



Rizzetta & Company

Greyhawk Landing Community Development District

Board of Supervisors' Meeting September 28, 2023

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

www.greyhawkcdd.org

**GREYHAWK LANDING
COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

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

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

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

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT
District Office · Ft. Myers, Florida · (239) 936-0913
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.greylhawkcdd.org

September 20, 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, September 28, 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 Tab 2
 1. Review of Monthly Financial Statements Tab 3
- 4. CONTINUED BUSINESS ITEMS**
 - A. Update Regarding Gate Installation Project and RFID Distribution
 - B. Consideration of Post Orders from Allied Security Tab 4
 - C. Consideration of Proposals for Rec Center Roof Replacement. Tab 5
 1. Gator Roofing
 2. Get Coastal Exteriors
 3. Roofing by Curry
 4. Westfall Roofing
- 5. BUSINESS ITEMS**
 - A. Seat # 4 Candidate Presentation
 - B. Appointment of Candidate to Fill Seat #4
 - C. Consideration of Resolution 2023-10, Redesignating Officers of the District Tab 6
 - D. Consideration of Pools by Lowell, Inc. Proposals for Commercial Pool Services Tab 7
 1. 12350 Mulberry Avenue
 2. 700 Greyhawk Boulevard
 - E. Consideration of Fit Rev Proposal for Treadmills..... Tab 8
 - F. Consideration of Nostalgic Lampposts and Mailboxes Proposal for Electrical Repairs Tab 9
 - G. Consideration of Gorilla Kleen Proposal for Gutter and Curbs Power Washing Tab 10
 - H. Consideration of Proposals for Gym Flooring Tab 11
 1. FitRev
 2. Georgia Carpet and Floors
 - I. Consideration of Insurance Renewal Proposal Tab 12

J.	Consideration of the Fourth Addendum to the Professional Amenity Services Contract.....	Tab 13
6.	BUSINESS ADMINISTRATION	
A.	Consideration of the Minutes of the Board of Supervisors' Meeting held on August 28, 2023.....	Tab 14
B.	Ratification of Special Assessment Revenue Bonds, Series 2021 (2021 Project), Requisitions 47	Tab 15
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 - September 2023

Landscaping Weekly Meetings Update:

Weekly Meetings held on: 8/23, 8/30, 9/6, 9/13, 9/20

Yellowstone replaced arboricola eaten by deer at the Rec Center with dwarf firebush. Replaced cinch bug damaged sod. Installed new blue daze around clubhouse entry. Detailed shrub line along 117th Street. Approved estimate to replace triple pygmy palm at Honeyflower Loop and install 3 crepe myrtles along Greyhawk Blvd at Peregrin/Brambling.

Items to be addressed by Yellowstone that are pending:

Aquatics Update

Algae and littoral plant growth are being treated as needed in various ponds throughout community

Approved estimate to cutback wetland located behind Dogwood Run

Quarter 3 cutbacks started 9/18/23

Gate Update:

Gates operating as normal

Main Gate boring scheduled for 9/18/23, onsite 9/19/23, equipment related delay

CDD Facilities Update:

Operations/Maintenance Accomplishments for the month of September 2023:

1. Two dead maple trees cut and removed from Honeyflower Loop
2. Florida Patio picked up a lounge chair to reupholster and powdercoat for Board sampling at 9/28 meeting.
3. Met with and approved estimates with Owen's Electric to replace dead bulbs in vaulted ceiling of the fitness center using a scissor lift. Also approved retrofit of all fluorescent tubes to LED.
4. Received estimate for Board review and discussion from Gorilla Kleen to powerwash all residential curbs and street gutters in Greyhawk Landing.
5. Scheduled Rec Center and Clubhouse Backflow preventor tests for September.
6. Lapensee Plumbing repaired toilet at Guardhouse; repaired leaking water fountains by tennis courts.
7. Received estimate from FitRev for new treadmills in fitness center. Estimate for rubber flooring from FitRev and Georgia Carpet
8. Meetze Trapping placed hog traps in preserve along Peony/Lavender Loop for hogs in area.
9. Security Ox began installation of access card/cameras at pickleball courts.

10. Installed new signs throughout community for no parking, replaced faded street signs (Maintenance, Ed).
11. Spread wildflower seed in Petrel nature area beds.
12. Reviewed landscape and holiday decoration plans with Giella Designs
13. Power wash sidewalks in front of Rec Center; get estimate to do front monuments and sidewalks from SR64 to Greyhawk roundabout.

