



Rizzetta & Company

# **Greyhawk Landing Community Development District**

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## **Board of Supervisors' Meeting June 22, 2023**

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

**[www.greyhawkcdd.org](http://www.greyhawkcdd.org)**

**GREYHAWK LANDING  
COMMUNITY DEVELOPMENT DISTRICT**

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

<b>Board of Supervisors</b>	Jim Hengel	Chairman
	Mark Bush	Vice Chairman
	Cheri Ady	Assistant Secretary
	Scott Jacuk	Assistant Secretary
	VACANT	Board Supervisor
<b>District Manager</b>	Belinda Blandon	Rizzetta & Company, Inc.
<b>District Counsel</b>	Andrew Cohen	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
<b>District Engineer</b>	Rick Schappacher	Schappacher Engineering, LLC

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

**GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT**  
District Office · Ft. Myers, Florida · (239) 936-0913  
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.greyhawkcdd.org](http://www.greyhawkcdd.org)

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June 15, 2023

**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, June 22, 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**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS & UPDATES**
  - A. Aquatic Maintenance
  - B. Landscape Maintenance
  - C. Field Manager ..... Tab 1
  - D. District Engineer
  - E. District Counsel
  - F. District Manager (under separate cover)
    1. Presentation of Action Item List
    2. Review of Monthly Financial Statements
- 4. CONTINUED BUSINESS ITEMS**
  - A. Update Regarding Gate Installation Project and RFID Distribution
- 5. BUSINESS ITEMS**
  - A. Discussion Regarding Allied Security Procedures and Training
  - B. Discussion Regarding Incident at Clubhouse and Amenity Use Suspension
  - C. Consideration of Resignation of Board Supervisor Greg Perra..... Tab 2
  - D. Consideration of Cross Creek Environmental Proposals ..... Tab 3
    1. Daisy Place Invasive Removal
    2. Fish Stocking
  - E. Consideration of Proposals for Pond 24 Aeration Installation ..... Tab 4
    1. Crosscreek Environmental
    2. Superior Waterway
  - F. Consideration of Stahlman England Irrigation Proposals..... Tab 5
    1. Greyhawk Blvd. Mainline Extension
    2. Ragdoll Irrigation
    3. Ragdoll/Chantilly Irrigation
    4. Chantilly/Mulberry Irrigation
  - G. Consideration of Tropical Solutions 123 Proposal for Landscape Lighting at Greyhawk Boulevard..... Tab 6
  - H. Consideration of Resolution 2023-05, Parking Enforcement ..... Tab 7

**6. BUSINESS ADMINISTRATION**

- A. Consideration of the Minutes of the Board of Supervisors'  
Meeting held on May 25, 2023 ..... Tab 8
- B. Ratification of Special Assessment Revenue Bonds, Series  
2021 (2021 Project), Requisitions 35 and 37 ..... Tab 9

**7. SUPERVISOR REQUESTS**

**8. ADJOURNMENT**

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

Respectfully,  
*Belinda Blandon*  
Belinda Blandon  
District Manager

cc: Andrew Cohen: Persson, Cohen, Mooney, Fernandez & Jackson, P.A.

# Tab 1



## GREYHAWK LANDING

### GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

### FIELD MANAGER MONTHLY REPORT

Carleen FerroNyalka - June 2023

#### Landscaping Weekly Meetings Update:

**Weekly Meetings held on:** 5/24, 5/31, 6/7, 6/14

Yellowstone to begin trimming back low-hanging tree branches along sidewalks and around lamp posts. Landscape inspection responses from May inspection sent to John Toborg. Mowing and string trimming all pond areas as needed; wet preserve areas are cut once dried.

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

#### Aquatics Update

Algae and plant growth are being treated as needed. Ponds in otherwise normal conditions.

Aerator proposals for pond 24 will be in the June agenda

#### Gate Update:

Gates operating as normal.

Main Gate took final field measurements for gate/fence construction.

