

Board of Supervisors' Meeting March 23, 2023

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 Office least forty-eight advise the District at (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

March 16, 2023

Board of Supervisors Greyhawk Landing Community Development District

AGENDA

Dear Board Members:

5.

6.

The regular meeting of the Board of Supervisors of the Greyhawk Landing Community Development District will be held on Thursday, March 23, 2023 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**

- Consideration of Refinancing of the Series 2013 Bonds Α.
- Update Regarding Gate Installation Project and RFID В. Distribution
- C. Discussion and Consideration of Homeowner RFID Sticker Issuance Appeal
- Consideration of Proposals for Shade Sails D. (under separate cover)

4.

E	BUSI	NESS ITEMS	
ŀ	۹.	Discussion Regarding O&M Expenditures and Approval	
		of Prior Months	
		1. Consideration of the Operations and Maintenance	
		Expenditures for the Months of January and	
		February 2023	Tab 1
9	STAF	F REPORTS & UPDATES	
ŀ	۹.	Aquatic Maintenance	
E	В.	Landscape Maintenance	
(С.	Field Manager	Tab 2
[D.	District Engineer	
		1. Consideration of Proposals for Roadway Rejuvenation	
		(under separate cover)	
E	Ε.	District Counsel	
F	F.	District Manager	Tab 3
		1. Presentation of Action Item List	
		2. Review of Monthly Financial Statements	Tab 4
		3. Review of FEMA Damage Inventory and Approval for	
		Submittal (under separate cover)	
E	BUSI	NESS ADMINISTRATION	
/	Α.	Consideration of the Minutes of the Audit Committee	
		Meeting held on February 23, 2023	Tab 5
E	В.	Consideration of the Minutes of the Board of Supervisors'	
		Meeting held on February 23, 2023	Tab 6
(С.	Ratification of Special Assessment Revenue Bonds, Series	

2021 (2021 Project) Requisitions #30 and #31

Tab 7

Greyhawk Landing Community Development District Agenda - Page 2 March 16, 2023

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, Fernandez & Jackson, P.A.

Tab 1

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures January 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2023 through January 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$102,861.18**

Approval of Expenditures:

_____Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoic	e Amount
ASAP Fence and Gate LLC	100208	6752	Hurricane Repairs 50% Deposit 01/23	\$	3,005.00
Club Care, Inc.	100193	33165	Flower Installation 12/22	\$	912.00
Club Care, Inc.	100199	33266	Frost Cloth Delivery 12/22	\$	660.00
Crosscreek Environmental,	100195	11913	Quarterly Maintenance 09/22-12/22	\$	3,200.00
Inc. Crosscreek Environmental, Inc.	100194	12468	Pond # 4 - Fountain Repair 12/22	\$	2,175.00
Crosscreek Environmental,	100216	12605	Aquatic Maintenance 12/22	\$	3,200.00
Inc. Donna Garriques	100209	010323 Garriques	Rental Deposit Refund 12/30/22	\$	250.00
FL Off Duty Police	100210	GH010123	Off Duty Patrol Services 01/23	\$	990.00
FL Off Duty Police	100217	GH120122	Off Duty Patrol Services 12/22	\$	1,320.00
Florida Department of	100203	Sales Tax 51-8015445488-7	Sales Tax 12/22	\$	41.93
Revenue Florida Power & Light	100188	-	- FPL Electric Summary Bill 11/22	\$	7,721.32
Company Florida Power & Light Company	100211	985 FPL Electric Summary 985 01/23	FPL Electric Summary Bill 01/23	\$	4,115.55

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoic	e Amount
Florida Power & Light Company	20230123-1	FPL Summary 12.22 AUTOPAY	FPL Summary 12.22	\$	3,252.60
Frontier Florida, LLC	20230130-3	941-708-3290-042407-5 01/23	Frontier Services 01/23	\$	59.19
Frontier Florida, LLC	20230130-1	941-745-5603-070120-5 01.23	Frontier Services 01/23	\$	84.45
Frontier Florida, LLC	20230119-1	941-746-6670-062013-5 01/23 AutoPay	Phone & Internet Services 01/23	\$	335.03
Frontier Florida, LLC	20230118-1	941-750-9046-070120-5 01/23 AutoPay	Phone & Internet Services 01/23	\$	122.66
Gulf Coast Grass, Inc.	100204	9038	Deposit for Sod 12/22	\$	375.00
Gulf Coast Grass, Inc.	100218	9042	Greyhawk Blvd Sod repair & Installation 12/22	\$	1,125.00
Gulf Coast Grass, Inc.	100218	9043	Peregrin Sod Repair 12/22	\$	1,575.00
Hankin & Hankin	100219	HH113022	Legal Services 05/11/22-11/30/22	\$	1,260.00
Manatee County Utilities	20230113-1	MCUD Summary 12.22-985	MCUD Summary 12.22	\$	1,813.06
Department Michelle Cramer	100191	AutoPay 122022 Cramer	Rental Deposit Refund 12/17/22	\$	250.00
New Hope General Services Corporation	100190	12132022-04	Repair and Level Pavers 12/22	\$	2,600.00

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoic	e Amount
Nostalgic Lampposts & Mailboxes Plus, Inc.	100222	10502	Street Lights Maintenance 01/23	\$	1,400.00
Nostalgic Lampposts &	100221	10528	Street Light Maintenance 01/23	\$	518.50
Mailboxes Plus, Inc. Nostalgic Lampposts & Mailboxes Plus, Inc.	100220	10533	Decorative Light Replacement 01/23	\$	345.00
Persson, Cohen & Mooney,	100213	3007	General/Monthly Legal Services	\$	1,375.00
P.A. Pools by Lowell, Inc.	100202	39000465	12/08/22-12/16/22 Pool Repairs 08/22	\$	70.13
Pools by Lowell, Inc.	100223	46853347	Pool Repairs 12/22	\$	65.38
Pools by Lowell, Inc.	100201	48526718	Commercial Pool Service 01/23	\$	1,600.00
Pools by Lowell, Inc.	100200	48526760	Commercial Pool Service 01/23	\$	2,250.00
Rizzetta & Company, Inc.	100205	74941	Amenity Management and	\$	7,823.36
Rizzetta & Company, Inc.	100189	INV0000074739	Personnel Reimbursement 01/23 District Management Fees 01/23	\$	5,338.34
Rizzetta & Company, Inc.	100206	INV0000074777	Personnel Reimbursement 12/22	\$	6,167.30
Rizzetta & Company, Inc.	100207	INV0000075258	Personnel Reimbursement 01/23	\$	6,857.12

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoi	ce Amount
Say No to Bugs, Inc.	100197	121394	Pest Control 12/22	\$	395.00
Spectrum	20230130-2	096171201121122 01/23 Autopay	700 Greyhawk BLVD 01/23	\$	416.07
Spectrum	20230120-1	8.33712E+15	700 Greyhawk Blvd - Gym 01/23	\$	21.44
State Alarm, Inc.	100214	231026	Monthly Alarm Monitoring Service 02/23	\$	199.00
Terry's Tree Service of SW FL, LLC	100198	20335	Grind Stumps from Hurricane Ian	\$	1,850.00
TFR Cleaning Services, Inc.	100224	74974	Janitorial Services 01/23	\$	759.00
Universal Protection Service,	100215	13710052	Security 11/25/22-12/29/22	\$	24,085.86
LLC Verizon Wireless	20230112-1	9923531997	Phone Services 12/22	\$	78.47
Yellowstone Landscape	100225	SS 470668	Irrigation Repairs 12/22	\$	553.42
Zoe Christenson	100192	122022 Christenson	Rental Deposit Refund 12/18/22	\$	250.00

