

Greyhawk Landing Community Development District

Board of Supervisors' Meeting November 17, 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 Counsel	Andrew Cohen	Persson, Cohen, Mooney, Fernandez & Jackson, 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

November 10, 2022

Board of Supervisors Greyhawk Landing Community Development District

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Greyhawk Landing Community Development District will be held on **Thursday**, **November 17**, **2022 at 6:00 p.m.** at the Greyhawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, Florida 34212. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE
- 2. AUDIENCE COMMENTS
- 3. CONTINUED BUSINESS ITEMS
 - A. Update Regarding Gate Installation Project and RFID Distribution

4. BUSINESS ITEMS

5. STAFF REPORTS & UPDATES

- A. Aquatic Maintenance
- B. Landscape Maintenance
- C. Field Manager Tab 3
- D. District Engineer
- E. District Counsel
- F. District Manager (under separate over)
 - 1. Presentation of Action Item List
 - 2. Review of Monthly Financial Statements

6. BUSINESS ADMINISTRATION

- None
- 7. SUPERVISOR REQUESTS
- 8. ADJOURNMENT

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

Respectfully, Belinda Blandon Belinda Blandon District Manager

Tab 1

NOSTALGIC LAMPPOSTS & MAILBOXES PLUS

P.O. Box 7202 North Port, FL 34290 941-223-1677 nlp1677@yahoo.com

	Greyhawk I					
ESTIMATE #		DATE				
2028		10/27/2022				

ACTIVITY	QTY	RATE	AMOUNT
Replace basketball court lights with LED			7,255.00
Utilize existing poles , change fitter on arms to accommodate new LED lights			
Includes labor, bucket truck and materials			
Materials - 4 LED lights commercial sports lights 2 Bracket conversions Wire and connectors			
Total materials 4655.00			
Labor 2600.00			

TOTAL

\$7,255.00

Accepted By

Accepted Date

Tab 2



Greyhawk Landing CDD Security Budget

Greyhawk Landing CDD							C	urrer	nt Budget (est)
	١	Wage	Bi	II Rate	Weekly Hours	W	eekly Cost	ŀ	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
			Su	btotal:	336.00	\$	5,559.60	\$	289,099.20
Holidays / OT - Gate Officers	\$	17.25	\$	24.08		lidays		\$	2,247.00
olidays / OT -Site Supervisor	\$	14.50	\$	30.33	7 ho	lidays	8	\$	566.16
Equipment & Ot	her	Items							
Vehicle					\$		1,000.00	\$	12,000.00
Medical & Benefit	ts P	ackage			included	l in al	oove	\$	-
							Subtotal:	\$	303,912.36
						Aı	nual TOTAL	\$	303,912.36
						Bi	Weekly Avg	\$	11,688.94
						М	onthly Avg	\$	25,326.03
Greyhawk Landing CDD							Pro	oose	d Budget (est
	1	Wage	Bi	II Rate	Weekly Hours	W	eekly Cost	A	Annual Cost
Gate Officers	\$	16.00	\$	22.40	128.00	\$	2,867.20	\$	149,094.40
Roving Patrol	\$	16.00	\$	22.40	56.00	\$	1,254.40	\$	65,228.80
Pool Patrol	\$	16.00	\$	22.40	112.00	\$	2,508.80	\$	130,457.60
Site Supervisor	\$	18.00	\$	25.20	40.00	\$	1,008.00	\$	52,416.00
			Su	btotal:	336.00	\$	7,638.40	\$	397,196.80
	•								
Holidays / OT - Officers	\$	24.00	\$	33.60		lidays		\$	3,136.00
olidays / OT - Site Supervisor	\$	24.00	\$	37.80	7 no	lidays	6	\$	705.60
Equipment & Ot		nems			¢		4 000 00		
Vehicle					\$		1,000.00	\$	12,000.00
Heliaus					\$ included	l in al	199.00	\$	2,388.00
Medical & Benefit	IS P	аскаде		_	included	i in ai		¢	AAE 400 40
							Subtotal:	\$	415,426.40
							nual TOTAL	\$	415,426.40
							Weekly Avg	\$	15,977.94
						M	onthly Avg	\$	34,618.87
					Change fr	om C	current		36.7%

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This budget is simply a comparison of a change in the rates with no adjustment to the hours. This is simply for reference.