#### CDD Facilities Update:

#### **Operations/Maintenance Accomplishments for the month of June 2023:**

1. Replaced American flag at SR64 entrance, purchased new flags for the year.
2. Pools by Lowell installed new sump pumps in all pool equipment cabinets and got all pool lights operating in the Rec Center pool.
3. John Deere Gator in for annual service, new front tires.
4. Met with Terry's Tree Service to get estimate to trim up low trees along pond banks.
5. Estimate requested from Tropical Solutions 123 for landscape lighting in Greyhawk Blvd roundabout. Electrical will need to be run separately to roundabout.
6. Gulf Coast Grass confirmed installation of pickleball bahia. To provide an estimate to resod Snapdragon Loop sidewalk strip and an area on Brambling Court.
7. Stahlman Irrigation tentatively scheduled for the week of June 26<sup>th</sup> to install pickleball irrigation. Sunstate Landscape Management to follow-up with landscape installation.
8. Roof repairs at Rec Center completed by Roofing by Curry on 6/8/2023.
9. Guardhouse interior painted by Elite Painting.
10. Met with Jackson Pools to discuss Play & Spray project
11. Installation of replacement rock wall feature at the Rec Center playground scheduled for the week of June 19<sup>th</sup>.

#### **Recreation Center**

Replaced broken lever handle on men's cabana restroom door

#### **Clubhouse**

Mosquito sprayers serviced

	Replaced back-up batteries to fire alarm panel; State Alarm completed annual fire inspection.
	Replaced jammed doorknob on interior bathroom door

**Pending Items**

Recreation Center	Clubhouse

**Maintenance and Operations**

**Pending Projects Update:**

- Schedule electrical, irrigation, and landscape installation for pickleball courts following final grade.
- Schedule Frontier for gate internet (need Main Gate to coordinate schedule).

**Recommendations for the Board of Supervisors:**

# Tab 2



Gregory Perra  
376 Snapdragon Loop  
Bradenton, FL 34212  
5/26/2023

Dear Chairman Hengel and Supervisors :

It is with regret that I tender my resignation from the Greyhawk Landing CDD, effective immediately.

I am grateful for having had the opportunity to serve on the board of this fine organization for the past several years and I offer my best wishes for its continued success.

Sincerely,

Greg Perra  
Seat 4

# Tab 3

# Crosscreek Environmental Inc.

Estimate

111 61st Street East  
Palmetto, FL 34221

Date	Estimate #
5/22/2023	10224

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

Description	Qty	Rate	Total
12828 Daisey Place  Manual Removal and herbicide treatment of all invasive and dead/upturned vegetation contained within the drainage swale area. All vegetation to be taken offsite for disposal.	1	2,680.00	2,680.00
Please sign and return if accepted		<b>Total</b>	<b>\$2,680.00</b>

## Crosscreek Environmental Inc.

Estimate

111 61st Street East  
Palmetto, FL 34221

Date	Estimate #
5/22/2023	10223

## Name / Address

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

Description	Qty	Rate	Total
All Ponds on Property (excluding 7, 10, 24, 32)  Supply & Install of the following fish species per acre into the ponds on property. Primary goal is to control insect and invertebrate species. The larger gamefish (ie. bass) have a large and stable population onsite.			
Gambusia Minnows (Mosquito Fish)	25,000	0.09	2,250.00
Bluegill / Sunfish (Fingerlings)	1,880	1.45	2,726.00
Please sign and return if accepted		<b>Total</b>	<b>\$4,976.00</b>

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com

# Tab 4

## Crosscreek Environmental Inc.

Estimate

111 61st Street East  
Palmetto, FL 34221

Date	Estimate #
5/22/2023	10216

## Name / Address

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

Description	Qty	Rate	Total
Pond #24			
Supply & Installation of 230V bottom based AirMax aeration system, please refer to attached map and informational brochure. Power supplied by CCE to be optional but if not chosen must be provided within 20 feet of pond shoreline. Any related permit fees etc would be responsibility of CDD.			
AirMax LS120 with twelve (12) bottom based diffusers	1	23,360.00	23,360.00
Supply & Installation of power supply, including materials and labor	1	2,640.00	2,640.00
30% deposit due prior to commencement of work. Amount to be deducted from final invoice.			
Please sign and return if accepted		<b>Total</b>	<b>\$26,000.00</b>

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com





Pond 24

Stephens Loop

Greyhawk Blvd

Power Source

Compressor Cabinet

Greyhawk Blvd



## AERATION INSTALLATION AGREEMENT

May 19, 2023

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

**Terms:** Net 30 Days

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### DESCRIPTION

Supply and install the following lake aeration system:

**Lake 24:**

Aqua Master AquaAir Ultra 8 aeration  
System includes  
Stainless steel lockable, weatherproof cabinet  
Three (3) 1/2hp 115V single piston compressor  
Eight (8) 12" dual membrane diffusers  
One (1) Eight way valve assembly with box  
4500 ft ½ self-weighted air tubing  
170ft 1" PVC pipe from cabinet to lake  
170ft trenching for airline to lake

**Total: \$25,944.73**

**Aqua Master** aeration systems are guaranteed for the following.

3-years part & labor for compressor & cooling fans  
15-year warranty for weighted tubing  
5-year warranty for all diffusers  
Life-time warranty for stainless steel cabinet.

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



**SUPERIOR WATERWAY  
SERVICES, INC.**



SUPERIOR WATERWAY SERVICES, INC.

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

By: \_\_\_\_\_

By: \_\_\_\_\_

Dated: \_\_\_\_\_



**Site Name** Greyhawk Landing CDD  
**Location** Lake 24  
**Date** 5.19.23



### AquaAir Ultra 8, 115V Single Membrane Diffusers



#### Site Information

Surface Area (acres): 14  
 Average Depth (feet): 10  
 Volume (gallons): 45,616,032  
 Volume (acre feet): 140.0

#### System Specifications

Total Diffusers: 8  
 CFM per System: 2.4  
 GPM per Diffuser: 6476  
 System Total Daily  
   Pumpage (gallons): 74,603,520  
 Turnover per Day: 1.64



# Tab 5



# STAHLMAN - ENGLAND Irrigation, Inc.

2063 TRADE CENTER WAY  
NAPLES FL . 34109  
TEL: 239-514-1200

www.stahlman-england.com

## PROPOSAL

FL State License  
SCC131151703

59942

5/11/2023

### Site Details

GREY HAWK LANDING  
CARLEEN FERRONYALKA  
12350 MULBERRY AVENUE  
BRADENTON FL 34212  
Phone 941-746-6670 Cell 941-746-6670

GREY HAWK LANDING  
12350 MULBERRY AVENUE  
BRADENTON FL

### GREY HAWK BOULEVARD @ NORTH ROUND ABOUT

Manufacturer	Quantity	Description
CRESLINE	16,000	6" GASKETED CL200 PVC PURPLE
SEI	2	CONNECTION INTO EXISTING WATER SOURCE
MISC	1	ANCILLARY ITEMS
BARON	16,000	12 GAUGETRACER WIRE
HARCO	26	6" TRANSITION FITTINGS PVC TO HDPE
HARCO	54	SERVICE TEES 6 X 2"
HARCO	108	6" FITTING TO PIPE RESTRAINTS
HUNTER	16,000	12 -2 DECODER CONTROL WIRE JACKETED
SOUTHERN	54	2" STANDARD GATE VALVE THREADED
LASCO	54	SCH 80 VALVE ASSEMBLY
CARSON		12" RECTANGULAR VALVE BOX PURPLE
HARCO	2	6" MJ CAP
HARCO	2	FITTING TO PIPE RESTRAINT
HARCO	216	PIP TO PIPE RESTRAINT
MISC	3	SITE STORAGE CONTAINER 16 FOOT
SEI	1	COMPREHENSIVE WALK THROUGH
SEI	1	NON-SURVEYED GPS ASBUILT ELECTRONIC FILE PDF

**ADDITIONAL NOTES:** Proposal is Void if not accepted within 15 days or installed within 12 months of date on proposal. All private utilities are the responsibility of the owner, damages not included in our proposal. Final grade by others. (72) hours required after acceptance for cable locates. Sleeves must be installed prior to all impervious areas. Additional cost required if existing sleeves buried bellow depth of 30". Electric not included. Wifi controllers require adequate signal and provided by customer. Payment due within 30 days from invoice date. Additional cost required if "rock" found during excavation. Damages by others are not covered and may void warranty if not repaired by Stahlman-England. **Projects over \$10,000.00 must be paid with check or ACH transfer.**

1. SLEEVING BY OTHERS. IF NEEDED ADD 95.00 PER FOOT FOR 6" AND 2" DIRECTIONAL BORE. MINIMUM 2600.00 PER DAY.

To schedule the above work, this Proposal must be signed & returned to our office.