Report Total

\$ 102,861.18

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 February 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2023 through February 28, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$181,350.68**

Approval of Expenditures:

_____Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Check Register

Company Name: Report Name: Created on:

Greyhawk Landing Community Development District Check Register

03/16/2023

	03/10/2023					
Location:	985-001985 General Fun	d				
	Account	Payment date	Vendor name	Document/c	heck Payr	nent Amoun
985TRUISTOP						
	985TRUISTOP	02/03/2023	Cheryl Ady	100227	\$	200.00
	985TRUISTOP	02/03/2023	Gregory Perra	100228	\$	200.00
	985TRUISTOP	02/03/2023	Lyfe Outdoor Comfort Solutions	100229	\$	581.25
	985TRUISTOP	02/03/2023	Mark E Bush	100230	\$	200.00
	985TRUISTOP	02/03/2023	Rizzetta & Company, Inc.	100226	\$	4,538.34
	985TRUISTOP	02/03/2023	Robert Scott Jacuk	100231	\$	200.00
	985TRUISTOP	02/09/2023	A N J Excavation, LLC	100233	\$	2,800.00
	985TRUISTOP	02/09/2023	Bellmore Electric, Inc.	100234	\$	197.50
	985TRUISTOP	02/09/2023	Crosscreek Environmental, Inc.	100235	\$	3,870.00
	985TRUISTOP	02/09/2023	Fitness Logic, Inc.	100236	\$	125.00
	985TRUISTOP	02/09/2023	Florante Santos	100237	\$	250.00
	985TRUISTOP	02/09/2023	Giella Designs, LLC	100238	\$	6,750.00
	985TRUISTOP	02/09/2023	Gorilla Kleen, LLC	100239	\$	2,490.00
	985TRUISTOP	02/09/2023	Jessica Kruse	100240	\$	250.00
	985TRUISTOP	02/09/2023	Lyfe Outdoor Comfort Solutions	100241	\$	1,500.00
	985TRUISTOP	02/09/2023	Nostalgic Lampposts & Mailboxes Plus	s, 1100242	\$	950.00
	985TRUISTOP	02/09/2023	Persson, Cohen & Mooney, P.A.	100243	\$	1,856.25
	985TRUISTOP	02/09/2023	Pools by Lowell, Inc.	100244	\$	549.51
	985TRUISTOP	02/09/2023	Rizzetta & Company, Inc.	100232	\$	9.00
	985TRUISTOP	02/09/2023	Schappacher Engineering, LLC	100245	\$	1,125.00
	985TRUISTOP	02/09/2023	Shankisha Sizemore	100246	\$	250.00
	985TRUISTOP	02/09/2023	State Alarm, Inc.	100247	\$	522.50
	985TRUISTOP	02/09/2023	Stillman's Tree Service	100248	\$	925.00
	985TRUISTOP	02/09/2023	Sun State Landscape Management, Ir	nc. 100249	\$	1,300.00
	985TRUISTOP	02/09/2023	Terry's Tree Service of SW FL, LLC	100250	\$	500.00
	985TRUISTOP	02/09/2023	Universal Protection Service, LLC	100251	\$	23,950.49
	985TRUISTOP	02/09/2023	Yellowstone Landscape	100252	\$	31,878.56
	985TRUISTOP	02/16/2023	Florida Department of Revenue	100254	\$	31.44
	985TRUISTOP	02/20/2023	Rizzetta & Company, Inc.	100255	\$	1,000.00
	985TRUISTOP	02/21/2023	Gary W Curry, Inc.	100256	\$	2,412.50
	985TRUISTOP	02/22/2023	Albritton Pressure Cleaning LLC	100261	\$	1,005.00
	985TRUISTOP	02/22/2023	Champion Carpet & Tile Cleaning Inc.		\$	1,200.00

985TRUISTOP	02/22/2023	Crosscreek Environmental, Inc.	100263	\$ 3,870.00
985TRUISTOP	02/22/2023	Fitness Logic, Inc.	100265	\$ 287.00
985TRUISTOP	02/22/2023	FL Off Duty Police	100266	\$ 1,320.00
985TRUISTOP	02/22/2023	Frontier Florida, LLC	100267	\$ 84.45
985TRUISTOP	02/22/2023	Owens Electric, Inc.	100269	\$ 507.75
985TRUISTOP	02/22/2023	Pools by Lowell, Inc.	100271	\$ 618.95
985TRUISTOP	02/22/2023	Rizzetta & Company, Inc.	100258	\$ 190.72
985TRUISTOP	02/22/2023	Rizzetta & Company, Inc.	100257	\$ 6,778.64
985TRUISTOP	02/22/2023	Rizzetta & Company, Inc.	100260	\$ 7,834.62
985TRUISTOP	02/22/2023	Rizzetta & Company, Inc.	100259	\$ 154.72
985TRUISTOP	02/22/2023	Say No to Bugs, Inc.	100272	\$ 325.00
985TRUISTOP	02/22/2023	Schappacher Engineering, LLC	100273	\$ 2,250.00
985TRUISTOP	02/22/2023	State Alarm, Inc.	100275	\$ 2,842.50
985TRUISTOP	02/22/2023	Universal Access, LLC	100277	\$ 4,894.28
985TRUISTOP	02/22/2023	Yellowstone Landscape	100279	\$ 31,709.24
985TRUISTOP	02/23/2023	Crosscreek Environmental, Inc.	100264	\$ 3,870.00
985TRUISTOP	02/23/2023	Pools by Lowell, Inc.	100270	\$ 3,850.00
985TRUISTOP	02/23/2023	State Alarm, Inc.	100274	\$ 199.00
985TRUISTOP	02/23/2023	TFR Cleaning Services, Inc.	100276	\$ 759.00
985TRUISTOP	02/23/2023	Yellowstone Landscape	100278	\$ 2,600.00
985TRUISTOP	02/28/2023	Florida Power & Light Company	20230228-6	\$ 3,273.94
985TRUISTOP	02/28/2023	Florida Power & Light Company	100280	\$ 4,765.80
985TRUISTOP	02/28/2023	Frontier Florida, LLC	20230228-3	\$ 524.22
985TRUISTOP	02/28/2023	Manatee County Utilities Department	20230228-4	\$ 1,863.63
985TRUISTOP	02/28/2023	Spectrum	20230228-5	\$ 23.58
985TRUISTOP	02/28/2023	TECO Peoples Gas	20230228-1	\$ 15.10
985TRUISTOP	02/28/2023	Verizon Wireless	20230228-2	\$ 78.78

Report Total

\$ 179,108.26

Greyhawk Landing Community Development District Debit Card Report						
Company Name:	Greyhawk Landing Community Development District					
Report Name:	Debit Card Report					
Created on:	03/16/2023					
Location:	985-001985 General Fund					
	Location name	Date	Accoun	t Account title	Record type	Transaction amount
10201-985						
	985 General Fund	02/23/20 3	2 10201- 985	Cash-Truist Clubhouse Debit Card Account - Greyhawl Landing	Funds transfer	2,242.42
Sum for 10201-985 Sum Total				,		2,242.42 2,242.42

Tab 2



Carleen FerroNyalka - March 2023

Landscaping Weekly Meetings Update:

Weekly Meetings held on: 2/22, 3/1, 3/8, 3/15

Yellowstone continuing to mow biweekly with detail during non-mow weeks. Clubhouse and Rec Center detailed. Crepe myrtles cut along Greyhawk Blvd. Sod fertilized and treated along with palm at Cara Cara, and hawthorn at entrance for insects. Irrigation repairs for leaks completed at the soccer field. March irrigation wet check in progress 3/15/23.

Field across from Rec Center bush-hogged by Ballard Mowing on March 9th, to be mowed again in April/May.

Items to be addressed by Yellowstone that are pending:

Aquatics Update

Quarter 1 cutbacks completed week of March 6th. Pepper trees cut back 20-feet behind 12552/4 Natureview Circle.

Ponds treated for algae and/or grass and weed growth. Algae treatment ongoing.

Gate Update:

New board installed at Rosemary Gate after staying open due to fuses blowing.

Shear pin replaced on Upper Manatee exit gate.

CDD Facilities Update:

Operations/Maintenance Accomplishments for the month of March 2023:

- 1. Completed light pole audit (Maintenance, Ed). Nostalgic Lamp Post repaired lights along Greyhawk Blvd, Cara Cara, Snapdragon Loop and Chantilly Trail.
- 2. Signed estimate and deposit sent for Florida Playgrounds amenity furnishings.
- 3. Clubhouse pool deck pavers scheduled for March 20-23, 2023 for cleaning and sealing.
- 4. Pickleball fence agreement sent to ASAP Fence for signatures. Pickleball and hurricane fence repairs pending scheduling.
- 5. Ongoing meetings with FEMA representatives and District Manager to review and categorize hurricane damages. FEMA site inspections completed on March 14th.
- 6. New point of contact made with Frontier for gate internet; also received information on pricing for phone/internet at Rec Center and consolidating accounts into a master account.
- 7. Recreation Center roof repairs completed by Roofing by Curry; roof to be scheduled for washing.
- 8. Ordered replacement rock wall for Rec Center playground due to rust and corrosion.
- 9. Florida Patio Furniture picked up broken chairs/loungers and 4 umbrellas for repair.
- 10. Athletic Turf Care installed new baseball field clay and will be installing new bases.
- 11. Welcome and train the new assistant field manager, Andrew Davis!

CDD Facilities:

Accomplishments

Recreation Center	Clubhouse
Trash cans and bike rack painted	Swapped mercury box spotlights with LED at pool deck.
Vacuum pump valve replaced on vac. pack	

Pending Items

		1 M M		
LA	oras	ation	1.00	
	6166		UEI	

Clubhouse

Maintenance and Operations

Pending Projects Update:

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Recommendations for the Board of Supervisors:

Tab 3



UPCOMING DATES TO REMEMBER

- Next Meeting: April 27, 2023
- FY 2021-2022 Audit Completion Deadline: June 30, 2023
- Next Election (Seats 2, & 4): Tuesday, November 5, 2024

District Manager's Report

March 15

2023

FINANCIAL SUMMARY	2/28/2023
General Fund Cash & Investment Balance:	\$1,383,684
Reserve Fund Investment Balance:	\$1,619,352
Debt Service Fund Investment Balance:	\$1,465,975
Capital Projects Fund Investment Balance:	\$2,103,446
Total Cash and Investment Balances:	\$6,572,457
General Fund Expense Variance:	\$70,031 Under budget

G R E Y Η Α W Κ L A Ν D I Ν G С D D

Professionals in Community Management



Rizzetta & Company

FEMA Update:

We have completed the submittal of the project information for the street signs, streetlights, and streetlights. All invoices and check copies have been submitted along with the contract worksheets. FEMA was onsite on Tuesday, March 14th to conduct inspections of the pending streetlight repairs and basketball court lighting. The only item we have pending at this point is Unique Entity Identification number we have applied for. This is a part of the funding agreement process. District Management will provide the Board with a summary of costs at the meeting.

MainGate Update:

MainGate has informed us that one permit has been issued. They received the updated digital sign and seal electrical diagrams from their engineer and have uploaded them. All the remaining permits are in review.



Tab 4



Financial Statements (Unaudited)

February 28, 2023

Prepared by: Rizzetta & Company, Inc.

greyhawkcdd.org rizzetta.com

Professionals in Community Management

Balance Sheet

As of 02/28/2023 (In Whole Numbers)

	(In V						
	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gymnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	1,348,143	(7,700)	15,730	0	1,356,174	0	0
Investments	35,541	1,619,352	1,465,975	2,103,446	5,224,313	0	0
Accounts Receivable	66,892	0	33,381	0	100,274	0	0
Refundable Deposits	9,130	0	0	0	9,130	0	0
Due From Other	52,947	0	0	0	52,947	0	0
Fixed Assets	0	0	0	0	0	28,127,354	0
Amount Available in Debt Service	0	0	0	0	0	0	1,515,086
Amount To Be Provided Debt Service	0	0	0	0	0	0	10,097,914
Total Assets	1,512,653	1,611,652	1,515,086	2,103,446	6,742,838	28,127,354	11,613,000
Liabilities							
Accounts Payable	5,665	0	0	0	5,665	0	0
Accrued Expenses	31,176	0	0	0	31,176	0	0
Due To Other	0	4,841	0	48,106	52,947	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	11,613,000
Deposits Payable	2,500	0	0	0	2,500	0	0
Total Liabilities	39,341	4,841	0	48,106	92,288	0	11,613,000
Fund Equity & Other Credits							
Beginning Fund Balance	371,684	1,350,629	683,246	2,293,659	4,699,218	0	0
Investment In General Fixed Assets	0	0	0	0	0	28,127,354	0
Net Change in Fund Balance	1,101,628	256,182	831,840	(238,319)	1,951,332	0	0
Total Fund Equity & Other Credits	1,473,312	1,606,811	1,515,086	2,055,340	6,650,550	28,127,354	0
Total Liabilities & Fund Equity	1,512,653	1,611,652	1,515,086	2,103,446	6,742,838	28,127,354	11,613,000

See Notes to Unaudited Financial Statements

	Landing Community D tement of Revenues and 1 As of 02/28/202 (In Whole Numbe	Expenditures 3		
	Year Ending	Through	Year To D	ate
	09/30/2023	02/28/2023	02/28/202	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	296	(296)
Special Assessments				
Tax Roll	1,797,989	1,797,989	1,808,396	(10,407)
Other Misc. Revenues				
Miscellaneous Revenue	0	0	4,016	(4,016)
Total Revenues	1,797,989	1,797,989	1,812,708	(14,719)
Expenditures				
Legislative				
Supervisor Fees	7,200	3,000	2,800	200
Total Legislative	7,200	3,000	2,800	200
Financial & Administrative				
Administrative Services	4,680	1,950	1,950	0
District Management	23,400	9,750	9,750	0
District Engineer	40,000	16,667	9,562	7,104
Disclosure Report	1,000	1,000	1,000	0
Trustees Fees	11,530	11,530	7,853	3,678
Assessment Roll	5,200	5,200	5,200	0
Financial & Revenue Collections	4,160	1,733	1,733	0
Accounting Services	19,760	8,233	8,233	0
Auditing Services	3,425	0	0	0
Arbitrage Rebate Calculation	1,000	1,000	500	500
Public Officials Liability Insurance	3,730	3,730	3,341	389
Legal Advertising	2,300	959	92	867
Miscellaneous Mailings	400	166	1,616	(1,450)
Bank Fees	0	0	115	(115)
Dues, Licenses & Fees	175	175	175	0
Miscellaneous Fees	300	125	0	125
Website Hosting, Maintenance, Backup &	3,998	2,563	2,563	0
Email				
Total Financial & Administrative	125,058	64,781	53,683	11,098
Legal Counsel				
District Counsel	41,000	17,084	11,855	5,228
Total Legal Counsel	41,000	17,084	11,855	5,228
Security Operations				
Security Camera Maintenance	3,300	1,375	3,041	(1,666)
Socurity Monitoring Somilars	6 412	2 672	6 441	(2.760)