Greyhawk Landing CDD Security Budget

Greyhawk Landing CDD							Ci	urrer	nt Budget (est)
	1	Wage	Bi	II Rate	Weekly Hours	W	eekly Cost	ŀ	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
			Su	btotal:	336.00	\$	5,559.60	\$	289,099.20
Holidays / OT - Gate Officers	\$	17.25	\$	24.08	7 ho	lidays	6	\$	2,247.00
olidays / OT -Site Supervisor	\$	14.50	\$	30.33	7 ho	lidays	6	\$	566.16
Equipment & Ot	her	Items							
Vehicle					\$		1,000.00	\$	12,000.00
Medical & Benefit	ts P	ackage			included	l in al	bove	\$	-
							Subtotal:	\$	303,912.36
						A	nnual TOTAL	\$	303,912.36
						Bi	Weekly Avg	\$	11,688.94
						М	onthly Avg	\$	25,326.03
Greyhawk Landing CDD							Prop	oose	d Budget (est)
		Wage	Bi	II Rate	Weekly Hours	W	eekly Cost	A	Annual Cost
Gate Officers	\$	16.00	\$	22.40	128.00	\$	2,867.20	\$	149,094.40
Roving Patrol	\$	16.00	\$	22.40	56.00	\$	1,254.40	\$	65,228.80
Pool Patrol	\$	16.00	\$	22.40	24.00	\$	537.60	\$	27,955.20
Site Supervisor	\$	18.00	\$	25.20	40.00	\$	1,008.00	\$	52,416.00
			Su	btotal:	248.00	\$	5,667.20	\$	294,694.40
	•							•	
Holidays / OT - Gate Officers	\$	24.00	\$	33.60	7 holidays 7 holidays			\$	1,881.60
olidays / OT - Site Supervisor	\$	24.00	\$	37.80	7 no	lidays	6	\$	705.60
Equipment & Ot		nems			¢		4 000 00	*	
Vehicle					\$		1,000.00 199.00	\$	12,000.00
Heliaus					\$	lind		\$	2,388.00
Medical & Benefit	is P	аскаде			included	i in ai		¢	244 000 00
							Subtotal:	\$	311,669.60
							nnual TOTAL	\$	311,669.60
							Weekly Avg	\$	11,987.29
						M	onthly Avg	\$	25,972.47
					Change fr	om C	Current		2.6%

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This budget shows a reduction in the hours for the pool patrol to driving between the two pools three days a week with no changes to the Roving Patrol

position.

SECURITY SERVICES

Greyhawk Landing CDD Security Budget

Greyhawk Landing CDD							С	urre	nt Budget (est)
		Nage	Bi	ll Rate	Weekly Hours	W	eekly 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
	Ť	1 1100		btotal:	336.00	\$	5,559.60	\$	289,099.20
							0,000100		
Holidays / OT - Gate Officers	\$	17.25	\$	24.08	7 ho	liday	6	\$	2,247.00
lolidays / OT -Site Supervisor	\$	14.50	\$	30.33	7 ho	liday	6	\$	566.16
Equipment & Ot	her	ltems	<u>. </u>					<u> </u>	
Vehicle)				\$		1,000.00	\$	12,000.00
Medical & Benefit	ts Pa	ackage			included	l in a	bove	\$	-
							Subtotal:	\$	303,912.36
						A	nual TOTAL	\$	303,912.36
						Bi	Weekly Avg	\$	11,688.94
						м	onthly Avg	\$	25.326.03
Greyhawk Landing CDD							Pro	pose	d Budget (est)
	١	Nage	Bi	II Rate	Weekly Hours	W	eekly Cost	4	Annual Cost
Gate Officers	\$	16.00	\$	22.40	128.00	\$	2,867.20	\$	149,094.40
Pool Patrol	\$	16.00	\$	22.40	48.00	\$	1,075.20	\$	55,910.40
Site Supervisor	\$	18.00	\$	25.20	40.00	\$	1,008.00	\$	52,416.00
			Su	btotal:	216.00	\$	4,950.40	\$	257,420.80
Holidays / OT - Gate Officers	\$	24.00	\$	33.60	7 holidays			\$	1,254.40
olidays / OT - Site Supervisor	\$	24.00	\$	37.80	7 ho	liday	6	\$	705.60
Equipment & Ot	her	ltems							
Heliaus					\$	1	199.00	\$	2,388.00
Patrol Stops (2					14.00	\$	45.00	\$	32,760.00
Medical & Benefit	ts Pa	ackage			included	l in a			
							Subtotal:	\$	294,528.80
							nual TOTAL	\$	294,528.80
							Weekly Avg	\$	11,328.03
						M	onthly Avg	\$	24,544.07
					Change fr	om C	Current		-3.1%

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This budget removes the roving patrol and includes the Patrol Stop program.This also includes Pool Patrol at both pools three days a week.