TOTAL \$583,190.00

Customer

Date

Stahlman-England Irrigation



# STAHLMAN - ENGLAND Irrigation, Inc.

2063 TRADE CENTER WAY  
NAPLES FL . 34109  
TEL: 239-514-1200

www.stahlman-england.com

## PROPOSAL

FL State License  
SCC131151703

59945

5/11/2023

### Site Details

GREY HAWK LANDING  
CARLEEN FERRONYALKA  
12350 MULBERRY AVENUE  
BRADENTON FL 34212  
Phone 941-746-6670 Cell 941-746-6670

GREY HAWK LANDING  
12350 MULBERRY AVENUE  
BRADENTON FL

### RAG DOLL IRRIGATION COMMON

Manufacturer	Quantity	Description
HUNTER	2	1.5" ELECTRIC VALVE, PGV
CARSON	2	12" RECTANGULAR VALVE BOX
3M	4	3M DBY 18-12 WIRE CONNECTOR
REGENCY	1,000	14 GAUGE RED CONTROL WIRE
REGENCY	300	14 GAUGE RED CONTROL WIRE
HUNTER	28	PGP 6" ROTOR CLASS 200 LATERALS
SEI	1	ZONE LOCATE INSTALLED INSIDE CONTROLLER
SEI	1	COMPREHENSIVE WALK THROUGH
WARRANTY	1	ONE-YEAR PARTS AND LABOR

**ADDITIONAL NOTES:** Proposal is Void if not accepted within 15 days or installed within 12 months of date on proposal. All private utilities are the responsibility of the owner, damages not included in our proposal. Final grade by others. (72) hours required after acceptance for cable locates. Sleeves must be installed prior to all impervious areas. Additional cost required if existing sleeves buried bellow depth of 30". Electric not included. Wifi controllers require adequate signal and provided by customer. Payment due within 30 days from invoice date. Additional cost required if "rock" found during excavation. Damages by others are not covered and may void warranty if not repaired by Stahlman-England. **Projects over \$10,000.00 must be paid with check or ACH transfer.**

To schedule the above work, this Proposal must be signed & returned to our office.

TOTAL

\$5,565.00

Customer

Date

Stahlman-England Irrigation



**STAHLMAN - ENGLAND**  
**Irrigation, Inc.**

**2063 TRADE CENTER WAY  
NAPLES FL . 34109  
TEL: 239-514-1200**

**www.stahlman-england.com**

# PROPOSAL

**FL State License**  
**SCC131151703**

**59946**

5/11/2023

## Site Details

GREY HAWK LANDING  
CARLEEN FERRONYALKA  
12350 MULBERRY AVENUE  
BRADENTON FL 34212  
Phone 941-746-6670 Cell 941-746-6670

GREY HAWK LANDING  
12350 MULBERRY AVENUE  
BRADENTON FL

## RAG DOLL & CAHNTILLY COMMON

Manufacturer	Quantity	Description
HUNTER	2	1.5" ELECTRIC VALVE, PGV
CARSON	2	12" RECTANGULAR VALVE BOX
3M	4	3M DBY 18-12 WIRE CONNECTOR
REGENCY	1,000	14 GAUGE RED CONTROL WIRE
REGENCY	300	14 GAUGE WHITE COMMON WIRE
HUNTER	30	PGP 6" ROTOR CLASS 200 LATERALS
SEI	1	ZONE LOCATE INSTALLED INSIDE CONTROLLER
SEI	1	COMPREHENSIVE WALK THROUGH
WARRANTY	1	ONE-YEAR PARTS AND LABOR

**ADDITIONAL NOTES:** Proposal is Void if not accepted within 15 days or installed within 12 months of date on proposal. All private utilities are the responsibility of the owner, damages not included in our proposal. Final grade by others. (72) hours required after acceptance for cable locates. Sleeves must be installed prior to all impervious areas. Additional cost required if existing sleeves buried below depth of 30". Electric not included. Wifi controllers require adequate signal and provided by customer. Payment due within 30 days from invoice date. Additional cost required if "rock" found during excavation. Damages by others are not covered and may void warranty if not repaired by Stahlman-England. **Projects over \$10,000.00 must be paid with check or ACH transfer.**

**To schedule the above work, this Proposal must be signed & returned to our office.**

**TOTAL**

**\$5,670.00**

## Customer

Date \_\_\_\_\_

## Stahlman-England Irrigation



**STAHLMAN - ENGLAND  
Irrigation, Inc.**

2063 TRADE CENTER WAY  
NAPLES FL . 34109  
TEL: 239-514-1200

www.stahlman-england.com

**PROPOSAL**

FL State License  
SCC131151703

**59944**

5/11/2023

**Site Details**

GREY HAWK LANDING  
CARLEEN FERRONYALKA  
12350 MULBERRY AVENUE  
BRADENTON FL 34212  
Phone 941-746-6670 Cell 941-746-6670

GREY HAWK LANDING  
12350 MULBERRY AVENUE  
BRADENTON FL

**MULBERRY AND CHANTILLY OPEN AREAS**

Manufacturer	Quantity	Description
SEI	2	CONNECTION INTO EXISTING WATER SOURCE
HUNTER	4	1.5" ELECTRIC VALVE, PGV
CARSON	4	12" RECTANGULAR VALVE BOX
HUNTER	68	PGP 6" ROTOR CLASS 200 LATERALS
REGENCY	200	14 GAUGE RED CONTROL WIRE
REGENCY	100	14 GAUGE WHITE COMMON WIRE
3M	10	3M DBY 18-12 WIRE CONNECTOR
MISC	1	ANCILLARY ITEMS
SEI	1	ZONE LOCATE INSTALLED INSIDE CONTROLLER
SEI	1	COMPREHENSIVE WALK THROUGH
WARRANTY	1	ONE-YEAR PARTS AND LABOR
NOTES 1. ADD (4) ZONES (2) EACH SIDE AND CONNECT TO EXISTING CONTROLLERS.		

**ADDITIONAL NOTES:** Proposal is Void if not accepted within 15 days or installed within 12 months of date on proposal. All private utilities are the responsibility of the owner, damages not included in our proposal. Final grade by others. (72) hours required after acceptance for cable locates. Sleeves must be installed prior to all impervious areas. Additional cost required if existing sleeves buried bellow depth of 30". Electric not included. Wifi controllers require adequate signal and provided by customer. Payment due within 30 days from invoice date. Additional cost required if "rock" found during excavation. Damages by others are not covered and may void warranty if not repaired by Stahlman-England. **Projects over \$10,000.00 must be paid with check or ACH transfer.**

To schedule the above work, this Proposal must be signed & returned to our office.

TOTAL

**\$12,285.00**

Customer

Date

  
Stahlman-England Irrigation

# Tab 6





# Landscape lighting / Area Mulberry

#0000342

**From: Tropical Solutions 123 Outdoor Lighting**

617 Rosemary Circle, Bradenton, FL 34212, USA

**Amount:**

\$4,875.00

**Bill To: Carleen FerroNyaika**

12350 Mulberry Avenue,  
Bradenton, FL 34212, USA

**Expiration Date:**

7/5/2023

Item	Rate (excl. tax)	Quantity	Tax	Total
Flood Light 15w Brass Flood/wash	\$0.00	6		\$0.00
up/accent light brass up light	\$0.00	5		\$0.00
300 watt Transformer 300 Stainless steel Transformer	\$0.00	1		\$0.00
Astronomic Timer programable Astronomic timer	\$0.00	1		\$0.00
Transformer mounting Mounting kit for transformer	\$0.00	1		\$0.00
Wire Direct Burial wire per foot	\$0.00	1		\$0.00
Connectors silicon Water proof wire connections	\$0.00	1		\$0.00
Holds Wire Staple hold downs	\$0.00	1		\$0.00
Warranty Fixture Life Time Manufactures Warranty	\$0.00	1		\$0.00
Warranty Transformer Life Time Manufactures Warranty	\$0.00	1		\$0.00

Item	Rate (excl. tax)	Quantity	Tax	Total
Warranty labor 1 year labor warranty	\$0.00	1		\$0.00
Complete Landscape Lighting Package Complete Installation Including Parts and Labor	\$4,875.00	1		\$4,875.00
Subtotal				\$4,875.00
<b>Total</b>				<b>\$4,875.00</b>

**Attached Documents:**

[Scan Jun 5 2023 at 9.40 AM.jpeg](#)

**Notes:**

Thank you for the opportunity to meet with you on Friday. It was a pleasure speaking with you. Please look over the quote and let me know if you have any questions. Thank you Rich  
Tropicalsolutions123

# Tab 7

## **RESOLUTION 2023-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING PROPERTY OWNERS ASSOCIATIONS WITHIN THE GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT TO ENFORCE PARKING RESTRICTIONS ON DISTRICT-OWNED ROADWAYS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Greyhawk Landing Community Development District (hereinafter referred to as the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated within Manatee County, Florida; and

**WHEREAS**, the District is responsible for creating and implementing policies for the use of District lands; and

**WHEREAS**, the District owns real property, including in certain locations the roadway right of way inclusive of the pavement, sidewalk(s) and the area between the pavement and the sidewalk of residential properties; and

**WHEREAS**, certain neighborhoods within the District are governed by property owners associations that are responsible for enforcing property owners association restrictive covenants therein (hereinafter collectively referred to as “POAs”) including but not limited to provisions regarding parking; and

**WHEREAS**, in order to assist with the enforcement of parking restrictions, the District Board of Supervisors desires to authorize all POAs located in the District to enforce their restrictions on District-owned property within the jurisdiction of the respective POAs.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. The above Whereas clauses are ratified and confirmed as true and correct.

Section 2. The District hereby authorizes all POAs located in the District to enforce their respective parking restrictions on District-owned property within the jurisdiction of the respective POAs.

Section 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

Section 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** in public session of the Board of Supervisors of the Greyhawk Landing Community Development District this 22nd day of June, 2023.

**ATTEST:**

**GREYHAWK LANDING  
COMMUNITY DEVELOPMENT DISTRICT**

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**Secretary / Assistant Secretary**

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**CHAIR/VICE CHAIR**

# Tab 8

MINUTES OF MEETING

*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Greyhawk Landing Community Development District was held on **Thursday, May 25, 2023 at 6:00 p.m.** at the Greyhawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, FL 34212.

Present and constituting a quorum:

Jim Hengel	<b>Board Supervisor, Chairman</b>
Mark Bush	<b>Board Supervisor, Vice Chairman</b>
Cheri Ady	<b>Board Supervisor, Assistant Secretary</b>
Scott Jacuk	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Andy Cohen	<b>District Counsel –</b>
	<b>Persson, Cohen, Mooney, Fernandez &amp; Jackson, P.A.</b>
Rick Schappacher	<b>District Engineer, Schappacher Engineering</b>
Carleen FerroNyalka	<b>Field Manager</b>
John Toborg	<b>Division Manager, Landscape Inspection Services</b>
Derek Wagner	<b>Crosscreek Environmental</b>
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

Ms. Blandon announced that the Pledge of Allegiance was recited during the Audit Committee meeting held prior to the Board of Supervisors meeting.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Blandon advised that she will now open the floor for public comment, and she reminded attendees to limit public comment to three minutes per person.

Mr. Charbonneau addressed the Board regarding the new gate access system as well as the shade sail for the playground and pickleball courts.

Ms. Timmons addressed the Board regarding the landscape company, the common area debris clean up, and Ragdoll and Chantilly needing additional landscaping.

Mr. Posani addressed the Board regarding invasive Brazilian pepper trees.

Mr. Bianchi addressed the Board regarding the condition of the pond between Penguin and Kite as it is being well maintained. He further spoke regarding fish kills.

Ms. Blandon advised that there were no further audience comments and no audience members attending via Teams.

### THIRD ORDER OF BUSINESS

### Staff Reports

A. Field Inspection Services

Mr. John Toborg provided a complete overview of the May 2, 2023 Landscape Inspection Report and reviewed areas of concern and responded to questions from the Board.

B. Aquatic Maintenance

Mr. Wagner of Crosscreek Environmental provided an update related to aquatic maintenance and responded to questions from the Board. He addressed the recent fish kill; he recommended installation of an aeration system in order to prevent future fish kills.

Mr. Wagner provided an overview of the proposal for fish stocking for all ponds on the property, with the exception of seven, ten, thirty two, and twenty four.

On a Motion by Mr. Hengel seconded by Mr. Jacuk, with all in favor, the Board Approved the Crosscreek Environmental Proposal for Fish Stocking, in the Amount of \$11,025.00, for the Greyhawk Landing Community Development District.

C. Landscape Maintenance Update

Ms. FerroNyalka provided a brief overview of landscaping.

D. Field Manager

Ms. FerroNyalka provided an overview of her report as contained within the agenda. She reviewed proposals she received for the play and spray. Discussion ensued. The Board asked that Ms. FerroNyalka obtain complete costs for installation. Ms. FerroNyalka advised that the rec center roof repairs are ongoing, she advised that she is awaiting tile samples and the contract for the re-roof. She advised that she has not received the May report from FHP although they have been very active in the community. Ms. FerroNyalka



advised that power washing of the sidewalks and gutters from 064 to the Rec Center roundabout will start tomorrow.

E. District Engineer

Mr. Schappacher reviewed the bids received for the Nature Trail repairs.

On a Motion by Mr. Jacuk, seconded by Mr. Bush, with all in favor, the Board Approved the Infinity Construction Proposal for Nature Trail Repair, Subject to Infinity Matching the Price of the Other Proposal, for the Greyhawk Landing Community Development District.

Mr. Schappacher reviewed the proposals received for Vegetation removal.

On a Motion by Ms. Ady, seconded by Mr. Hengel, with all in favor, the Board Approved the ANJ Proposal for Vegetation Removal, for the Greyhawk Landing Community Development District.

Mr. Schappacher advised that the pickleball fence is in and he has reached out to CourtCo who should return in two weeks to finish up. He discussed the status of payments to CourtCo.

Mr. Schappacher advised that he has reached out to the striping to inquire as to when they would be on site. He discussed the peeling yellow striping and advised that he is working with that vendor to make the necessary corrections.

Mr. Hengel advised that he requested a proposal from Infinity Construction for a perforated drainpipe for the retaining wall area; he advised that Infinity may be reaching out to Mr. Schappacher to discuss.

F. District Counsel

Mr. Cohen provided an overview of the CPI Increase letter; he advised that the engagement letter has a CPI built into it, and this year the CPI is six percent, although his firm has reduced that to five percent.

On a Motion by Ms. Ady, seconded by Mr. Bush, with all in favor, the Board Approved the Persson, Cohen, Mooney, Fernandez & Jackson CPI Increase, for the Greyhawk Landing Community Development District.

Mr. Cohen advised that Mr. Hengel has reached out to him with regards to enforcing street parking; he advised that the CDD has a towing/parking policy which outlines the restrictions with regards to overnight parking, although the

CDD does not have fining powers. He advised that the CDD has the ability to regulate parking on the CDD streets but does not have the ability to fine. Mr. Cohen advised that the CDD can delegate the authority to the HOA to utilize whatever powers they have to conduct enforcement on CDD streets. Board discussion ensued. The Board asked that Mr. Cohen prepare a resolution delegating authority to the HOA to enforce the parking policy. Board discussion ensued regarding the current procedures.

G. District Manager

Ms. Blandon provided an update related to the FEMA process; she advised that a request was received from FEMA to withdraw the claim for the basketball court lights and the Lavender Loop fencing. She advised that she will provide a written response to FEMA outlining that CDD infrastructure is public.

Ms. Blandon advised that the number of registered voters residing within the Greyhawk Landing CDD as of April 15, 2023 is 2,811, per the Manatee County Supervisor of Elections.

Ms. Blandon advised that the next meeting of the Greyhawk Landing CDD is scheduled for Thursday, June 22 2023 at 6:00 p.m.

Ms. Blandon advised that she will be on vacation June 5<sup>th</sup> through 12<sup>th</sup>.

**FOURTH ORDER OF BUSINESS**

**Update Regarding Gate Installation Project and RFID Distribution**

Ms. Blandon advised Maingate has had a transition with staff and will likely not be able to begin installation until four weeks from now; she recommended that the Board have Counsel send a letter to Maingate. Mr. Jacuk spoke regarding the call box and he believes it is in the best interest of Greyhawk Landing to eliminate the call box at the back gate.

On a Motion by Mr. Jacuk, seconded by Mr. Hengel, with all in favor, the Board Eliminated the Call Box at the Back Gate and Directed Counsel to Prepare a Contract Addendum to Reflect the Elimination, for the Greyhawk Landing Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Crosscreek Environmental Proposal for Fish Stocking**

Ms. Blandon advised that this item was addressed in Staff Reports.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposals for**

**Pickleball Access Control**

Ms. FerroNyalka reviewed the proposals received from Security Ox and State Alarm for access control, including access card readers and cameras, at the Pickleball Courts. Discussion ensued.

On a Motion by Mr. Hengel, seconded by Mr. Bush, with all in favor, the Board Approved the Security Ox Proposal for Access Control, Subject to Preparation of an Agreement by Counsel, for the Greyhawk Landing Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Discussion Regarding Street Parking**

Ms. Bandon advised that this item was addressed in Staff Reports.

**EIGHTH ORDER OF BUSINESS**

**Presentation of the Proposed Budget for Fiscal Year 2023/2024**

Ms. Bandon advised that the Board reviewed the proposed budget during the workshop held prior to the meeting and she has incorporated all changes made during the workshop. She asked if there were any additional changes to the proposed budget. There were none. Mr. Cohen advised that the proposed budget is a not to exceed budget, but the Board can reduce the budget prior to the public hearing and the adoption of the final budget.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-04, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon**

Ms. Bandon asked if there were any questions related to the resolution. There were none.

On a Motion by Mr. Hengel, seconded by Mr. Jacuk, with all in favor, the Board Adopted Resolution 2023-04, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon for Thursday, August 24, 2023 at 5:30 p.m., to be held at the Greyhawk Landing Clubhouse, 12350 Mulberry Avenue, Bradenton, Florida 34212, for the Greyhawk Landing Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Audit Committee Meeting held on April 27, 2023**

Ms. Bandon presented the minutes of the Audit Committee meeting held on April 27,

2023 and asked if there were any questions, comments, or changes to the minutes. There were none.

On a Motion by Mr. Jacuk, seconded by Mr. Bush, with all in favor, the Board Accepted the Minutes of the Audit Committee Meeting held on April 27, 2023, for the Greyhawk Landing Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on April 27, 2023**

Ms. Bandon presented the minutes of the Board of Supervisors' meeting held on April 27, 2023 and asked if there were any questions, comments, or changes to the minutes. There were none.

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 April 27, 2023, for the Greyhawk Landing Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of the Operations and Maintenance Expenditures for the Month of April 2023**

Ms. Bandon advised that the Operations and Maintenance expenditures for the period of April 1-30, 2023 total \$181,388.10 and asked if there were any questions. There were none.

On a Motion by Ms. Ady, seconded by Mr. Hengel, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of April 2023 (\$181,388.10), for the Greyhawk Landing Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Bandon opened the floor to Supervisor Requests.

Mr. Hengel asked that Ms. FerroNyalka send the irrigation proposals received to the Board for review and asked that Staff place the proposals on the agenda for the next meeting.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

224  
225 Ms. Blandon advised that there was no further business to come before the Board and  
226 asked for a motion to adjourn.  
227

On a Motion by Mr. Jacuk, seconded by Mr. Bush, with all in favor, the Board Adjourned the Meeting at 7:14 p.m., for the Greyhawk Landing Community Development District.

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Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

# Tab 9

Requisition No.	Vendor	Amount
35	CourtCo	\$21,030.00
37	Finn Outdoor	\$26,600.00
	Total	\$47,630.00