See Notes to Unaudited Financial Statements

6,412

2,672

6,441

(3,769)

Security Monitoring Services

Statement of Revenues and Expenditures

State	As of 02/28/202.	-		
	(In Whole Numbe			
	Year Ending 09/30/2023	Through 02/28/2023	Year To D 02/28/202	
-	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Facility A/C & Heating Maintenance & Re-	500	208	0	209
pair Guard & Gate Facility Maintenance & Re- pair	5,700	2,375	1,767	608
Miscellaneous Operating Supplies	500	208	0	208
Security Services & Patrols	409,661	170,693	111,265	59,427
Total Security Operations	426,073	177,531	122,514	55,017
Electric Utility Services				
Utility Services	32,000	13,333	10,103	3,231
Utility - Recreation Facilities	40,000	16,667	20,353	(3,687)
Utility - Street Lights	8,000	3,333	4,176	(842)
Total Electric Utility Services	80,000	33,333	34,632	(1,298)
Gas Utility Service				
Utility Services	220	92	75	16
Total Gas Utility Service	220	92	75	16
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	8,000	3,333	3,163	171
Total Garbage/Solid Waste Control Services	8,000	3,333	3,163	171
Water-Sewer Combination Services				
Utility Services	13,000	5,417	5,725	(309)
Total Water-Sewer Combination Services	13,000	5,417	5,725	(309)
Stormwater Control				
Aquatic Maintenance	46,440	19,350	19,350	0
Lake/Pond Bank Maintenance & Repair	7,000	2,917	0	2,917
Wetland Monitoring & Maintenance	22,685	9,452	0	9,452
Fountain Service Repair & Maintenance	3,000	1,250	2,175	(925)
Aquatic Plant Replacement	3,000	1,250	0	1,250
Stormwater System Maintenance	4,000	1,666	0	1,667
Miscellaneous Expense	500	209	0	208
Midge Fly Treatments	10,000	4,166	0	4,167
Wetland Invasive Areas Maintenance	25,500	10,625	8,700 30,225	1,925
	122,123	20,002	50,225	20,001
Other Physical Environment	104.006	Q0 974	71 790	0.004
Employee - Salaries	194,096 0	80,874	71,789 850	9,084 (850)
Employee - Workers Comp Insurance Property Insurance	15,523	0 15,523	15,501	(850) 22
General Liability Insurance	4,747	4,747	3,644	1,103
Entry & Walls Maintenance & Repair	8,000	3,333	895	2,439
Landscape Maintenance	371,947	154,978	160,585	(5,607)
Landscape Maintenance	5/1,947	1,570	100,305	(3,007)

Statement of Revenues and Expenditures

As of 02/28/2023

	AS 01 02/28/202.			
	(In Whole Numbe			
	Year Ending	Through	Year To D	
_	09/30/2023	02/28/2023	02/28/202	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Well Maintenance	3,000	1,250	0	1,250
Tree Trimming Services	5,000	2,083	2,025	58
Landscape Replacement Plants, Shrubs,	30,000	12,500	6,070	6,430
Trees				
Landscape Inspection Services	3,200	1,334	1,600	(266)
Landscape - Annuals/Flowers	15,000	6,250	10,380	(4,131)
Fire Ant Treatment	6,000	2,500	0	2,500
Holiday Decorations	13,200	13,200	13,648	(448)
Landscape - Mulch	35,000	14,583	0	14,584
Miscellaneous Expense	500	208	0	208
Irrigation Maintenance	12,000	5,000	4,080	920
Hurricane Related Expenses	0	0	80,087	(80,087)
Total Other Physical Environment	717,213	318,363	371,154	(52,791)
-	,	,	,	
Road & Street Facilities				
Sidewalk Maintenance & Repair	15,000	6,250	4,675	1,575
Parking Lot Repair & Maintenance	1,500	625	0	625
Street Sign Repair & Replacement	5,000	2,084	0	2,083
Roadway Repair & Maintenance	2,500	1,042	1,100	(58)
Guard & Gate Facility Maintenance & Re-	11,000	4,583	0	4,583
pair				
Street Light/Decorative Light Maintenance	30,000	12,500	7,695	4,805
Total Road & Street Facilities	65,000	27,084	13,470	13,613
Parks & Recreation				
Furniture Repair & Replacement	2,400	1,000	0	1,000
Facility Supplies	6,000	2,500	0	2,500
Pool Service Contract	43,200	18,000	18,500	(500)
Playground Equipment & Maintenance	2,000	833	0	834
Maintenance & Repairs	29,000	12,084	9,818	2,265
Vehicle Maintenance	2,600	1,083	3,504	(2,421)
Clubhouse Janitorial Services	10,000	4,167	3,795	372
Pool/Water Park/Fountain Maintenance	1,000	416	480	(63)
Pest Control & Termite Bond	700	292	1,020	(729)
Clubhouse Miscellaneous Expense	4,200	1,750	3,504	(1,753)
Pool Repairs	15,000	6,250	4,119	2,131
Tennis Court Maintenance & Supplies	5,000	2,083	3,563	(1,480)
Athletic Court/Field/Playground Mainte-	8,000	3,334	861	2,472
nance & Repair				
Basketball Court Maintenance & Supplies	3,000	1,250	1,540	(290)
Dock Repairs and Maintenance	3,000	1,250	0	1,250
Cable & Internet	14,500	6,041	4,924	1,118
Fitness Equipment Maintenance & Repair	7,500	3,125	1,974	1,151
Office Supplies	6,000	2,500	456	2,044

985 General Fund	Freyhawk Landing Community I Statement of Revenues and As of 02/28/202 (In Whole Numbe	Expenditures 23		
	Year Ending	Through	Year To D	ate
	09/30/2023	02/28/2023	02/28/202	23
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Parks & Recreation	163,100	67,958	58,058	9,901
Contingency				
Miscellaneous Contingency	30,000	12,500	3,976	8,524
Total Contingency	30,000	12,500	3,976	8,524
Total Expenditures	1,797,989	781,361	711,330	70,031
Total Excess of Revenues Over(Under ditures) Expen- 0	1,016,628	1,101,378	(84,751)
Total Other Financing Sources(Uses) Prior Year AP Credit				
Prior Year Adjustment	0	0	250	(250)
Total Other Financing Sources(Uses)	0	0	250	(250)
Fund Balance, Beginning of Period	0	0	371,684	(371,684)
Total Fund Balance, End of Period	0	1,016,628	1,473,312	(456,685)

70) NESELVE L'HHU	Landing Community D tement of Revenues and 1 As of 02/28/202 (In Whole Numbe	Expenditures 3		
	Year Ending 09/30/2023	Through 02/28/2023	Year To D 02/28/20/	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	11,847	(11,847)
Special Assessments				
Tax Roll	270,000	270,000	270,000	0
Total Revenues	270,000	270,000	281,847	(11,847)
Expenditures				
Contingency				
Capital Reserve	270,000	270,000	26,535	243,465
Total Contingency	270,000	270,000	26,535	243,465
Total Expenditures	270,000	270,000	26,535	243,465
Total Excess of Revenues Over(Under) Expen- ditures	0	0	255,312	(255,312)
Total Other Financing Sources(Uses)				
Gain or Loss on Investments				
Unrealized Gain/Loss on Investments	0	0	871	(871)
Total Gain or Loss on Investments	0	0	871	(871)
Total Other Financing Sources(Uses)	0	0	871	(871)
Fund Balance, Beginning of Period	0	0	1,350,628	(1,350,628)
Total Fund Balance, End of Period	0	0	1,606,811	(1,606,811)

985 Debt Service Fund S2021 Refund Greyhawk Landing Community Development District ditures

	-		
(In Whole Numbe	rs)		
Year Ending 09/30/2023	Through 02/28/2023		
Annual Budget	YTD Budget	YTD Actual	YTD Variance
0	0	2	(2)
354,900	354,900	356,686	(1,786)
354,900	354,900	356,688	(1,788)
67,900	67,900	34,980	32,920
287,000	287,000	0	287,000
354,900	354,900	34,980	319,920
354,900	354,900	34,980	319,920
0	0	321,708	(321,708)
0	0	(2,927)	2,927
0	0	(2,927)	2,927
0	0	62,516	(62,516)
0	0	381,297	(381,297)
	As of 02/28/202. (In Whole Number Year Ending 09/30/2023 Annual Budget 0 354,900 354,900 354,900 354,900 0 0 0 0 0 0	09/30/2023 02/28/2023 Annual Budget YTD Budget 0 0 354,900 354,900 354,900 354,900 67,900 67,900 287,000 287,000 354,900 354,900 354,900 354,900 354,900 354,900 354,900 354,900 354,900 354,900 354,900 354,900 354,900 354,900 0 0 0 0 0 0 0 0 0 0	As of 02/28/2023 (In Whole Numbers) Through 09/30/2023 Year To D 02/28/2023 Annual Budget YTD Budget YTD Actual 0 0 2 $354,900$ $354,900$ $356,686$ $354,900$ $354,900$ $356,688$ $354,900$ $354,900$ $356,688$ $354,900$ $354,900$ $34,980$ $287,000$ $287,000$ 0 $354,900$ $354,900$ $34,980$ $354,900$ $354,900$ $34,980$ 0 0 $321,708$ 0 0 $(2,927)$ 0 0 $(2,927)$ 0 0 $(2,927)$

985 Debt Service Fund S2013	Greyhawk Landing Community D Statement of Revenues and I As of 02/28/202 (In Whole Numbe	Expenditures 3	
	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023
	Annual Budget	YTD Budget	YTD Actual
Revenues			
Interest Earnings			
Interest Earnings	0	0	7,170
Special Assessments			
Tax Roll	365,332	365,332	367,171
Total Revenues	365,332	365,332	374,341
Expenditures			
Debt Service			
Interest	260,332	260,332	130,035
Principal	105,000	105,000	0
Total Debt Service	365,332	365,332	130,035
Total Expenditures	365,332	365,332	130,035

Total Excess of Revenues Over(Under) Expen-

Fund Balance, Beginning of Period

Total Fund Balance, End of Period

ditures

0

0

0

0

0

0

244,306

570,606

814,912

YTD Variance

(7,170)

(1,839)(9,009)

130,297 105,000 235,297 235,297

(244,306)

(570,606)

(814,912)

See Notes to Unaudited Financial Statements

985 Debt Service Fund S2021	•	nding Community D ent of Revenues and 1 As of 02/28/202 (In Whole Numbe	Expenditures 3	et	
		Year Ending 09/30/2023	Through 02/28/2023	Year To 02/28/2	
		Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues					
Interest Earnings					
Interest Earnings		0	0	1	(1)
Special Assessments					
Tax Roll		311,771	311,771	313,340	(1,570)
Total Revenues		311,771	311,771	313,341	(1,571)
Expenditures					
Debt Service					
Interest		219,000	219,000	47,515	171,485
Principal		92,771	92,771	0	92,771
Total Debt Service		311,771	311,771	47,515	264,256
Total Expenditures		311,771	311,771	47,515	264,256
Total Excess of Revenues Over(Und ditures	er) Expen-	0	0	265,826	(265,826)
ditures					
Total Other Financing Sources(Uses) Interfund Transfer (Revenue))				
Interfund Transfer		0	0	2,928	(2,928)
Total Other Financing Sources(Uses)	0	0	2,928	(2,928)
Fund Balance, Beginning of Period		0	0	50,123	(50,123)
Total Fund Balance, End of Period		0	0	318,877	(318,877)

Statement of Revenues and Expenditures

As of 02/28/2023

	(In Whole Number	rs)		
	Year Ending	Through	Year To D	ate
	09/30/2023	02/28/2023	02/28/202	23
_	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	48	(48)
Total Revenues	0	0	48	(48)
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	238,367	(238,366)
Total Other Physical Environment	0	0	238,367	(238,366)
Total Expenditures	0	0	238,367	(238,366)
Total Excess of Revenues Over(Under) Expen- ditures	0	0	(238,319)	238,319
Fund Balance, Beginning of Period	0	0	2,293,659	(2,293,659)
Total Fund Balance, End of Period	0	0	2,055,340	(2,055,340)

Greyhawk Landing CDD Investment Summary February 28, 2023

Account	Investment		nce as of ary 28, 2023
The Bank of Tampa	Money Market	\$	6,641
The Bank of Tampa ICS Program: First Horizon Bank	Money Market		31
First Republic Bank	Money Market		28,869
			20,000
	Total General Fund Investments	\$	35,541
FL CLASS General Fund Reserve - Enhanced Cash The Bank of Tampa ICS Program Capital Reserve:	FL Class General Fund Reserve - Enhanced Cash - 4.3838% Monthly	\$	438,573
CrossFirst Bank	Money Market		248,731
First Republic Bank	Money Market		219,842
Pinnacle Bank	Money Market		248,731
Western Alliance Bank	Money Market		12,227
The Bank of Tampa ICS Program Road Reserve:			
First Horizon Bank	Money Market		214,958
Western Alliance Bank	Money Market		236,290
	Total Reserve Fund Investments	\$	1,619,352
US Bank S2013 Revenue	First Amer Treasury Oblig Class Y	\$	432,143
US Bank S2013 Prepayment	First Amer Treasury Oblig Class Y		376
US Bank S2013 Reserve	First Amer Treasury Oblig Class Y		365,007
US Bank S2021 Refunding - Revenue	US Bank Money Market Ct		364,408
US Bank S2021 Prepayment	US Bank Money Market Ct		2,928
US Bank S2021 Revenue	US Bank Money Market Ct		301,113
	Total Debt Service Fund Investments	\$	1,465,975
US Daula S2021 A anticidian & Canadrand	US Deale Manage Masket Ch	¢	2 102 445
US Bank S2021 Acquisition & Construction	US Bank Money Market Ct	\$	2,103,446
	Total Capital Projects Fund Investments	\$	2,103,446

Greyhawk Landing Community Development District Summary A/R Ledger From 02/01/2023 to 02/28/2023

	Fund ID	Fund Name	Customer name	Document num- ber	Date created	Balance Due	AR Account
985, 2776	985-001	985 General Fund		AR00000181	10/01/2022	66,892.0	7 12110
Sum for 985, 277 985, 2778	76		Tax Collector			66,892.0	7
000, 2110	985-200	985 Debt Service Fund S2021 Re- fund	Manatee County Tax Collector	AR00000181	10/01/2022	11,479.7	6 12110
Sum for 985, 277 985, 2779	78	land				11,479.7	6
,	985-201	985 Debt Service Fund S2013	Manatee County Tax Collector	AR00000181	10/01/2022	11,817.2	1 12110
Sum for 985, 277 985, 2780	79					11,817.2	1
905, 2700	985-202	985 Debt Service Fund S2021	Manatee County Tax Collector	AR00000181	10/01/2022	10,084.6	9 12110
Sum for 985, 278 Sum for 98 Sum Tota	35					10,084.6 100,273.7 100,273.7	3

Greyhawk Landing Community Development District Summary A/P Ledger From 02/1/2023 to 02/28/2023

	Fund Name	GL posting date	Vendor name	Document number	er Description	Balance Due
985, 2776						
, -	985 General Fund	02/23/2023	Champion Carpet & Tile Cleaning Inc.	02232023-04	Carpet Cleaning Ser- vices 02/23	200.00
	985 General Fund	02/24/2023	Fitness Logic, Inc.	111553	Monthly Maintenance & Cleaning 02/23	125.00
	985 General Fund	02/28/2023	Florida Department of Revenue	Sales Tax 51-8015445488-7 02/23	Sales Tax 02/23	71.62
	985 General Fund	02/22/2023	HomeTeam Pest De- fense, Inc.	90625808	Pest Control 02/23	149.90
	985 General Fund	02/20/2023	Owens Electric, Inc.	20228224	Basketball Court Main tenance 02/23	- 1,540.00
	985 General Fund	02/20/2023	Owens Electric, Inc.	20228225	Tennis Court Lights 02/23	3,175.00
	985 General Fund	02/08/2023	TECO Peoples Gas	211012697549	12350 Mulberry Ave 01/23	15.10
	985 General Fund	02/16/2023	Welch Tennis Courts, Inc.	70515	Miracle Sweep Re- placement 02/23	388.10
Sum for 985, Sum fo	or 985					5,664.72 5,664.72

Sum Total

5,664.72

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS SERIES 2021

Construction Account Activity Through February 28, 2023

Inflows:	Debt Proceeds	Total Bond Proceeds:		3,844,216.91
				3,844,216.91
	Interest Earnings			210.60
	Due From General Fund			13,215.00
		Total Inflows:	\$	3,857,642.51

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status as of 02/28/23
08/31/21	COI	Bryant Miller - Bond Counsel	\$ (35,000.00)	Cleared
08/31/21	COI	MBS Capital - Placement Agent	(58,035.00)	Cleared
08/31/21	COI	Persson & Cohen - District Counsel	(25,000.00)	Cleared
08/31/21	COI	Rizzetta & Company - Special Assessment	(20,000.00)	Cleared
08/31/21	COI	Rizzetta & Company - District Manager	(5,000.00)	Cleared
08/31/21	COI	Squire Patton - Trustee Counsel	(5,500.00)	Cleared
09/30/21	COI	Trustee Fees	(5,825.00)	Cleared
12/13/21	CR2	Engineer Fees	(4,780.00)	Cleared
		Total COI Expenses:	(159,140.00)	
11/17/2021	1	ANJ Excavation	(12,612.50)	Cleared
12/22/2021	3	Greyhawk Landing	(51,840.00)	Cleared
1/13/2022	4	Crosscreek Environmental	(79,740.00)	Cleared
3/29/2022	5	Main Gate Enterprises, Inc.	(111,464.50)	Cleared
3/29/2022	6	ANJ Excavation LLC	(16,687.50)	Cleared
3/29/2022	7	Yellowstone Landscape	(3,495.40)	Cleared
4/6/2022	8	Main Gate Enterprises, Inc.	(111,464.50)	Cleared
4/19/2022	9	Gulf Coast Grass Inc.	(49,658.40)	Cleared
4/19/2022	10	Yellowstone Landscape	(4,176.19)	Cleared
5/31/2022	11	Stahlman-England Irrigation, Inc.	(69,991.00)	Cleared
5/31/2022	12	Superior Asphalt, Inc.	(771,025.40)	Cleared
7/6/2022	13	Owens Electric, Inc.	(1,648.50)	Cleared
7/6/2022	14	Stahlman-England Irrigation, Inc.	(43,819.00)	Cleared
8/8/2022	15	Greyhawk Landing	(19,935.00)	Cleared
8/8/2022	16	The Pool Works	(5,250.00)	Cleared

8/25/2022	17	Main Gate Enterprises, Inc.	(3,882.00)	Cleared
10/6/2022	18	Superior Asphalt, Inc.	(18,555.85)	Cleared
10/11/2022	19	Finn Outdoor	(12,130.00)	Cleared
11/8/2022	20	CourtCo	(14,020.00)	Cleared
11/8/2022	21	Crosscreek Environmental	(21,140.00)	Cleared
11/8/2022	22	Finn Outdoor	(21,920.00)	Cleared
11/15/2022	23	Crosscreek Environmental	(2,187.50)	Cleared
12/1/2022	24	CourtCo	(21,030.00)	Cleared
12/1/2022	25	Finn Outdoor	(4,500.00)	Cleared
12/8/2022	26	Gulf Coast Grass Inc.	(9,932.00)	Cleared
1/10/2023	27	Gulf Coast Grass Inc.	(7,200.00)	Cleared
1/10/2023	28	Virtual Access Communications & Control	(44,550.00)	Cleared
1/31/2023	29	Gulf Coast Grass Inc.	(39,726.00)	Cleared
2/21/2023	30	Nostalgic Lampposts & Mailboxes Plus	(3,225.00)	Cleared
2/23/2023	31	CourtCo	(18,250.00)	Cleared
		Total Requisitions:	(1,595,056.24)	
		Total Construction Requisitions and COI:	(1,754,196.24)	

Due to GF: Total Outflows:	(48,106.32) (1,802,302.56)
Series 2021 Construction Fund Balance at February 28, 2023	\$ 2,055,339.95

Greyhawk Landing Community Development District Notes to Unaudited Financial Statements February 28, 2023

Balance Sheet

- 1. Trust statement activity has been recorded through 02/28/23.
- 2. 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 FY22-23 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 5

1		MINUTES OF MEE	TING		
2 3 4 5 6 7	Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.				
8	GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT				
9 10	The first meeting of the	Audit Committee (of the Greybawk Landing Community		
11		The first meeting of the Audit Committee of the Greyhawk Landing Community Development District was held on Thursday , February 23 , 2023 at 6:01 p.m. at the			
12	Greyhawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, FL 34212.				
13					
14	Present and constituting a c	quorum:			
15	line Llevenel				
16 17	Jim Hengel Mark Bush	Committee Membe			
17	Cheri Ady	Committee Membe			
19	Scott Jacuk	Committee Member			
20	Greg Perra	Committee Member			
21					
22	Also present were:				
23 24	Belinda Blandon	District Manager	Rizzetta & Company, Inc.		
24 25	Andy Cohen	District Counsel –			
26	Analy Contoin		looney, Fernandez & Jackson, P.A.		
27	Rick Schappacher		Schappacher Engineering		
28	Carleen FerroNyalka	Field Manager			
29	John Toborg	Field Services Ma	nager, Rizzetta & Company, Inc.		
30	Sara Zare				
31	Audience				
32			Call to Order		
33	FIRST ORDER OF BUSINESS		Call to Order		
34 35	Ms. Blandon called the me	Ms. Blandon called the meeting to order and conducted roll call.			
36 37	The Board recited the Pledge of Allegiance.				
38					
39 40	SECOND ORDER OF BUSINESS		Audience Comments		
41	Ms. Blandon opened the floor to audience comments. There were none.				
42 43 44 45	THIRD ORDER OF BUSINESS		Presentation of the Audit Proposal Instructions and Evaluation Criteria With and Without Price		

46

Ms. Blandon presented draft Instructions to Proposers and Evaluation Criteria, both with and without price. She recommended utilizing the instructions and criteria that include price to avoid the extra step of price negotiations after selection of the firm. She suggested a due date for proposals of Thursday, April 13, 2023 by 3:00 p.m., and further suggested scheduling the next meeting of the Audit Committee for April 27, 2023 at 6:00 p.m.

52

On a Motion by Ms. Ady, seconded by Mr. Perra, with all in favor, the Audit Committee recommended that the audit proposal instructions provide for a five (5) year contract term, with proposals to be due by Thursday, April 13, 2023 at 3:00 p.m., for the evaluation criteria to include price, and the second Audit Committee meeting to be scheduled for April 27, 2023 at 6:00 p.m.; and authorized District Management to publish the necessary advertisements requesting proposals, for the Audit Committee of the Greyhawk Landing Community Development District.

53

55

56

54 FOURTH ORDER OF BUSINESS

Adjournment

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

57 58

On a Motion by Mr. Hengel, seconded by Mr. Bush, with all in favor, the Audit Committee Adjourned the Meeting at 6:05 p.m., for the Audit Committee of the Greyhawk Landing Community Development District.

59

Tab 6

1 2		MINUTES OF MEETING	
2 3 4 5 6 7	Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.		
8	GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT		
9 10 11 12 13 14	Community Development Distri	f the Board of Supervisors of the Greyhawk Landing ct was held on Thursday, February 23, 2023 at 6:06 p.m. house, located at 12350 Mulberry Avenue, Bradenton, FL	
15	Present and constituting a	quorum:	
16 17 18 19 20 21 22	Jim Hengel Mark Bush Cheri Ady Scott Jacuk Greg Perra	Board Supervisor, Chair Board Supervisor, Vice Chair Board Supervisor, Assistant Secretary Board Supervisor, Assistant Secretary Board Supervisor, Assistant Secretary	
22 23 24	Also present were:		
25 26 27	Belinda Blandon Andy Cohen	District Manager, Rizzetta & Company, Inc. District Counsel – Persson, Cohen, Mooney, Fernandez & Jackson, P.A.	
28 29 30 31 32 33 34	Rick Schappacher Carleen FerroNyalka John Toborg Kayla Connell Sara Zare Audience	District Engineer, Schappacher Engineering Field Manager Field Services Manager, Rizzetta & Company, Inc. Rizzetta & Company, Inc. (via Teams) MBS Capital Markets (via Teams)	
35	FIRST ORDER OF BUSINESS	Call to Order	
36 37 38	Ms. Blandon called the me	eeting to order and conducted roll call.	
39 40	The Board recited the Plee	dge of Allegiance during the Audit Committee meeting.	
41	SECOND ORDER OF BUSINESS	S Audience Comments	
42 43 44 45		she will now open the floor for public comment, and she comment to three minutes per person.	

Mr. Charbonneau addressed the Board regarding the RFID program and options. He 46 47 further addressed the Board regarding shade sails for the pickleball courts as well as the possible add on item for acoustical fencing for pickleball. 48 49 Ms. Wulczak addressed the Board regarding pickleball fencing. She thanked the 50 51 Board for all that they do for the community. 52 Mr. Menendez addressed the Board regarding the clarity of ponds, especially the pond 53 at Brambling Court, as well as insects around the tennis courts. 54 55 Mr. Leydon addressed the Board regarding gate access procedures. 56 57 Mr. Wulczak addressed the Board regarding pickleball fencing proposals. 58 59 Ms. Blandon opened the floor to audience members attending via Teams. There were 60 61 none. 62 THIRD ORDER OF BUSINESS **Discussion Regarding Potential** 63 64 Refunding of the Series 2013 Bonds 65 66 Ms. Zare of MBS Capital Markets advised that the Series 2013 bonds are eligible for 67 refunding; she provided an overview of the presentation documents provided to the Board 68 and reviewed the options available. The Board advised they would like to move forward and 69 70 pursue options available to the Board; they asked that Ms. Zare provide items for consideration at the March meeting. 71 72 73 FOURTH ORDER OF BUSINESS Review of February 7, 2023 Landscape Inspection Report 74 75 Mr. Toborg provided a brief overview of the February 7, 2023 Landscape Inspection 76 Report advising that fertilization has been done although Yellowstone did not provide advance 77 notice as required. He reviewed a handout related to a possible redesign of the roundabouts. 78 79 Mr. Toborg responded to questions from the Board. 80 FIFTH ORDER OF BUSINESS Update Regarding Gate Installation 81 Project and RFID Distribution 82 83 Ms. Blandon advised that the permits are still outstanding and as of today, there are 84 998 persons registered. She advised that the RFID distribution has been delayed and she 85 recommended holding off until permits are ready and staffing issues are rectified. Mr. Hengel 86 addressed misinformation related to the RFIDs; he advised that the RFIDs will not be 87 functional until all of the gate work has been completed. Ms. Blandon advised there have 88 89 been issues with scheduling with Frontier as well as Main Gate. 90

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91 SIXTH ORDER OF BUSINESS

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Consideration of Proposals for Pickleball Fencing

Ms. FerroNyalka advised that Mr. Schappacher provided her with a bid scope to obtain proposals. She reviewed the proposals received for the pickleball fencing from ASAP Fence & Gates, Court Co, and Freedom Fence; she advised that the optional acousti fence was quoted and is extremely expensive. Mr. Schappacher recommended installing a windscreen for now and if it becomes necessary, installing an acousti fence later. Board discussion ensued.

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On a Motion by Mr. Bush, seconded by Ms. Ady, with four in favor and one opposed, the Board Approved the ASAP Fence & Gates Proposal for Pickleball Fencing, Eight Foot High with a Six-Foot Windscreen, and No Divider Fence, Totaling \$24,300.00, Subject to Preparation of an Agreement by Counsel, for the Greyhawk Landing Community Development District.

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102 SEVENTH ORDER OF BUSINESS

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Consideration of Proposals for Pickleball Shade Structure

Ms. FerroNyalka advised that Mr. Bush requested that she obtain the proposals for shade structures for the pickleball area. She reviewed the proposals received for the pickleball shade structure from Florida Playgrounds, KorKat, Park Tables, and Pro Playgrounds. Board discussion ensued. This item was tabled to allow Ms. FerroNyalka time to review the proposals with Florida Playgrounds.

111 EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Playground Shade

Ms. FerroNyalka reviewed the proposals received for playground shade from Florida
 Playgrounds and Pro Playgrounds. This item was tabled to allow Ms. FerroNyalka to obtain
 a price for all shade structures together.

117118 NINTH ORDER OF BUSINESS

Consideration of Proposals for Site Furnishings

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121 Ms. FerroNyalka reviewed the proposals received for site furnishings from Florida 122 Playgrounds, KorKat, Park Tables, and Pro Playgrounds. Discussion ensued.

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On a Motion by Mr. Hengel, seconded by Mr. Perra, with all in favor, the Board Approved the Florida Playgrounds Proposal for Site Furnishings, for the Greyhawk Landing Community Development District.

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126 **TENTH ORDER OF BUSINESS**

ELEVENTH ORDER OF BUSINESS

Consideration of Proposals for Clubhouse Paver Sealing

Ms. FerroNyalka reviewed the proposals received for Clubhouse paver sealing from Albritton Pressure Washing, American Prairie Properties, Gorilla Kleen, and New Hope General Services Corporation. Board discussion ensued.

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On a Motion by Mr. Bush, seconded by Ms. Ady, with all in favor, the Board Approved the American Prairie Properties Proposal for Clubhouse Paver Sealing, in the Amount of \$3,625, Subject Verification of References and Insurance, for the Greyhawk Landing Community Development District.

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Consideration of Audit Committee Recommendation

Ms. Blandon advised that the Audit Committee met prior to the onset of the Board of Supervisors' meeting and has recommended that the Board approve the audit proposal instructions to provide for a five (5) year contract term, with proposals to be due by Thursday, April 13, 2023 at 3:00 p.m., for the evaluation criteria to include price, and scheduling the second Audit Committee meeting for April 27, 2023 at 6:00 p.m.

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On a Motion by Ms. Ady, seconded by Mr. Jacuk, with all in favor, the Board Accepted the Recommendation of the Audit Committee, for the Greyhawk Landing Community Development District.

TWELFTH O	RDER OF BUSINESS Staff Reports
А.	Aquatic Maintenance
	Ms. FerroNyalka provided an update related to aquatic services provided by
	Crosscreek Environmental.
В.	Landscape Maintenance Update
	The Board asked Ms. Blandon to send a communication to Yellowstone
	regarding the inspection report.
С.	Field Manager
	Ms. FerroNyalka provided an update regarding the status of various
	maintenance and repair projects as well as an update related to FHP shifts for
	the month of February. Ms. FerroNyalka reviewed concerns related to the roof
	at the rec center playground. Ms. FerroNyalka reviewed the need for updating
	the guardhouse desk and flooring.
	A. B.

District Engineer 162 D. Mr. Schappacher reviewed his engineering update and provided an update 163 related to the pickleball court construction. He advised the Geotech report was 164 what he was hoping for although there is standing water and the surface is 165 porous; the east court is okay, and half of the west court is okay. Mr. 166 Schappacher advised that he has spoken with Adam of Court Co regarding 167 withholding payment until the surface is corrected, and he and Adam have 168 reached an agreement to pay the change order amount in full and then withhold 169 thirty percent of the contract work until the necessary corrections are made. 170 171 On a Motion by Mr. Hengel, seconded by Mr. Perra, with all in favor, the Board Authorized Withholding Thirty Percent of the Court Co Payment, as Directed by Mr. Schappacher, for the Greyhawk Landing Community Development District. 172 173 Mr. Schappacher advised that regarding the guardhouse entry improvements, a piece was left out of the milling and paving project as there was an intent to 174 widen the entrance: he advised that he has asked the vendor for the widening 175 176 project to add this section to the widening project. Mr. Schappacher advised this area can be addressed for \$4,400 and Mr. Hengel has provided the 177 approval for the work. He further advised that the gate loops may need to be 178 moved. 179 180 Mr. Schappacher advised that if the Board would like to move forward with the 181 182 roadway rejuvenation project, for the roadways that were not repaved, then he will advise the vendor. Discussion ensued. The Board asked that Mr. 183 Schappacher bring proposals to the next meeting. 184 185 Mr. Schappacher advised of a Southwest Florida Water Management District 186 as built deviation outstanding from 2020 that has been brought to his attention, 187 and so he is working with Kimley Horn to rectify the issue. 188 189 E. 190 District Counsel Mr. Cohen advised that he had no report but would be happy to answer any 191 questions. There were none. 192 193 F. **District Manager** 194 195 Ms. Blandon advised that she has provided the Board with an updated action item list as well as a District Manager's report outlining the financial statements. 196 She further advised that the 4th guarter website audit report was included in the 197 agenda package for the Board's information. 198 199 Ms. Blandon provided a status update related to the FEMA process. 200 201

- Ms. Blandon advised that the next meeting of the Greyhawk Landing CDD is 202 203 scheduled for Thursday, March 23, 2023 at 6:00 p.m. 204 205 Ms. Blandon advised that with budget season ahead, now would be the time for the Board of Supervisors to think of any projects for the next fiscal year. She 206 207 recommended upgrading the gatehouse and entry area landscaping. Discussion ensued. 208 209 THIRTEENTH ORDER OF BUSINESS Consideration of the Minutes of the 210 211 **Board of Supervisors' Meeting held** on January 26, 2023 212 213 Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on 214 January 26, 2023 and asked if there were any questions, comments, or changes to the 215 minutes. There were none. 216 217 On a Motion by Ms. Ady, seconded by Mr. Jacuk, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on January 26, 2023, for the Greyhawk Landing Community Development District. 218 FOURTEENTH ORDER OF BUSINESS **Ratification of Special Assessment** 219 Revenue Bonds, 220 Series 2021 Requisition #29 221 222 Ms. Blandon advised that requisition #29 totaled \$39,726.00 and asked if there were 223 any questions. There were none. 224 225 On a Motion by Mr. Hengel, seconded by Mr. Perra, with all in favor, the Board Ratified Payment of Special Assessment Revenue Bonds, Series 2021 Requisition #29, totaling \$39,726.00, for the Greyhawk Landing Community Development District. 226 227 FIFTEENTH ORDER OF BUSINESS **Supervisor Requests** 228 Ms. Blandon opened the floor to Supervisor Requests. 229 230 Mr. Hengel thanked all of the volunteers, the County for the walk and talk related to 231 invasive removals, and Ms. Wilson for the fishing tournament. Mr. Hengel addressed reports 232 233 related to fire ants. Mr. Hengel thanked his fellow Board members for all of their hard work. He asked that Staff ensure that the guards know what they are doing and what they are 234 supposed to be doing. Discussion ensued. 235
- 236

Mr. Bush advised of a concern with the 117th Street entrance. Ms. FerroNyalka advised 237 that a fuse was the issue, and it is being repaired. 238 239 Ms. Ady asked that Ms. FerroNyalka review the thermostat settings to ensure they are 240 correct. 241 242 SIXTEENTH ORDER OF BUSINESS Adjournment 243 244 Ms. Blandon advised that there was no further business to come before the Board and 245 246 asked for a motion to adjourn. 247 On a Motion by Ms. Ady, seconded by Mr. Perra, with all in favor, the Board Adjourned the Meeting at 7:59 p.m., for the Greyhawk Landing Community Development District. 248 249 250 Chairman / Vice Chairman Secretary / Assistant Secretary 251

Tab 7

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

Requisition No.	Vendor	Amount
30	Nostalgic Lampposts & Mailboxes Plus	\$3,225.00
31	CourtCo	\$18,250.00
	Total	\$21,475.00