Greyhawk Landing CDD Security Budget

Greyhawk Landing CDD							Cı	urrer	nt Budget (est)
	۷	Vage	Bi	II Rate	Weekly Hours		eekly Cost	A	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
			Su	btotal:	336.00	\$	5,559.60	\$	289,099.20
Holidays / OT - Gate Officers	\$	17.25	\$	24.08		lidays		\$	2,247.00
Folidays / OT -Site Supervisor	\$	14.50	\$	30.33	7 ho	lidays	5	\$	566.16
Equipment & Ot		ltems							
Vehicle					\$		1,000.00	\$	12,000.00
Medical & Benefit	ts Pa	ackage			included	l in al	oove	\$	-
							Subtotal:	\$	303,912.36
						Ar	nnual TOTAL	\$	303,912.36
						Bi	Weekly Avg	\$	11,688.94
						М	onthly Avg	\$	25,326.03
Greyhawk Landing CDD							Prop	ose	d Budget (est)
	۷	Vage	Bi	II Rate	Weekly Hours	W	eekly Cost	A	Annual Cost
Gate Officers	\$	16.00	\$	22.40	128.00	\$	2,867.20	\$	149,094.40
Pool Patrol	\$	16.00	\$	22.40	48.00	\$	1,075.20	\$	55,910.40
			Su	btotal:	176.00	\$	3,942.40	\$	205,004.80
Holidays / OT - Gate Officers	\$	24.00	\$	33.60	7 ho	lidays	6	\$	1,254.40
Equipment & Ot		ltems			· ·				
Heliaus					\$	1	199.00	\$	2,388.00
Patrol Stops (2					14.00	\$	45.00	\$	32,760.00
Medical & Benefit	ts Pa	ackage			included	l in al			
							Subtotal:	\$	241,407.20
							nual TOTAL	\$	241,407.20
							Weekly Avg	\$	9,284.89
						M	onthly Avg	\$	20,117.27
					Change fr	om C	current		-20.6%

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This budget is based on removing everything execpt the pool patrol and gate house access from 0700-2300. Roving Patrol is replaced with the Patrol Stop program. The expectation here is this would be implemented with technology.

Tab 3



Carleen FerroNyalka - November 2022

Landscaping Weekly Meetings Update: Weekly Meetings held on: 11/2/22, 11/9/22

Yellowstone has completed all storm cleanup throughout the community. Ornamental grasses cut back at the Upper Manatee gate. John Toborg completed post-hurricane landscape inspection on October 28, report still to be sent.

Irrigation wet check for November completed week of November 7th.

Items to be addressed by Yellowstone that are pending:

Aquatics Update

Aerator moved on Aster Avenue and operational.

Fountain in pond 4 serviced week of November 7th to replace control box

West ponds 10, 17 to be treated for torpedo grass and water lettuce. East ponds 34/35 for invasive lilies and water lettuce.

Gate Update:

Gear box replaced on Geranium Glen.

CDD Facilities Update:

Operations/Maintenance Accomplishments for the month of November 2022:

- 1. Giella Designs began holiday decorations on 11/1/22
- 2. Elite Painting finished painting all West Monuments.
- 3. New weight equipment scheduled for delivery week of November 14th
- Rec Center pool heaters serviced by Symbiont Service; 5 of 6 pool heaters back in operation. Clubhouse pool heaters to be scheduled for service due to leak and maintenance.
- 5. Guardhouse roof and exterior power washed
- 6. SSLM installed 4 magnolias and crotons from approved plant replacement estimate, remaining replacement plants to follow.
- 7. USA Fence estimates signed and sent for scheduling
- 8. Luminous Electric scheduled for November 14th to install 2 ceiling fans from hurricane damage.
- 9. Met with Philip Bellmore of Bellmore Electric to provide an estimate for adding electrical to pickleball courts.
- 10. Put out community garage sale signs for November 12th
- 11. John Deere Gator in for service due to coolant leaking and overheating thermostat.
- 12. FitRev to deliver new Precor weight equipment on Tuesday November 15th.
- 13. Prep community and facilities for Sub-Tropical Storm Nicole 11/8-11/9

Hurricane Ian Damage Assessment and Follow-Up:

- Stillman Tree Service removed down oaks at 12709 Daisy PI, easement behind 1422 Brambling Ct, 13136/44 Peregrin Circle
- Repaired fence at irrigation station by guardhouse (Ed). USA Fence repairs pending scheduling
- All replacement street signs have been ordered and/or installed.
- Manatee County utilities scheduled to pick up remaining tree debris week of November 7th, per the county utilities director.

CDD Facilities:

Accomplishments

Recreation Center	Clubhouse
Replaced hose reel	AC unit serviced for belt
AC units cleaned	Clocks changed for Daylight Savings
Clocks changed for Daylight Savings	

Pending Items

Clubhouse
Maintenance on pool heaters

Maintenance and Operations

Pending Projects Update:

• Part of Rec Center flooring and the guardhouse carpet are both are in need of replacement. Recommend replacing worn carpet in front of gym mirrors with rubber flooring and leaving remaining carpet in good condition.

Recommendations for the Board of Supervisors: