with approval from the Association.
- The easement encroachment agreement provided by the County must be attached with request for fence to Association, if applicable.
- Fences are allowed to be aluminum and wrought iron in black or bronze color, unless specifically permitted to be white vinyl.
- Fences are allowed to be white vinyl if the lot to the immediate right or left of the Owner's lot has existing white vinyl fencing.
- Maximum of three (3) lots in a row are allowed, for future approval, to have white vinyl fencing.
- White vinyl fencing is not allowed if the Owner's lot is a corner lot or faces Greyhawk Boulevard.
- Fences are allowed to have a height of between four (4) to five (5) feet.
- Pickets on the fence are to be industry standard.
- Fences are to be placed along the back of property line of Owner's Lot that is squared to within ten (10) feet from the rear edge of the living area forward towards the road. (Living area does not include covered lanai).
- Fences are to be placed along the back of property line of Owner's Lot that is not squared to within ten (10) feet from the rear edge of the living area forward towards the road taken from the shortest distance.
- The side kick outs of the fences are to be up to the width of the Owner's Lot.
- Any wall to be used as perimeter around Owner's Lot requires approval from Association.
- All fences shall have no excessive rust deposits, peeling of paint, or paint discoloration.
- All fences shall be kept clean, free of debris, mold, mildew, and algae.
- All fences shall have no overgrowth of plants, trees, shrubs, undergrowth, or unsightly growth.

### SWIMMING POOLS

Section 5.23 of the Declaration

Installation of swimming pools on the Owner's lot must be approved in writing by the Association prior to beginning any work on the lot.

- The easement survey and approval from the county must be included in the request to • the Association.
- Sketches of planned swimming pool from pool company must be included in the request ٠ to the Association.

### **CANOPY TREES**

Section 5.11.1 of the Declaration

- Canopy trees are defined by Manatee County as:

- o Slash Pines Laurel Oak
- Owners shall be responsible to maintain required canopy trees on Owner's Lot.
- Owners shall remove and replace within thirty (30) days any canopy tree on Owner's Lot which dies.
- Removal and replacement of a canopy tree for another tree not defined as in the above canopy tree list, must have prior approval from the Association.
- Replacement of a canopy tree for another canopy tree more than thirty (30) days after removal of a canopy tree must have approval from the Association.
- Additional trees will require written approval from Association.
- Palm trees may be utilized, when grouped at least two (2) together to count as one (1) canopy tree.
- Canopy trees shall be spaced no closer than twenty-five (25') feet apart.
- The number of canopy trees required for each lot are as followed provided by the Declaration of Covenants and Restrictions for Greyhawk Landing, as amended, Exhibit K.

- - (Rotundiloba-seedless)

- Black Gum Tupelo
   Loblolly Bay
   Cathedral Live Oak
   Hickory
   Highrise Oak
   Little Gem, Sweetbay)
   Sycamore
   Subscription
   Subscription

## **VIOLATIONS AND FINES**

- If an Owner proceeds to make any improvements that requires the Association approval without proper approval, the Association has the right to stop, remove and/or alter any improvement in a manner which complies with the requirements of the Association.
- If an Owner proceeds to make any improvements that is not made in strict conformance with any approval granted by the Association, the Association has the right to stop, remove and/or alter any improvement in a manner which complies with the requirements of the Association.
- The Association may pursue any other remedy available to them if an Owner proceeds to make any improvements that requires the Association approval without proper approval or if an Owner proceeds to make any improvements that are not made in strict conformance with any approval granted by the Association.
- Any action to enforce the above violations must be commenced within one (1) year after actual notice of the violation to the Association, or within three (3) years after the date of the violation, whichever occurs first.
- In the event of any violation by any Owner or any tenant of an Owner, or any person residing with them or their guests or invitees, of any provisions the Declaration, the Articles, the Bylaws or the Rules and Regulations of the Association, the Association shall notify the Owner, tenant, guest, or occupant of the violation by written notice with a timeframe in which to cure the violation. In the event that the violator does not timely cure the violation, the Association may, but is not obligated to, send a second notice and opportunity to cure the violation depending on the nature of the violation and/or if the violation is one for which it has sent notices to the violator before. The Association may also in its discretion choose to send a third and final notice of the violation.
- If such violation is not cured immediately, or within the timeframe provided for cure in the violation notice, the Association has the option to impose fines, commence an action for an injunction and to recover damages, and/or take action to correct the violation in the manner provided in the Declaration.
- Should the Association take action itself to correct the violation all expenses it incurs, plus a service charge of ten percent (10%) of such expenses, shall be assessed against the applicable Owner and shall be due upon written demand by the Association.
- Any fine levied by the Board may not be imposed by the Association until the Board first provides at least fourteen (14) days' written notice to the violator sought to be fined or suspended, and an opportunity for a hearing before a committee (the "Hearing Committee") of at least three (3) members of the Association appointed by the Board who are not officers, directors, or employees of the Association, or the spouse, parent, child, brother, or sister of an officer, director, or employee of the Association.
- The hearing notice shall include the date, time, and location of the hearing; a reference(s) to provision(s) of the Declaration, the Articles, the Bylaws or the Rules and Regulations of the Association, which has/have allegedly been violated; and a statement of the matters connected to the alleged violation(s) asserted by the Association.
- At the hearing, the role of the Hearing Committee is limited to determining whether to confirm or reject the fine levied by the Board. If the Hearing Committee does not approve the proposed fine by majority vote, the fine may not be imposed. If the proposed fine is approved by the Hearing Committee, the fine payment is due ten (10) days after the notice

of the approved fine is provided to the violator(s). Notice of any approved fine or must be provided by the Association in writing by mail or hand delivery to the violator(s).

The amount of a fine shall be \$100 per violation, with continuing violations of \$100 a day for a maximum fine of \$1,000, beginning on the date of the Association's first written notice of violation.

## DISCLAIMER

- No approval from the Association supersedes requirements of the County.
- No approval from the Association supersedes requirements of the County for permits.
- Items listed below each section from the Greyhawk Landing governing documents are guidance for enforcement by the Agricultural and Landscaping Committee and Inspection Committee.
- Items listed below each section from the Greyhawk Landing governing documents are rules for homeowners of Greyhawk Landing Property Owners Association East.
- Each section is addressed with common requests and any item not addressed is subject to approval from Association.
- These guidelines are to assist with clarification of the governing documents. It is the Owner's responsibility to review the governing documents for a full understanding prior to any alterations to their unit, home, lot, or property.
- This document may be amended by the Board of Directors of Greyhawk Landing Property Owners Association East at any time, with a 14-day notice given to the members.
- The Association shall not be liable to any Owner in connection with the exercise or nonexercised of architectural control hereunder, or the approval or disapproval of any improvement.
- The Association has the right to deem each request and decision as individualized for each owner.
- If you witness a crime involving an Owner's property, unit, land, lot, or Greyhawk Landing Community Development District property, please call the Manatee County Sheriff Office.

# Tab 5

Gorilla Kleen LLC

P.O. Box 25427 Sarasota, FL 34277



### Estimate

Date	Invoice #
	24635

Billing Inquiries (941) 952-1000

Bill To

Greyhawk Landing CDD 3434 Coldwell Ave, Suite 200 Tampa, FL 33614 Service Location

Greyhawk Landing 700 Greyhawk Blvd Bradenton, FL 34212

Quantity	Description	Price	Amount
	Community - Curbs and Miami gutters cleaned along Greyhawk Blvd and Mulberry Ave. This	6,795.00	6,795.00
	includes the landscaped islands at both entrances, around the guard house, plus all the curbs		
	and gutters at the neighborhood entrances along Greyhawk Blvd. (Marked in Dark Blue on the		
	attached maps)		
	Community Sidewalks - Common areas cleaned along Greyhawk Blvd and Mulberry Ave plus at	7,495.00	7,495.0
	the neighborhood entrances along Greyhawk Blvd up to the first driveway. (Marked in Red on		
	the attached maps)		
	Paver Brick Cleaned - at the Greyhawk Blvd roundabout.	475.00	475.0
	We can use water from the neighborhood Fire Hydrants as we have a Manatee County water		
	meter.		
	Repeat service discount	-500.00	-500.0
	This quote does not include the concrete nature Sidewalks or Clubhouse area sidewalks and		
	curbs.		
	*		
	We will request a down payment of \$3,000.00 at the time of scheduling.		
	Net 15 days from date of service. gress payments may be required on large volume jobs.	DISCOUNT	\$500.0

a ha	DISCOUNT	\$500.00	
bbs.	SUBTOTAL		
	TAX		
	TOTAL	\$14,265.00	
	PAYMENTS	\$0.00	
Thank you for your business	s <b>BALANCE</b>	\$14,265.00	

# Tab 6



### Your Gator Air Conditioning Proposal

Consultation Code: ENGBP9LV9

Date Presented: Mar 21, 2022

Presented by: Terry Gentry

Email: terry@gatorac.com

Phone: (941) 504-3927

Carleen Grey Hawk Landing Address: Greyhawk Boulevard Bradenton, FL 34212 Phone: (941) 228-6084

Email: fieldmgr@greyhawkcdd.org

#### **Next Steps**

1. Review your proposal below

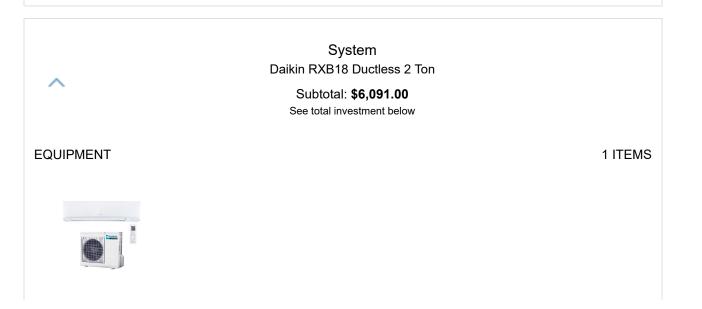
2. Scroll down to easily Review Terms And Sign Proposal

#### About Us

We understand having problems with your air conditioning system can be frustrating and uncomfortable. That's why Gator Air Conditioning only employs background-checked, drug-tested, highly-trained and certified technicians. And, we are so confident in their skill to correctly diagnosis and complete your Air Conditioner repair that we cover them with our Fixed Right Guarantee. Our Comfort Advisors come from the industry with the technical expertise needed to ensure the air conditioning systems we quote will be sized right to maximize performance. We employ the best air conditioner installers in Bradenton, FL to ensure your air conditioning system will be installed right to meet or exceed manufacturer recommendations. For your peace of mind, our Installation Guarantees cover more than just the equipment... we also cover your money, time, our workmanship, and your satisfaction.We invite you to experience the GATOR way of doing business.

## *Our Value Statement - Honesty and integrity in all dealings with our clients and teammembers. Con improvement in everything we do.*

#### HVAC License-CAC057516



Category: Outdoor Unit Name: Daikin, Heat Pump Complete mini split, 2.00 Ton, Ductless Outdoor Number:

WHAT YOU'LL GET	6 ITEMS
Complete system start up	
Includes required permits	
Installing a single mini split head.	
MAINTAIN CLEAN WORK AREA: We will remove and dispose all excess materials and job debris. Old be recycled when possible.	l units will
Remove existing equipment from the premises	
Ten Year Parts & One Year Labor warranty	

#### **INVESTMENT DETAILS**

Sale Price	\$6,091.00
DISCOUNT Gator Discount	- \$750.00
<b>Total Investment</b> The Total Investment is the total cost of the goods and services described in this proposal	\$5,341.00

#### FINANCING

Financing Available	Click below for pricingdetails.	
Paid by Debit or Credit Card		

#### Payment Terms

10% down and the rest due upon start up.

If financing, approval from the finance company is needed before scheduling.

10% down and the rest due upon start up.

If financing, approval from the finance company is needed before scheduling.



TOTAL

CONTACT US

1202 Gary Ave, 1

Ellenton, FL 34222

**C** (941) 704-9413

Section of the sectio

#370 Apr 04, 2022

\$4,995.00

Carleen FerroNyalka 1400 Greyhawk Boulevard Bradenton, FL 34202

(941) 228-6084
 Fieldmgr@greyhawkcdd.org

#### ESTIMATE

Services	qty	unit price	amount
New System - VRF Split System	1.0	\$4,995.00	\$4,995.00
Gree 19 SEER Heatpump Split System (1) LIVV24HP230V1AO - Heatpump Condenser (1) LIVV24HP230V1AHW - High Wall Mount			

#### New System - VRF Materials

All copper piping, insulation, mounting brackets, hardware, drain piping, pipe covering/chase, remote controls, batteries, nitrogen, brazing materials, misc coper fittings, misc pvc piping and fittings, etc...

#### New System - VRF Warranty

1 Year Labor 5 Year Parts 7 Year Compressor

#### New System - Permit

Job done to Florida building code Mechanical permit and inspection

Repair Warranty 90 Days Labor / 1 Year Parts

CoolClub Member Repair Warranty 1 Year Labor / 1 Year parts

Commercial Repair Warranty 90 Days Labor / 1 Year Parts

Residential New System Warranty 1 Year Labor / 10 Year Parts

Commercial New System Warranty 1 Year Labor / 5 Year Compressor / 1 Year Parts

\*\*Warranty Repairs Only Available During Normal Business Hours - M - F 8am - 5pm

\*\*Drain lines NOT covered under warranty\*\*

\*\*CC payments are subject to 3% additional process fee\*\* Over \$1000.00

\*\*\*Current Estimates Valid for 14 Days ONLY\*\*\*

### ELITE PAINTING AND DESIGN EXTERIOR PROPOSAL GREYHAWK LANDINGS REC CENTER

Customer:	GREYHAWK LANDINGS
BRADENTON	BRADENTON FL

#### MONUMENTS :

Description EXTERIOR :	
NOTE 2 COAT PROCESS AND 3 COAT PROCESS WERE STUCOO NEEDS TO BE REPAIRED AND PRIMED OR RUST IS PRESENT MONUMENTS PER SITE VISIT WITH PM: CAULK ANY CRACKS, THEN APPLY 1 COAT SEALER AND 1 COAT A100 SHERWIN WILLIAMS SATIN TO ALL MONUMENTS , NOTE : ALL CAPS AND TRIM TO BE PAINTED 2 COLORS TOTAL LABOR AND MATERIAL FOR ALL MONUMENTS BOTH SIDES : \$8,975	
TO ADD PAINTING LETTERS ON ALL MONUMENTS: APPLY SEALER THEN APPLY 2 COATS A100 ON ALL LETTERS BOTH SIDES TOTAL LABOR AND MATERIALS : \$3,900	
TOTAL FOR ALL ITEMS LISTED ABOVE \$12,875	

Prepared by: Judi Gillespie Sunbelt Title Agency Return to: 500 N. Westshore Blvd., Suite 850 Tampa, FL 33609 File Number: 9973140190 Incident to the issuance of title insurance

#### [Space Above This Line For Recording Data] \_ **Ouit Claim Deed**

This Quit Claim Deed is executed this <u>day of</u>, 20 by **GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT**, a Community Development District organized under the laws of the State of Florida, whose post office address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 hereinafter called Grantor, to **MARK EVANS and LINDSEY J. EVANS, husband and wife**, and whose post office address is 441 Petrel Trail, Bradenton, FL 34212, hereinafter called Grantee:

(Whenever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, release and Quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Manatee, State of Florida, to wit:

### That part of Lot 30, Unit H, Greyhawk Landing Phase 3, recorded in Plat Book 40 at page 162, Public Records of Manatee County, Florida, lying within Tract 807, Greyhawk Landing, Phase 1, recorded in Plat Book 38 at page 129, said Public Records.

This is a Deed of Convenience.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoove of the said second party forever.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: (Signature)

Print Name:

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT, a Community Development District organized under the laws of the State of Florida

By:

Witness: (Signature)

Print Name: \_\_\_\_

State of Florida County of

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this \_\_\_\_day of \_\_\_\_\_, 20\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ of GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT, a Community Development District organized under the laws of the State of Florida, who: [] is personally known to me or [] produced \_\_\_\_\_\_ as identification.

NOTARY PUBLIC (signature) Print Name: \_\_\_\_\_\_ My Commission Expires: Stamp/Seal:



Date: 04/19/2022

Time: 09:36:56 AM

CUSTOMER TREATMENT REPORT

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

Customer				Technician:																
Greyhawk CDD				Je	remy	<sup>,</sup> Tra	han													
Weather Conditi	ions								Wi	ind S	spee	d								
Sunny									0-5	5 mp	h									
					SIT	E ID	ENT	IFIC	ΑΤΙΟ	N N	UME	BERS	5							
Waterway Treatment	4 8	4 7	5 0	4 3	4 4	4 6	3 7	3 3	5 1	1 0	3 0	2 5	2 0	2 1	2 2	2 3	1 9	1 7	1 3	1 2
Algae										x	x			х	x					
Submersed Weeds																				
Grasses & Brush	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Floating Weeds											x									
Bacteria																				
Blue Dye																				
Restriction (# days)																				
Inspection																				
Water Level																				
Additional Com		+c																		

#### **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

Powered by www.doForms.com



Carleen FerroNyalka - April 2022

Landscaping Weekly Meetings Update:

#### Weekly Meetings held on: 3/23/22, 3/30/22, 4/6/22, 4/13/22, 4/19/22

Irrigation zones added on Rosemary for new sod installation. Additional watering time added for new sod. Irrigation wet check completed 4/18/22. Fertilizer and pest treatment completed 4/21/22. Palm tree fronds cut back on both pool decks and amenity areas. Inspected drip lines along Brambling Court oak trees and found existing but clogged/dry drip line; no evidence of sprayers in sodded areas. Hibiscus bushes cut back at Rec Center pool.

Club Care installed new flowers Monday, April 18th

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

Buttercup Glen resident inquired about adding viburnum bushes to the existing shrub line parallel to Mulberry/Buttercup.

Several wax myrtle bushes along Buttercup Glen wall are in need of replacement

#### Aquatics Update

Superior Waterways installed new LED fountain lights on ponds 4 and 49

Crosscreek completed quarterly wetland cutbacks for the first quarter

Crosscreek to service pond 10 aerators for routine maintenance

#### Gate Update:

Harriers Gate hit and damaged on 3/30, police report filed and submitted to CDD insurance.

Goldenrod entry gate shear-pin replaced

New ground safety loops installed at Upper Manatee and SR 64 gates after road milling damage

State Alarm scheduled for camera maintenance on April 22<sup>nd</sup> for gate cameras

#### CDD Facilities Update:

#### **Operations/Maintenance Accomplishments for the month of April 2022:**

- 1. Roadway milling and paving project started April 11<sup>th</sup>
- 2. Yard sale signs posted and removed for community yard sale
- 3. Streetlights serviced by Nostalgic Lamppost on Greyhawk Boulevard, Natureview, Cara Cara, Kite Drive, timer for basketball lights, new entry lantern at clubhouse installed.
- 4. Rec Center exterior painting in progress
- 5. SSLM installed Petrel Trail trees watered daily by maintenance

- 6. Kimal Lumber delivered lumber and GHL volunteers rebuilt the walking bridge from the baseball to soccer field. Wood scraps are picked up and disposed of by maintenance.
- 7. Purple Martin bird house and 12-foot pole donated to CDD by resident Phil Morgan
- 8. Meeting with The Pools Works for Play & Spray project bid; clubhouse accessibility lifts serviced as well, not responsive.
- 9. Requested bids from ProPlaygrounds and KorKat for playground shade structures requested by board member.
- 10. Inquired to Florida Highway Patrol for information on traffic/speed control.
- 11. Dead palm removed from Kite Drive monument; irrigation to be inspected and palm replaced.
- 12. Eight loungers and 8 chairs reupholstered and added to the pool decks.
- 13. Monuments including main entrances cleaned of rust stains, pollen, dirt
- 14. Received information from Florida Highway Patrol for speed/traffic enforcement

#### **CDD Facilities:**

#### Accomplishments

Recreation Center	Clubhouse
Mirrors installed in gym	Hot tub filter changed out
Basketball entry gate broke at the bottom hinge, USA Fence scheduled for 4/26 for repair	Adjusted all pool furniture, swapped out furniture with new chairs/loungers
Basketball fence ties adjusted, needing to be tightened by USA Fence as well.	Mailbox painted
Walkway bulletin board cleaned, spray painted and updated.	
Tennis court tension strap replaced, two new pickleball nets	
Exhaust fan cover in men's restroom cleaned	
and put back on	
New tennis court foam rollers added	
Mailbox painted	
Recumbent bike and 2 new ellipticals	
approved by CDD ordered from FitRev	

#### Pending Items

Recreation Center	Clubhouse
Water bottle filling attachment to water fountain approved, waiting for install	Accessible pool lifts to be quoted for repair/replacement by The Pool Works
Tennis/basketball surfaces raised areas to be looked at by Stewart Tennis. Basketball fence coming loose to also be repaired by Stewart Tennis, USA Fence	Sidewalks around facilities to be power washed due to staining
Sidewalks around facilities to be power washed due to staining	New tables and conversation furniture shopped for

#### Maintenance and Operations

#### Pending Projects Update:

- 1. Waiting for new benches to ship from Miller Recreation
- 2. Play & Spray proposals from Western Aquatics and The Pool Works
- 3. Clubhouse accessible lifts are not functioning and could not be serviced by The Pool Works. Manufacturer, Global Lift no longer makes parts for that model and recommended replacement. The Pool Works were asked to submit a quote for this.
- 4. Buttercup fence installation by Danielle Fence scheduled for May 3rd

#### Recommendations for the Board of Supervisors:

### Exhibit "A"

Bid Item	Description	Quantity	Unit	Unit Price	Total						
1	Enlarge concrete island	80	SF	\$ 60.10	\$ 4,808.00						
2	Expand Roadway	125	SY	\$ 186.70	\$ 23,337.50						
3	Remove & replace type "F" curb	170	LF	\$ 62.70	\$10,659.00						
4	Paint Striping	1	LS	\$ 651.00	\$ 651.00						
5	Furnish & install bollard & concrete pad	1	LS	\$ 716.00	\$ 716.00						
6*	Miscellaneous cleanup and work	1	LS	\$ 2868.00	\$ 2,868.00						

\*item 6 includes relocating 2 existing signs

Gator Grading & Paving, LLC 2704 105th St E Palmetto, FL 34221

Contractor:

8/1L

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

Item 1: Monolithic Slab to be doweled directly to the existing pavement.



#### **UPCOMING DATES TO REMEMBER**

- Next Meeting: May 26, 2022
- FY 2020-2021 Audit Completion Deadline: June 30, 2022

**Total Cash and Investment** 

Balances:

**General Fund Expense** 

Variance:

• Next Election (Seats 1, 3, & 5): November 8, 2022

District Manager's Report	April 20	)22	
FINANCIAL SUMMARY		<u>3/31/2022</u>	7
General Investm	\$584,452	3	
Investm	e Fund Cash & ent Balance: rvice Fund	\$1,462,722	
	ent Balance:	\$1,468,032	
Capital I	Projects Fund		

K L A N D I N G C D D

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Professionals in Community Management

\$7,056,181

**Over Budget** 

\$7,843



Stahlman England – Start date was postponed due to pending parts. Awaiting confirmation from Stahlman on new date.

Main Gate Contract – The contract was executed. The deposit required was issued.

Reserve Study – Custom Reserves is working on the study. First draft is expected the week of April  $25^{th}$ .

Budget workshop – We need to schedule a date for the budget workshop to take place in May. The proposed budget will be presented to the Board for approval at the May meeting.



	GREYHAWK LANDING PENDING ITEM LIST AS OF APRIL 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. <b>Reclaim meter was installed on 4/12/2022</b> .					
12/17/2020	O&M	Research cost of adding steel gates	FM	TBD	TBD	An RFP was 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 possibility 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. 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 permitting process. Final Contract was executed on 3-29-2022. A deposit has been issued as per the agreement. Pending start date for nermitting					
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.					

Date Entered	Category	Action Item	District Staff Responsible	Vendor Responsible	Target Date	Notes
10/27/2021	Pacarvac	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 and monuments are still pending. Revised proposal to be discussed at the BOS Meeting on 4-28-2022.
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>Proposal and rendering to be discussed at the April 28th BOS Meeting.</b>
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. Paving began on 4/18/2022.
12/16/2021	1	Purchase and installation of benches along Greyhawk Blvd.	FM	TBD	TBD	Proposal from Miller Recreation approved at BOS Meeting on 1-26-2022. Benches were ordered and are pending shipping.
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. Onsite meeting scheduled for 3-23-2022. <b>Onsite meeting was held pending</b> <b>first draft.</b>



### Financial Statements (Unaudited)

March 31, 2022

Prepared by: Rizzetta & Company, Inc.

greyhawkcdd.org rizzetta.com

Professionals in Community Management

#### Greyhawk Landing Community Development District Balance Sheet As of 3/31/2022 (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
Assets							
Cash In Bank	533,025	0	0	0	533,025	0	0
Investments	584,452	0	1,468,032	3,540,975	5,593,459	0	0
Investments - Reserves	0	1,462,722	0	0	1,462,722	0	0
Accounts Receivable	43,059	0	24,276	0	67,335	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	11,840	0	1,535	0	13,375	0	0
Amount Available-Debt Service	0	0	0	0	0	0	1,493,843
Amount To Be Provided-Debt Service	0	0	0	0	0	0	10,714,157
Fixed Assets	0	0	0	0	0	26,659,863	0
Total Assets	1,181,506	1,462,722	1,493,843	3,540,975	7,679,046	26,659,863	12,208,000
Liabilities							
Accounts Payable	55,373	0	0	0	55,373	0	0
Sales Tax Payable	84	0	0	0	84	0	0
Accrued Expenses Payable	16,613	0	0	0	16,613	0	0
Due To Other Funds	1,535	11,840	0	0	13,375	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
Total Liabilities	73,605	11,840	0	0	85,445	0	12,208,000
Fund Equity & Other Credits							
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	785,855	185,253	848,241	(144,781)	1,674,568	0	0
Total Fund Equity & Other Credits	1,107,900	1,450,882	1,493,843	3,540,975	7,593,601	26,659,863	0
Total Liabilities & Fund Equity	1,181,506	1,462,722	1,493,843	3,540,975	7,679,046	26,659,863	12,208,000

Statement of Revenues and Expenditures

001 - General Fund From 10/1/2021 Through 3/31/2022

_	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	14	14	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	5,689	5,689	0.00%
Insurance Proceeds	0	0	3,750	3,750	0.00%
Total Revenues	1,580,514	1,580,514	1,599,871	19,357	(1.22)%
Expenditures					
Legislative					
Supervisor Fees	7,200	3,600	3,600	0	50.00%
Financial & Administrative	,	,	,		
Administrative Services	4,500	2,250	2,250	0	50.00%
District Management	22,500	11,250	11,250	0	50.00%
District Engineer	35,000	17,500	44,322	(26,822)	(26.63)%
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	2,000	2,002	(2)	49.94%
Accounting Services	19,000	9,500	9,498	2	50.01%
Auditing Services	3,425	0	0	0	100.00%
Arbitrage Rebate Calculation	1,000	1,000	1,000	0	0.00%
Miscellaneous Mailings	100	50	0	50	100.00%
Public Officials Liability Insurance	3,256	3,256	3,108	148	4.54%
Legal Advertising	2,300	1,150	450	700	80.41%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	250	100	150	80.00%
Website Hosting, Maintenance, Backup (and Email)	4,000	2,000	2,768	(768)	30.81%
Legal Counsel					
District Counsel	35,000	17,500	20,358	(2,857)	41.83%
Security Operations					
Security Services & Patrols	284,000	142,000	140,091	1,909	50.67%
Guardhouse Maintenance	3,500	1,750	0	1,750	100.00%
Heat A/C System Maintenance	500	250	0	250	100.00%
Miscellaneous Operating Supplies	500	250	0	250	100.00%
Security Camera Maintenance	2,500	1,250	1,608	(358)	35.68%
Security Monitoring Services	4,900	2,450	2,671	(222)	45.48%
Guard & Gate Facility Maintenance	1,000	500	2,830	(2,330)	(183.00)%

Statement of Revenues and Expenditures

001 - General Fund From 10/1/2021 Through 3/31/2022

_	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Electric Utility Services					
Utility - Recreation Facilities	44,000	22,000	19,571	2,429	55.52%
Utility Services	24,000	12,000	18,119	(6,119)	24.50%
Street Lights	9,000	4,500	3,919	581	56.45%
Gas Utility Services					
Utility Services	200	100	106	(6)	47.15%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	8,500	4,250	3,795	455	55.35%
Water-Sewer Combination Services					
Utility Services	13,000	6,500	6,055	445	53.42%
Stormwater Control					
Aquatic Maintenance	54,984	27,492	24,262	3,230	55.87%
Wetland Monitoring & Maintenance	15,000	7,500	10,340	(2,840)	31.06%
Lake/Pond Bank Maintenance	7,000	3,500	0	3,500	100.00%
Midge Fly Treatments	17,500	8,750	189	8,561	98.92%
Fountain Service Repair & Maintenance	2,000	1,000	959	42	52.07%
Miscellaneous Expense	500	250	0	250	100.00%
Aquatic Plant Replacement	3,000	1,500	0	1,500	100.00%
Stormwater System Maintenance	1,000	500	1,850	(1,350)	(85.00)%
Maintenance of Invasive Areas	8,000	4,000	0	4,000	100.00%
Invasive Removal	17,500	8,750	0	8,750	100.00%
Other Physical Environment					
Employee - Salaries	125,052	62,526	62,817	(291)	49.76%
Employee - Payroll Taxes	9,682	4,841	836	4,005	91.36%
Employee - Workers' Comp	5,955	2,978	538	2,440	90.96%
Employee - Health Stipend	18,000	9,000	2,814	6,186	84.36%
Employee - ADP Fees	3,000	1,500	894	606	70.19%
General Liability Insurance	4,420	4,420	4,051	369	8.34%
Property Insurance	12,718	12,718	12,841	(123)	(0.96)% 20.78%
Entry & Walls Maintenance Landscape Maintenance	5,000 371,947	2,500 185,973	3,961 188,774	(1,461) (2,800)	49.24%
Irrigation Maintenance		6,000			
Tree Trimming Services	12,000 5,000	2,500	15,246 1,775	(9,246) 725	(27.05)% 64.50%
Well Maintenance	3,000	1,500	0	1,500	100.00%
Holiday Decorations	12,000	12,000	13,200	(1,200)	(10.00)%
Annual Mulching	35,000	17,500	1,892	15,609	94.59%
Fire Ant - Top Choice	6,000	3,000	0	3,000	100.00%
Annuals	15,000	7,500	0	7,500	100.00%
Landscape Replacement Plants, Shrubs, Trees	20,000	10,000	29,669	(19,669)	(48.34)%

Statement of Revenues and Expenditures

001 - General Fund From 10/1/2021 Through 3/31/2022

_	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	250	0	250	100.00%
Road & Street Facilities					
Street Light Decorative Light Maintenance	30,000	15,000	13,505	1,495	54.98%
Gate Facility Maintenance	17,000	8,500	5,277	3,223	68.95%
Roadway Repair & Maintenance	2,500	1,250	0	1,250	100.00%
Sidewalk Repair & Maintenance	15,000	7,500	8,231	(731)	45.12%
Parking Lot Repair & Maintenance	1,500	750	2,382	(1,632)	(58.78)%
Street Sign Repair & Replacement	5,000	2,500	0	2,500	100.00%
Parks & Recreation					
Maintenance & Repair	27,000	13,500	15,335	(1,835)	43.20%
Office Supplies	3,500	1,750	3,258	(1,508)	6.91%
Vehicle Maintenance	1,000	500	3,564	(3,064)	(256.40)%
Cable Television & Internet	13,000	6,500	7,242	(742)	44.29%
Pool Repairs	10,000	5,000	12,867	(7,867)	(28.67)%
Clubhouse - Facility Janitorial Service	10,000	5,000	4,554	446	54.46%
Fitness Equipment Maintenance & Repair	5,000	2,500	4,231	(1,731)	15.38%
Pool/Water Park/Fountain Maintenance	1,000	500	0	500	100.00%
Furniture Repair/Replacement	3,000	1,500	1,194	306	60.20%
Playground Equipment and Maintenance	2,000	1,000	0	1,000	100.00%
Tennis Court Maintenance & Supplies	5,000	2,500	1,153	1,347	76.94%
Basketball Court Maintenance & Supplies	3,000	1,500	0	1,500	100.00%
Dock Repair & Maintenance	3,000	1,500	0	1,500	100.00%
Pest Control & Termite Bond	1,000	500	681	(181)	31.88%
Athletic/Park Court/Field Repairs	1,000	500	275	225	72.50%
Lighting Replacement	2,000	1,000	0	1,000	100.00%
Pool Service Contract	43,200	21,600	21,600	0	50.00%
Facility Supplies	1,000	500	3,219	(2,719)	(221.93)%
Clubhouse Miscellaneous Expense	3,500	1,750	3,069	(1,319)	12.30%
Contingency					
Miscellaneous Contingency	30,000	15,000	20,683	(5,683)	31.05%
Total Expenditures	1,580,514	810,953	818,796	(7,843)	48.19%

Statement of Revenues and Expenditures 001 - General Fund From 10/1/2021 Through 3/31/2022

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Excess of Revenues Over (Under) Expenditures	0	769,561	781,075	11,514	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	769,561	785,855	16,294	0.00%
Fund Balance- Beginning of Period					
	0	0	322,045	322,045	0.00%
Fund Balance - End of Period	0	769,561	1,107,900	338,339	0.00%

Statement of Revenues and Expenditures Reserve Fund - 005 From 10/1/2021 Through 3/31/2022 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	336	336	0.00%
Special Assessments				
Tax Roll	250,000	250,000	0	0.00%
Total Revenues	250,000	250,336	336	0.13%
Expenditures				
Contingency				
Capital Reserves	250,000	63,610	186,390	74.55%
Total Expenditures	250,000	63,610	186,390	74.56%
Excess of Revenues Over (Under) Expenditures	0	186,726	186,726	0.00%
Other Financing Sources (Uses)				
Unrealized Gain/Loss on Investments	0	(1,473)	(1,473)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	185,253	185,253	0.00%
Fund Balance- Beginning of Period				
	0	1,265,630	1,265,630	0.00%
Fund Balance - End of Period	0	1,450,882	1,450,882	0.00%

Statement of Revenues and Expenditures Debt Service Fund-Series 2021 - 200 From 10/1/2021 Through 3/31/2022 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	4	4	0.00%
Special Assessments				
Tax Roll	354,900	356,821	1,921	0.54%
Total Revenues	354,900	356,825	1,925	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	317,015	317,015	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	317,015	317,015	0.00%
Fund Balance- Beginning of Period				
	0	63,218	63,218	0.00%
Fund Balance - End of Period	0	380,234	380,234	0.00%

Statement of Revenues and Expenditures Debt Service Fund-Series 2013 - 201 From 10/1/2021 Through 3/31/2022 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	18	18	0.00%
Special Assessments				
Tax Roll	365,332	367,310	1,978	0.54%
Total Revenues	365,332	367,328	1,996	0.55%
Expenditures				
Debt Service				
Interest	265,332	132,535	132,797	50.04%
Principal	100,000	0	100,000	100.00%
Total Expenditures	365,332	132,535	232,797	63.72%
Excess of Revenues Over (Under) Expenditures	0	234,793	234,793	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	234,793	234,793	0.00%
Fund Balance- Beginning of Period				
	0	565,339	565,339	0.00%
Fund Balance - End of Period	0	800,131	800,131	0.00%

Statement of Revenues and Expenditures Debt Service Fund--Series 2021 - 202 From 10/1/2021 Through 3/31/2022 (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	312,007	313,475	1,469	0.47%
Total Revenues	312,007	313,478	1,471	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	296,433	296,433	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	0	0	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	296,433	296,433	0.00%
Fund Balance- Beginning of Period				
	0	17,045	17,045	0.00%
Fund Balance - End of Period	0	313,478	313,478	0.00%

Statement of Revenues and Expenditures Capital Projects Fund--Series 2021 - 302 From 10/1/2021 Through 3/31/2022 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	90	90	0.00%
Total Revenues	0	90	90	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) Expenditures	0	(144,781)	(144,781)	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(0)	(0)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(144,781)	(144,781)	0.00%
Fund Balance- Beginning of Period				
	0	3,685,756	3,685,756	0.00%
Fund Balance - End of Period	0	3,540,975	3,540,975	0.00%

#### Greyhawk Landing CDD Investment Summary March 31, 2022

Account	Investment		Balance as of March 31, 2022
The Bank of Tampa	Money Market	\$	3,123
The Bank of Tampa ICS Program:			,
Capital Bank, National Association	Money Market		248,352
Customers Bank	Money Market		45,817
West Bank	Money Market		125,058
Western Alliance Bank	Money Market		162,102
	Total General Fund Investments	\$	584,452
FL CLASS General Fund Reserve - Enhanced Cash The Bank of Tampa ICS Program Capital Reserve:	FL Class General Fund Reserve - Enhanced Cash - 0.3755% Monthly	\$	428,882
BOKF, National Association	Money Market		248,352
Customers Bank	Money Market		202,534
Pinnacle Bank	Money Market		248,352
TriState Capital Bank	Money Market		125,058
The Bank of Tampa ICS Program Road Reserve:			- ,
Flushing Bank	Money Market		2
TriState Capital Bank	Money Market		123,294
Western Alliance Bank	Money Market		86,248
	Total Reserve Fund Investments	\$	1,462,722
US Bank S2013 Revenue	First Amer Treasury Oblig Class Y	\$	425,619
US Bank S2013 Prepayment	First Amer Treasury Oblig Class Y	ψ	376
US Bank S2013 Reserve	First Amer Treasury Oblig Class Y		365,000
US Bank S2021 Refunding - Revenue	US Bank Money Market Ct		370,430
US Bank S2021 Refunding - Prepayment	US Bank Money Market Ct		927
US Bank S2021 Revenue	US Bank Money Market Ct		305,680
	Total Debt Service Fund Investments	\$	1,468,032
US Bank S2021 Acquisition & Construction	US Bank Money Market Ct	\$	3,540,975
	Total Capital Projects Fund Investments	\$	3,540,975

#### Summary A/R Ledger 001 - General Fund From 3/1/2022 Through 3/31/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Manatee County Tax Collector	FY21-22	43,058.91
		Total 001 - General Fund	43,058.91

Summary A/R Ledger 200 - Debt Service Fund-Series 2021 From 3/1/2022 Through 3/31/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Manatee County Tax Collector	FY21-22	8,348.28
		Total 200 - Debt Service Fund-Series 2021	8,348.28

Summary A/R Ledger 201 - Debt Service Fund-Series 2013 From 3/1/2022 Through 3/31/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Manatee County Tax Collector	FY21-22	8,593.67
		Total 201 - Debt Service Fund-Series 2013	8,593.67

Summary A/R Ledger 202 - Debt Service Fund--Series 2021 From 3/1/2022 Through 3/31/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Manatee County Tax Collector	FY21-22	7,334.15
		Total 202 - Debt Service FundSeries 2021	7,334.15
Report Balance			67,335.01

#### Aged Payables by Invoice Date Aging Date - 1/1/2022 001 - General Fund From 3/1/2022 Through 3/31/2022

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Matthew J Facciolla	1/19/2022	03302022-02	Interior Paint - Rec 03/22	2,390.00
Florida Patio Furniture, Inc.	2/7/2022	66949	Flat Tube Lounges 02/22	1,194.00
State Alarm Inc.	3/2/2022	222112	Service Call 03/22	526.00
Kimal Lumber	3/21/2022	032122 Kimal	Material for Bridge 03/22	1,888.16
Verizon Wireless	3/21/2022	9902399854	Telephone Services 03/22	78.33
Manatee County Utilities Department	3/24/2022	MCUD Summary 03/22	Garbage/Utility Services 03/22	1,670.98
Mark E Bush	3/24/2022	MB032422	Board of Supervisors Meeting 03/24/22	200.00
Gregory Perra	3/24/2022	GP032422	Board of Supervisors Meeting 03/24/22	200.00
Robert Scott Jacuk	3/24/2022	SJ032422	Board of Supervisors Meeting 03/24/22	200.00
Fitness Logic, Inc.	3/24/2022	106260	Monthly Maintenance and Cleaning 03/22	125.00
Matthew J Facciolla	3/24/2022	03242022 Elite	Paint Trim 03/22	5,975.00
Frontier Florida LLC	3/25/2022	062013-5 04/22	Frontier Services 04/22	312.25
Matthew J Facciolla	3/26/2022	03302022-03	Paint Trim Rec 03/22	3,475.00
Frontier Florida LLC	3/28/2022	941-708-3290-042407 04/22	Frontier Services 04/22	58.84
Nostalgic Lampposts & Mailboxes Plus, Inc.	3/29/2022	9716	Street Lights Maintenance 03/22	268.25
On Site Tree Service, LLC	3/29/2022	#3	Palm Tree Removal 03/22	100.00
Sun State Landscape Management, Inc.	3/30/2022	42304	Tree Install 04/22	7,925.00
Fitness Logic, Inc.	3/30/2022	106326	Fitness Equipment Repair 03/22	141.00
Universal Protection Service, LLC	3/31/2022	12558885	Security 02/25/22-03/31/22	24,429.34
Persson, Cohen & Mooney, P.A.	4/4/2022	1997	General/Monthly Legal Services 03/22	3,856.00
MCSO	4/4/2022	40413	Security/Escort/Traffic Service 03/22	360.00
			Total 001 - General	55,373.15

Fund

55,373.15

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

### Construction Account Activity Through March 31, 2022

Inflows:	Debt Proceeds		\$ 3,844,216.91
		<b>Total Bond Proceeds:</b>	 3,844,216.91
	Interest Earnings		90.73
		Total Inflows:	\$ 3,844,307.64

### **Outflows:**

Requisition Date	Requisition Number	Contractor		Amount	Status as of 03/31/22
08/31/21	COL		¢	(25,000,00)	Cleared
08/31/21	COI COI	Bryant Miller - Bond Counsel	\$	(35,000.00)	Cleared
		MBS Capital - Placement Agent Persson & Cohen - District Counsel		(58,035.00)	
08/31/21	COI			(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
		Total COI Expenses:		(159,140.00)	
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
		Total Requisitions:		(144,192.50)	
		Total Construction Requisitions and COI:		(303,332.50)	
		Total Outflows:		(303,332.50)	
Series 2021 C	onstruction F	und Balance at March 31, 2022	\$	3,540,975.14	

### Greyhawk Landing Community Development District Notes to Unaudited Financial Statements March 31, 2022

### **Balance Sheet**

- 1. Trust statement activity has been recorded through 03/31/22.
- See EMMA (Electronic Municipal Market Access) at <u>https://emma.msrb.org</u> 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.

### Summary A/R Ledger – Subsequent Collections

- 5. General Fund Payment for Invoice FY21-22 in the amount of \$26,224.95 was received in April 2022.
- 6. Debt Service Fund 200 Payment for Invoice FY21-22 in the amount of \$5,084.50 was received in April 2022.
- Debt Service Fund 201 Payment for Invoice FY21-22 in the amount of \$5,233.96 was received in April 2022.
- 8. Debt Service Fund 202 Payment for Invoice FY21-22 in the amount of \$4,466.85 was received in April 2022.

# Tab 15



# **Quarterly Compliance Audit Report**

## **GreyHawk Landing**

Date: March 2022 - 1st Quarter Prepared for: Scott Brizendine Developer: Rizzetta Insurance agency:



**Preparer:** Jason Morgan - *Campus Suite Compliance ADA Website Accessibility and Florida F.S. 189.069 Requirements* 

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## **Compliance Audit**

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# **Compliance Audit Overview**

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## **Compliance Criteria**

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in <u>Florida Statute Chapter</u> <u>189.069</u>.



## **ADA Website Accessibility**

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – <u>WCAG 2.1</u>, which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



## Florida Statute Compliance

Pursuant to F.S. <u>189.069</u>, every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## **Audit Process**

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the <u>WCAG 2.1</u> levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

\* **NOTE**: Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



### Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> Alternate methods of navigating the website

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard



## **Compliance Criteria**

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

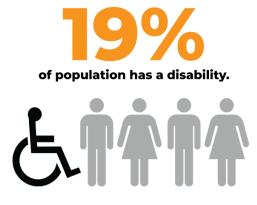
## **Accessibility overview**

## Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.

## The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



Sight, hearing, physical, cognitive.



# **ADA Compliance Categories**

Most of the problems that occur on a website fall in one or several of the following categories.



## **Contrast and colors**

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: http://webaim.org/resources/contrastchecker



## Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This 'friendlier' language not only helps all the users, but developers who are striving to make content more universal on more devices.

Θ	Θ
$\square$	$\Box$

## Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <u>http://webaim.org/techniques/alttext</u>



## Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A "skip navigation" option is also required. Consider using <u>WAI-ARIA</u> for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: <u>www.nngroup.com/articles/keyboard-accessibility</u> Helpful article: <u>http://webaim.org/techniques/skipnav</u>



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no 'click here' please) are just some ways to help everyone find what they're searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <u>http://webaim.org/techniques/sitetools/</u>

## **Properly formatting tables**

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <u>http://webaim.org/techniques/tables/data</u>



## Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: http://webaim.org/techniques/acrobat/acrobat



## Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <u>http://webaim.org/techniques/captions</u>



## Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <u>http://webaim.org/techniques/forms</u>



## **Alternate versions**

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



### Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



## **Other related requirements**

### No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### **Timers**

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

# Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (eg., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

# Tab 16

1		MINUTES OF MEETING	
2			
3	Each person who decides to appeal any decision made by the Board with respect		
4	•	e meeting is advised that the person may need to ensure	
5	that a verbatim record of the p	roceedings is made, including the testimony and evidence	
6 7	upon which such appeal is to be	e based.	
8 9	GREYHAWK LAND	ING COMMUNITY DEVELOPMENT DISTRICT	
10	The regular meeting o	f the Board of Supervisors of the Greyhawk Landing	
11		ct was held on <b>Thursday, March 24, 2022 at 6:00 p.m.</b> at	
12		buse, located at 12350 Mulberry Avenue, Bradenton, FL	
13	34212.	,	
14	• • • - •		
15	Present and constituting a	quorum:	
16	Ŭ		
17	Jim Hengel	Board Supervisor, Chair	
18	Mark Bush	Board Supervisor, Vice Chair	
19	Cheri Ady	Board Supervisor, Assistant Secretary (via Zoom)	
20	Scott Jacuk	Board Supervisor, Assistant Secretary	
21	Greg Perra	Board Supervisor, Assistant Secretary	
22			
23	Also present were:		
24			
25	Belinda Blandon	District Manager, Rizzetta & Company, Inc.	
26	Andrew Cohen	District Counsel –	
27	Diele Oek en neek en	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.	
28	Rick Schappacher	District Engineer, Schappacher Engineering	
29	Carleen FerroNyalka	Field Manager	
30	Matt Cofrancesco	Assistant Field Manager	
31	David Bautista Matt Jones	Yellowstone Landscaping (via Zoom)	
32		Crosscreek Environmental	
33 34	Audience		
35	FIRST ORDER OF BUSINESS	Call to Order	
36			
37	Ms Blandon called the me	eeting to order and conducted roll call	
38	Ms. Blandon called the meeting to order and conducted roll call.		
39	The Board recited the Pleo	dge of Allegiance	
40			
41	SECOND ORDER OF BUSINESS	S Audience Comments	
42			
43	Ms. Blandon opened the floor to audience comments.		
44			
45	Mr. Bianchi stated that he	likes the way the community is looking with the new grass;	
46	he addressed the Board regarding watering concerns as well as the landscapers blowing		
47			

48			
49	Mr. Sandefer spoke regarding golf cart use within the district.		
50			
51	Mr. Fierle thanked the Board for their service a		
52	trees not being picked up. He further spoke regarding	• • • •	
53	back gate; he recommended keeping the space oper		
54	or Shuffleboard can be installed along with the Pickle	ball Courts.	
55			
56	Mr. Krudys advised that having the police de		
57	working; there are no results and tickets are not being	g issued.	
58			
59	Mr. Palazzo spoke regarding concerns related	to landscaping on Brambling Court at	
60	the preserve boundary.		
61			
62	Mr. Marks thanked the Board for their time and		
63	use of the grass area at the back entrance; he advise	d that he is not happy with construction	
64	and would like to see the area left open.		
65			
66	Mr. Pugliesi spoke regarding concerns with sp	eeding within the community.	
67			
68	Ms. Wilson provided an update regarding		
69	Committee is looking for someone to head up the Ea	ster event.	
70			
71	Ms. Timmons thanked the Board for their work		
72	inquired as to a site plan and location of the pickleball courts as well as any landscaping to		
73	accompany the pickleball courts. Ms. Timmons inquired as to who makes the changes to the		
74 75	property. The Board and Mr. Cohen provided input. I	vis. Timmons inquired as to completing	
75	the work along Chantilly.		
76 77	Mr. Wulazak apaka regarding overpight parkin	a concerns and how the PEID proposal	
77	Mr. Wulczak spoke regarding overnight parkin		
78 70	can help address the issue. Mr. Hengel advised that issue. Mr. Wulczak further spoke regarding speeding		
79 80	issue. Mit. Wulczak further spoke regarding speeding		
80 81	Ms. Blandon opened the floor to the Zoom	participants questions and comments	
81 82	There were none.	participants questions and comments.	
82 83	There were holie.		
84	THIRD ORDER OF BUSINESS	Consideration of Girl Scouts Troop	
85		21 Request to Place Posters,	
86		Flyers, and Donation Bins at the	
87		Clubhouse	
88			
89	Girl Scout Troop 21 was present and asked the Board for permission to place posters,		
90	flyers, and donation bins at the clubhouse for Foster Care.		
91			

On a Motion by Mr. Perra, seconded by Mr. Hengel, with all in favor, the Board Approved the Girl Scout Troop 21 Request to Place Posers, Flyers, and Donation Bins at the Clubhouse, for the Greyhawk Landing Community Development District.

#### FOURTH ORDER OF BUSINESS 93

## 94

### Update Regarding Play and Spray Contract and Consideration of Western Construction Aquatic Proposal for Play and Spray

Ms. FerroNyalka advised that she received the proposal from Western Aquatic 98 Construction and is still working on obtaining additional proposals. Ms. Blandon advised that 99 several vendors are declining to propose. Ms. Blandon advised that the bond money 100 earmarked for this project is \$150,000.00 and there is a reserve amount of \$60,788.00 which 101 totals \$210,788.00 that can be spent on the project. Ms. FerroNyalka advised that she 102 reached out A&D Pools again and has not received a response. Discussion ensued. This 103 item was tabled to the next meeting in order to receive additional proposals; the Board asked 104 that Ms. FerroNyalka ask Western Aquatics to revise their proposal to increase the fence 105 106 height. 107

#### **FIFTH ORDER OF BUSINESS** 108

109

92

95

96 97

### **Discussion Regarding Dog Park**

110

## This item was tabled to the next meeting.

### 111 112 SIXTH ORDER OF BUSINESS

## 113

### 114 115 116

#### Discussion Regarding Security Services and Consideration of Allied Universal Addendum/Proposal

Ms. FerroNyalka advised that the Client Manager for Allied has retired and Allied is 117 now trying to replace him. She advised that currently the guards are being billed at \$16.00 for 118 the guard per hour but the guard is being paid \$10.00 per hour and so Allied is trying to get 119 them to a higher rate. Mr. Hengel recommended going back to Allied to request a proposal 120 for the guard to be paid \$15.00 per hour and the site supervisor to be paid \$17.00 per hour. 121

#### SEVENTH ORDER OF BUSINESS 123

124 125

122

### **Consideration of VACC Proposal** for RFID Tags

Mr. Jacuk advised that this was a first run at pricing the RFIDs through Main Gate. Mr. 126 Hengel advised that should someone not want to have an RFID, the main entry gate will 127 always be open. Mr. Jacuk advised that he will try to negotiate better pricing for the RFIDs. 128

129 130

131

- Ms. Blandon advised that the Main Gate contract is underway.
- Mr. Hengel addressed questions related to the process of installing the RFIDs. Ms. 132 Blandon provided input regarding the process of making a switch. 133

EIGHT	ORDER OF BUSINESS Staff Reports
	Americ Demont
	Aquatic Report
	Mr. Jones advised that the ponds are in great condition with progress being
	made; he advised that as pond levels drop and temperatures rise, they will be
	focusing on controlling algae. Mr. Jones recommended hand removal of some
	of the dead vegetation. He responded to questions from the Board.
	Landaaana Maintananaa Lindata
	Landscape Maintenance Update
	Mr. Bautista provided a landscape maintenance update; he advised that ant
	treatment was done on the soccer and baseball fields. Mr. Bautista advised that
	they have been monitoring the resident concerns related to falling leaves. He
	reminded the Board that with rainy season coming up, there will be areas that
	are too wet to maintain. Mr. Hengel inquired as to when the fertilization will be
	conducted. Mr. Bautista advised that he will get a schedule from the tech and will forward that schedule to Mr. Hengel and Ms. FerroNyalka
	will forward that schedule to Mr. Hengel and Ms. FerroNyalka.
	Ms. Blandon advised of a resident concern related to oak tree leaves. Mr.
	Bautista asked that residents not approach the workers; he further advised that
	the leaves are blown into the conservation area but must also not blow them
	into the ponds. He asked that residents forward concerns to Ms. FerroNyalka
	who can forward to him for attention.
	who can folward to him for attention.
	Field Manager Report
	Ms. FerroNyalka provided an overview of her report as provided in the agenda
	package. She advised that the Sunstate Landscape tree installation will begin
	Monday/Tuesday and trees will be hand irrigated.
	Ms. FerroNyalka reviewed the proposal received from Athletic Turf Care
	Solutions proposal for softball field renovation. Mr. Hengel recommended
	tabling this item until budget season.
	Ms. FerroNyalka reviewed the proposal from Fitness Logic for recumbent bike
	part.
	Ms. FerroNyalka reviewed the proposal from FitRev for replacement
	equipment.
h	
0.0	tion by Mr. Hongol accorded by Mr. Josuk with all in favor the Deard Amproved
	otion by Mr. Hengel, seconded by Mr. Jacuk, with all in favor, the Board Approved
	posals for Replacement Bike/Elliptical, for the Greyhawk Landing Community
Dev	ment District.
L	
	Ms. FerroNyalka reviewed the State Alarm proposal for replacement of the rec
	$e^{-1}$

center cameras at a cost of \$3,500.00.

175

### GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT March 24, 2022 Minutes of Meeting Page 5

on by Mr. Hengel, seconded by Mr. Bush, with all in favor, the Board Approved Alarm Proposal for Rec Center Replacement Cameras, to be Paid from for the Greyhawk Landing Community Development District.
Ma Forrablyalka ravioused the proposal from LaDapage Diversion for
Ms. FerroNyalka reviewed the proposal from LaPensee Plumbing for installation of retrofit bottle filler to the water cooler at a cost of \$1,745.00.
on by Mr. Scott, seconded by Mr. Perra, with all in favor, the Board Approved see Plumbing Proposal for Installation of Retrofit Bottle Filler to Water Cooler, eyhawk Landing Community Development District.
Mr. Hengel inquired as to when the painting will begin. Ms. FerroNyalka advised it will begin Monday.
District Engineer Mr. Schappacher advised that he sent the bid package for guardhouse road repairs to several vendors but only one vendor provided a price, and he is not happy with the pricing. Ms. Blandon advised that she will provide additional vendor information to Mr. Schappacher. This item was tabled.
Mr. Schappacher advised that regarding the re-claimed water connection update, the county was having issues locating the stub line but there was valve and so the valve was added, and it was completed. Mr. Schappacher advised that the next step is for the meter to be installed which should be completed in the next day or so.
Mr. Schappacher advised that bids for the pond bank restoration are due April 1 <sup>st</sup> .
Mr. Schappacher advised that Mr. Hengel signed the contract today for the sidewalk repairs and the work is being scheduled.
Mr. Schappacher advised that bids were received for the Nature Trail; he advised that he sent the bid package to several vendors and the best bid came in at \$7,831.00.
on by Mr. Hengel, seconded by Mr. Perra, with all in favor, the Board Approved xcavation Nature Trail Repairs Bid, Subject to Preparation of an Agreement by o be Paid from the General Fund Line Item for Sidewalk Repairs & Maintenance, eyhawk Landing Community Development District.

Mr. Schappacher advised that comments to pickleball were received from the

Page 6

County; he advised the resubmittal should be in next week. Discussion ensued. 209 210 Ms. FerroNyalka inquired as to the erosion at Petrel. Mr. Schappacher advised 211 that vendor has agreed to send someone right away. 212 213 Ε. 214 District Counsel Mr. Cohen advised that the Greyhawk Landing CDD owns the parcel out near 215 Upper Manatee River Road. Mr. Bush spoke regarding selling the property. Mr. 216 Cohen provided an overview of the process to sell the property, should the 217 Board choose to do so. Mr. Bush advised that the area intended to be a soccer 218 field with a bathroom facility; he advised that there is no infrastructure in the 219 area. He reviewed a proposal from a builder who would like to purchase the 220 property and contribute to the community. 221 222 F. **District Manager** 223 224 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. 225 226 NINTH ORDER OF BUSINESS 227 **Consideration of the Minutes of the Board of Supervisors' Meeting held** 228 on February 24, 2022 229 230 Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on 231 February 24, 2022 and asked if there were any questions related to the minutes. There were 232 233 none. 234 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 February 24, 2022, for the Greyhawk Landing Community Development District. 235 **TENTH ORDER OF BUSINESS** Consideration of the Operations 236 237 and Maintenance Expenditures for 238 239 the Month of February 2022 Ms. Blandon advised that the Operations and Maintenance expenditures for the period 240 of February 1-28, 2022 total \$125,127.06 and asked if there were any questions. There were 241 none. 242 243 On a Motion by Mr. Hengel, seconded by Mr. Perra, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of February 2022 (\$125,127.06), for the Greyhawk Landing Community Development District. 244 ELEVENTH ORDER OF BUSINESS **Supervisor Requests** 245 246

Ms. Blandon opened the floor to Supervisor Requests. 247 248 Mr. Hengel thanked Ms. Wilson for her work on the fishing tournament and further 249 thanked the volunteers for their work on the bridge. 250 251 252 Mr. Jacuk addressed the speeding issue; he advised that the Board needs to look into it although he is not sure what to do. Mr. Cohen advised that another community switched 253 254 from the Sheriff's Department to FHP and got a better response. Mr. Jacuk asked Ms. FerroNyalka to look into involving FHP; he further asked that Ms. FerroNyalka reach out to 255 256 the county about installing additional speed tables. Discussion ensued. 257 258 Ms. Blandon advised that she received a communication from Commissioner Vanessa 259 Baugh asking if Greyhawk Landing would like to be added to her monthly newsletter distribution list. Mr. Hengel confirmed. Mr. Cohen recommended being careful about providing 260 email addresses. Mr. Hengel recommended having Mr. Wulczak reach out to Ms. Baugh and 261 262 adding her newsletter to the Greyhawk Landing newsletter. 263 Ms. Blandon advised that the homeowner whose use rights were suspended has not 264 265 reached out to her; she advised that the initial suspension was thirty days and there have been no further issues from the household. The board directed Ms. FerroNyalka to extend the 266 suspension an additional thirty days. Mr. Cofrancesco provided an overview of the incident 267 268 which resulted in the suspension. 269 Mr. Cofrancesco reviewed an incident involving kids shooting orbees guns in the pool 270 271 area; he recommended banning the orbees guns from CDD property. Ms. Blandon opened this item to public comment. There were none. 272 273 On a Motion by Mr. Hengel, seconded by Mr. Perra, with all in favor, the Board Banned Projectile Toys, for the Greyhawk Landing Community Development District. 274 Mr. Perra recommended adding cameras to the playground. 275 276 TWELFTH ORDER OF BUSINESS Adjournment 277 278 Ms. Blandon advised that there was no further business to come before the Board and 279 280 asked for a motion to adjourn. 281 On a Motion by Mr. Hengel, seconded by Mr. Perra, with all in favor, the Board Adjourned the Meeting at 8:06 p.m., for the Greyhawk Landing Community Development District. 282

283 284

Secretary / Assistant Secretary 285

# Tab 17

## 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 March 2022 For Board Approval

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

The total items being presented: **\$143,016.07** 

Approval of Expenditures:

\_\_\_\_\_ Chairperson

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

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

### Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Inv	oice Amount
Bright House Networks,	20220331-1	0036325323-01 03/22	700 Greyhawk Blvd - Gym 03/22	\$	19.30
LLC	20220331-1	0030323323-01 03/22	700 Greynawk Bivd - Gym 03/22	Φ	19.50
Bright House Networks, LLC	20220331-1	96171201021122	700 Greyhawk Blvd 02/22	\$	439.08
Bright House Networks, LLC	20220331-1	96171201031122	700 Greyhawk Blvd 03/22	\$	404.99
Champion Carpet & Tile Cleaning Inc.	1061	31122	Cleaned Chairs 03/22	\$	315.00
Club Care, Inc.	1038	31695	Plant Install 02/22	\$	1,677.00
Crosscreek Environmental Inc.	1030	10380	Aquatic Maintenance 02/22	\$	3,870.00
Custom Reserves, LLC	1039	R1043.22	Reserve Study 02/22	\$	2,200.00
Everglades Equipment Group	1057	W53696	Service Call 02/22	\$	498.34
Florida Department of Revenue	1056	Sales Tax 02/22	Sales & Use Tax 02/22	\$	75.16
Florida Power & Light Company	1031	FPL Electric Summary 02/22	FPL Electric Summary Bill 02/22	\$	4,897.68
Florida Power & Light Company	1066	FPL Electric Summary 03/22	FPL Electric Summary Bill 03/22	\$	5,053.88
Florida Power & Light Company	1058	FPL Summary #2 02/22	FPL Electric Summary #2 Bill 02/22	\$	2,562.83
Frontier Florida LLC	20220331-2	062013-5 03/22	Frontier Services 03/22	\$	310.82
Frontier Florida LLC	20220331-2	941-708-3290-042407-5 03/22	Frontier Services 03/22	\$	58.84

### Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Inv	oice Amount
Frantiar Florida II C	20220331-2	044 745 5602 070420 5 02/22	Frontier Services 02/22	<u>ዮ</u>	64.26
Frontier Florida LLC	20220331-2	941-745-5603-070120-5 02/22	Frontier Services 02/22	\$	64.26
Frontier Florida LLC	20220331-2	941-745-5603-070120-5 03/22	Frontier Services 03/22	\$	64.26
Frontier Florida LLC	20220331-2	941-750-9046-070120-5 03/22	Frontier Services 03/22	\$	103.99
Gorilla Kleen, LLC	1040	25089	Paint Soccer Goals 03/22	\$	275.00
Gregory Perra	1044	GP022422	Board of Supervisors Meeting 02/24/22	\$	200.00
Greyhawk Landing CDD	CD1553	CD1553	Debit Card Replenishment	\$	1,434.16
Greyhawk Landing CDD	CD1552	CD1552	Debit Card Replenishment	\$	1,013.04
Greyhawk Landing CDD	CD1551	CD1551	Debit Card Replenishment	\$	598.00
HomeTeam Pest Defense, Inc.	1041	82658576	Sentricon Monitoring 02/22	\$	149.90
Kimal Lumber	1065	032122 Kimal	Material for Bridge 03/22	\$	1,888.16
Kimal Lumber	1051	282120	Lumber for Bridge 02/22	\$	1,924.00
Lyfe Outdoor	1059	65110	Refill System 03/22	\$	377.50
Manatee County Utilities Department	1043	MCUD Summary 02/22	Garbage/Utility Services 02/22	\$	1,519.93
Mark E Bush	1037	MB022422	Board of Supervisors Meeting 02/24/22	\$	200.00

### Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Inv	voice Amount
MCSO	1042	40342	Security/Escort/Traffic Service 02/22	\$	1,080.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	1032	9584	Street Lights Maintenance 02/22	\$	1,160.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	1032	9585	Street Lights Maintenance 02/22	\$	355.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	1032	9604	Street Lights Maintenance 02/22	\$	290.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	1067	9647	Street Lights Maintenance 03/22	\$	1,400.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	1052	9681	Service Call 03/22	\$	175.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	1052	9682	Street Lights Maintenance 03/22	\$	595.00
Persson, Cohen & Mooney, P.A.	1045	1865	General/Monthly Legal Services 02/22	\$	4,305.40
Pools by Lowell, Inc.	1033	24781643	Rec Pool Service 02/22	\$	1,500.00
Pools by Lowell, Inc.	1033	24781653	Rec Pool Service 02/22	\$	2,100.00
Pools by Lowell, Inc.	1046	27155559	Pool Repairs 02/22	\$	83.98
Pools by Lowell, Inc.	1046	27342770	Pool Repairs 02/22	\$	278.77
Pools by Lowell, Inc.	1046	27491119	Pool Repairs 02/22	\$	217.11
Pools by Lowell, Inc.	1046	27990969	Pool Repairs 02/22	\$	60.52

### Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Inv	oice Amount
Pools by Lowell, Inc.	1046	28197679	Pool Repairs 02/22	\$	211.78
Pools by Lowell, Inc.	1068	28199990	Pool Repair 03/22	\$	474.50
Pools by Lowell, Inc.	1068	28300596	Pool Repairs 03/22	\$	117.85
Pools by Lowell, Inc.	1068	28408769	Clubhouse Pool Service 03/22	\$	1,500.00
Pools by Lowell, Inc.	1068	28408803	Rec Pool Service 03/22	\$	2,100.00
Pools by Lowell, Inc.	1053	28425912	Pool Repairs 03/22	\$	1,036.46
Pools by Lowell, Inc.	1068	28853297	Pool Repairs 03/22	\$	270.43
Pools by Lowell, Inc.	1068	29310767	Pool Repair 03/22	\$	103.71
Pools by Lowell, Inc.	1068	29510320	Pool Repair 03/22	\$	276.08
Rizzetta & Company, Inc.	1034	INV0000066120	Personnel Reimbursement 02/22	\$	4,529.58
Rizzetta & Company, Inc.	1034	INV0000066372	District Management Fees 03/22	\$	4,371.70
Rizzetta & Company, Inc.	1054	INV0000066434	Personnel Reimbursement 03/22	\$	6,024.34
Rizzetta & Company, Inc.	1060	INV0000066485	EE Recruiting and Cell Phone 02/22	\$	100.00
Rizzetta & Company, Inc.	1069	INV0000066758	Personnel Reimbursement 03/22	\$	6,180.81

### Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	In	voice Amount
Rizzetta Amenity Services, Inc.	. 1047	INV0000000009369	Office Supplies & Cell Phone 11/21	\$	38.08
Robert Scott Jacuk	1048	SJ022422	Board of Supervisors Meeting 02/24/22	\$	200.00
Say No to Bugs, Inc.	1062	30422	Pest Control 03/22	\$	325.00
Schappacher Engineering, LLC	1063	2098	Engineering Services 02/22	\$	5,679.59
State Alarm Inc.	1070	221555	Monthly Alarm Monitoring Service 04/22	\$	199.00
Sun State Landscape	1064	42084	Bush Hog Mowing 03/22	\$	1,300.00
Management, Inc. TECO-Peoples Gas	20220331-3	211012697549 1/22	12350 Mulberry Ave 01/22	\$	15.10
TECO-Peoples Gas	20220331-3	211012697549 1/11	12350 Mulberry Ave 02/22	\$	15.10
TFR Cleaning Services Inc.	1071	70621	Janitorial Services 03/22	\$	759.00
Universal Access, LLC	1072	AAAI1227	New Gate Arms 03/22	\$	1,520.00
Universal Access, LLC	1072	AAAI1228	Gate Repair 03/22	\$	460.00
Universal Protection	1049	12401056	Security 01/28/22-02/24/22	\$	21,018.08
Service, LLC Verizon Wireless	1050	9900104532	Telephone Services 02/22	\$	78.33
Yellowstone Landscape	1073	SS 332675	Monthly Landscape Maintenance 03/22	\$	30,995.65

### Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invo	ice Amount
Yellowstone Landscape	1055	SS 332678	Debris Clean up 02/22	\$	3,810.00
Yellowstone Landscape	1055	SS 339294	Debris Clean up Chantilly - Ragdoll 03/22	\$	3,510.00

**Report Total** 

\$ 143,016.07

# Tab 18

### Greyhawk Landing CDD Special Assessment Bonds, Series 2021 Requisitions for Payment

Requisition No.	Vendor	Amount
2	Greyhawk Landing CDD	\$4,780.00
3	Greyhawk Landing CDD	\$51,840.00
4	Crosscreek Environmental	\$79,740.00
5	Main Gate Enterprises, Inc.	\$111,464.50
6	ANJ Excavation LLC	\$16,687.50
7	Yellowstone Landscape	\$3,495.40
8	Main Gate Enterprises, Inc.	\$111,464.50
	Total	\$379,471.90