Recreation Center	Clubhouse
Urinal serviced by Lapensee plumbing	Replaced chlorine stenner pump feeder for clubhouse pool due to failure
Miller Recreation installed/replaced rock wall and bus panel at playground	Replaced light bulbs in clubhouse ceiling
Hot tub ADA lift cover taken to Manatee Upholstery to be remade	Dusted and cleaned AC vents
Replaced mailbox post	

Pending Items

Recreation Center	Clubhouse
	Replace interior bathroom toilet with ADA height

Maintenance and Operations

Pending Projects Update:

- Schedule Frontier for gate internet (need Main Gate to coordinate schedule).
- Discuss Roofing by Curry re-roof bid/contract. The original estimate did not include the bathroom/cabana building.

Recommendations for the Board of Supervisors:

Tab 2



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** October 26, 2023
- **FY 2021-2022 Audit Completion Deadline:** June 30, 2023
- **Next Election (Seats 2, & 4):** Tuesday, November 5, 2024

District Manager's Report

September 20

2023

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FINANCIAL SUMMARY

8/31/2023

General Fund Cash & Investment Balance	\$591,529
Reserve Fund Investment Balance	\$1,599,910
Debt Service Fund Investment Balance	\$233,193
Capital Projects Fund Investment Balance	\$1,890,070
Total Cash and Investment Balances	\$4,314,702
General Fund Expense Variance:	\$4,621 Over Budget



FEMA Update:

We have communicated with the program delivery manager. According to the PGDM the file is still under review. No further updates currently.

Insurance Renewal Proposal: Egis has submitted the insurance renewal proposal. The renewal proposal amounts are as follows:

Policy Type	Premium 2022-2023	Proposed Premium 2023-2024	Budget	Difference
Property/auto	\$ 15,501.00	\$ 23,399.00	\$22,340.00	\$ (1,059.00)
General Liability	\$ 3,644.00	\$ 3,772.00	\$ 4,677.00	\$ 905.00
Public Officials	\$ 3,341.00	\$ 3,458.00	\$ 3,655.00	\$ 197.00
Total	\$ 22,486.00	\$ 30,629.00	\$30,672.00	\$ 43.00

The total cost of the renewal proposal is \$ 43.00 less than the total budgeted line items. There is a slight difference in the property policy because of the addition of the pickleball courts. The proposal is included in the agenda for Board consideration.

Tab 3



Rizzetta & Company

Greyhawk Landing Community Development District

**Financial Statements
(Unaudited)**

August 31, 2023

Prepared by: Rizzetta & Company, Inc.

**greyhawkcdd.org
rizzetta.com**

Greyhawk Landing Community Development District

Balance Sheet

As of 08/31/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	227,987	0	0	0	227,987	0	0
Investments	363,542	1,599,910	233,193	1,890,070	4,086,715	0	0
Prepaid Expenses	2,074	0	0	0	2,074	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	28,367,517	0
Amount Available in Debt Service	0	0	0	0	0	0	233,193
Amount To Be Provided Debt Service	0	0	0	0	0	0	10,474,807
Total Assets	655,681	1,599,910	233,193	1,890,070	4,378,853	28,367,517	10,708,000
Liabilities							
Accounts Payable	99,776	0	0	0	99,776	0	0
Accrued Expenses	5,440	0	0	0	5,440	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	10,708,000
Deposits Payable	3,550	0	0	0	3,550	0	0
Total Liabilities	108,766	4,841	0	48,106	161,713	0	10,708,000
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	28,367,517	0
Net Change in Fund Balance	175,231	244,440	(450,053)	(451,696)	(482,078)	0	0
Total Fund Equity & Other Credits	546,915	1,595,069	233,193	1,841,963	4,217,140	28,367,517	0
Total Liabilities & Fund Equity	655,681	1,599,910	233,193	1,890,070	4,378,853	28,367,517	10,708,000

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 08/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 08/31/2023	Year To Date 08/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,886	(4,886)
Special Assessments				
Tax Roll	1,797,989	1,797,989	1,816,536	(18,547)
Other Misc. Revenues				
Miscellaneous Revenue	0	0	11,428	(11,428)
Total Revenues	1,797,989	1,797,989	1,832,850	(34,861)
Expenditures				
Legislative				
Supervisor Fees	7,200	6,600	7,400	(800)
Total Legislative	7,200	6,600	7,400	(800)
Financial & Administrative				
Administrative Services	4,680	4,290	4,290	0
District Management	23,400	21,450	21,450	0
District Engineer	40,000	36,667	29,870	6,797
Disclosure Report	1,000	1,000	1,100	(100)
Trustees Fees	11,530	11,530	9,926	1,604
Assessment Roll	5,200	5,200	5,200	0
Financial & Revenue Collections	4,160	3,813	3,813	0
Accounting Services	19,760	18,114	18,114	0
Auditing Services	3,425	3,425	0	3,425
Arbitrage Rebate Calculation	1,000	1,000	1,000	0
Public Officials Liability Insurance	3,730	3,730	3,341	389
Legal Advertising	2,300	2,108	774	1,334
Miscellaneous Mailings	400	367	3,279	(2,912)
Bank Fees	0	0	631	(631)
Dues, Licenses & Fees	175	175	175	0
Miscellaneous Fees	300	275	822	(547)
Website Hosting, Maintenance, Backup & Email	3,998	3,793	3,793	0
Total Financial & Administrative	125,058	116,937	107,578	9,359
Legal Counsel				
District Counsel	41,000	37,583	33,423	4,160
Total Legal Counsel	41,000	37,583	33,423	4,160
Security Operations				
Security Camera Maintenance	3,300	3,025	7,559	(4,534)
Security Monitoring Services	6,412	5,878	8,434	(2,557)

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 08/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 08/31/2023	Year To Date 08/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Facility A/C & Heating Maintenance & Repair	500	458	0	459
Guard & Gate Facility Maintenance & Repair	5,700	5,225	14,864	(9,639)
Miscellaneous Operating Supplies	500	458	0	459
Security Services & Patrols	409,661	375,523	298,813	76,709
Total Security Operations	426,073	390,567	329,670	60,897
Electric Utility Services				
Utility Services	32,000	29,334	25,012	4,322
Utility - Recreation Facilities	40,000	36,667	37,287	(620)
Utility - Street Lights	8,000	7,333	9,882	(2,549)
Total Electric Utility Services	80,000	73,334	72,181	1,153
Gas Utility Service				
Utility Services	220	202	166	36
Total Gas Utility Service	220	202	166	36
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	8,000	7,333	6,957	376
Total Garbage/Solid Waste Control Services	8,000	7,333	6,957	376
Water-Sewer Combination Services				
Utility Services	13,000	11,917	17,130	(5,213)
Total Water-Sewer Combination Services	13,000	11,917	17,130	(5,213)
Stormwater Control				
Aquatic Maintenance	46,440	42,570	48,046	(5,476)
Lake/Pond Bank Maintenance & Repair	7,000	6,417	6,910	(493)
Wetland Monitoring & Maintenance	22,685	20,794	0	20,794
Fountain Service Repair & Maintenance	3,000	2,750	2,175	575
Aquatic Plant Replacement	3,000	2,750	0	2,750
Stormwater System Maintenance	4,000	3,667	0	3,667
Miscellaneous Expense	500	458	0	458
Midge Fly Treatments	10,000	9,167	0	9,167
Wetland Invasive Areas Maintenance	25,500	23,375	23,900	(525)
Total Stormwater Control	122,125	111,948	81,031	30,917
Other Physical Environment				
Employee - Salaries	194,096	177,921	160,017	17,904
Employee - Workers Comp Insurance	0	0	850	(850)
Property Insurance	15,523	15,523	15,810	(287)
General Liability Insurance	4,747	4,747	3,644	1,103
Entry & Walls Maintenance & Repair	8,000	7,333	895	6,438
Landscape Maintenance	371,947	340,952	355,900	(14,948)

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 08/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 08/31/2023	Year To Date 08/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Well Maintenance	3,000	2,750	0	2,750
Tree Trimming Services	5,000	4,583	13,435	(8,852)
Landscape Replacement Plants, Shrubs, Trees	30,000	27,500	24,774	2,727
Landscape Inspection Services	3,200	2,933	3,200	(267)
Landscape - Annuals/Flowers	15,000	13,750	21,386	(7,636)
Fire Ant Treatment	6,000	5,500	0	5,500
Holiday Decorations	13,200	13,200	13,648	(448)
Landscape - Mulch	35,000	32,083	36,972	(4,888)
Miscellaneous Expense	500	459	2,700	(2,242)
Irrigation Maintenance	12,000	11,000	20,918	(9,918)
Hurricane Related Expenses	0	0	96,908	(96,908)
Total Other Physical Environment	717,213	660,235	771,057	(110,822)
Road & Street Facilities				
Sidewalk Maintenance & Repair	15,000	13,750	17,281	(3,531)
Parking Lot Repair & Maintenance	1,500	1,375	0	1,375
Street Sign Repair & Replacement	5,000	4,583	3,344	1,240
Roadway Repair & Maintenance	2,500	2,292	1,100	1,192
Guard & Gate Facility Maintenance & Re- pair	11,000	10,083	2,600	7,483
Street Light/Decorative Light Maintenance	30,000	27,500	22,480	5,020
Total Road & Street Facilities	65,000	59,583	46,804	12,779
Parks & Recreation				
Furniture Repair & Replacement	2,400	2,200	0	2,200
Facility Supplies	6,000	5,500	3,620	1,880
Pool Service Contract	43,200	39,600	41,600	(2,000)
Playground Equipment & Maintenance	2,000	1,833	3,756	(1,923)
Maintenance & Repairs	29,000	26,584	36,153	(9,570)
Vehicle Maintenance	2,600	2,383	5,312	(2,928)
Clubhouse Janitorial Services	10,000	9,167	8,349	817
Pool/Water Park/Fountain Maintenance	1,000	917	480	437
Pest Control & Termite Bond	700	641	1,020	(378)
Clubhouse Miscellaneous Expense	4,200	3,850	18,860	(15,010)
Pool Repairs	15,000	13,750	25,111	(11,361)
Tennis Court Maintenance & Supplies	5,000	4,583	7,311	(2,728)
Athletic Court/Field/Playground Maint.	8,000	7,334	1,586	5,748
Basketball Court Maintenance & Supplies	3,000	2,750	3,117	(367)
Dock Repairs and Maintenance	3,000	2,750	0	2,750
Cable & Internet	14,500	13,292	13,043	248
Fitness Equipment Maintenance & Repair	7,500	6,875	9,372	(2,497)
Office Supplies	6,000	5,500	1,806	3,695
Total Parks & Recreation	163,100	149,509	180,497	(30,988)

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 08/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 08/31/2023	Year To Date 08/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Contingency				
Miscellaneous Contingency	30,000	27,500	3,975	23,525
Total Contingency	30,000	27,500	3,975	23,525
Total Expenditures	1,797,989	1,653,248	1,657,869	(4,621)
 Total Excess of Revenues Over(Under) Expenditures	 0	 144,741	 174,981	 (30,240)
 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	 144,741	 546,915	 (402,174)

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 08/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 08/31/2023	Year To Date 08/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	35,823	(35,823)
Special Assessments				
Tax Roll	270,000	270,000	270,000	0
Total Revenues	<u>270,000</u>	<u>270,000</u>	<u>305,823</u>	<u>(35,823)</u>
Expenditures				
Contingency				
Capital Reserve	270,000	270,000	62,247	207,754
Total Contingency	<u>270,000</u>	<u>270,000</u>	<u>62,247</u>	<u>207,754</u>
Total Expenditures	<u>270,000</u>	<u>270,000</u>	<u>62,247</u>	<u>207,754</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>243,576</u>	<u>(243,576)</u>
Total Other Financing Sources(Uses)				
Gain or Loss on Investments				
Unrealized Gain/Loss on Investments	0	0	864	(864)
Total Gain or Loss on Investments	<u>0</u>	<u>0</u>	<u>864</u>	<u>(864)</u>
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>864</u>	<u>(864)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,350,629</u>	<u>(1,350,629)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,595,069</u>	<u>(1,595,069)</u>

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

Statement of Revenues and Expenditures

As of 08/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 08/31/2023	Year To Date 08/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,824	(1,824)
Special Assessments				
Tax Roll	354,900	354,900	358,083	(3,183)
Total Revenues	<u>354,900</u>	<u>354,900</u>	<u>359,907</u>	<u>(5,007)</u>
Expenditures				
Debt Service				
Interest	67,900	67,900	69,960	(2,060)
Principal	287,000	287,000	287,000	0
Total Debt Service	<u>354,900</u>	<u>354,900</u>	<u>356,960</u>	<u>(2,060)</u>
Total Expenditures	<u>354,900</u>	<u>354,900</u>	<u>356,960</u>	<u>(2,060)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>2,947</u>	<u>(2,947)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(2,927)	2,927
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(2,927)</u>	<u>2,927</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>62,516</u>	<u>(62,516)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>62,536</u>	<u>(62,536)</u>

See Notes to Unaudited Financial Statements

985 Debt Service Fund S2013/S2023 **Greyhawk Landing Community Development District**

Statement of Revenues and Expenditures

As of 08/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 08/31/2023	Year To Date 08/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	17,098	(17,098)
Special Assessments				
Tax Roll	365,332	365,332	368,609	(3,277)
Total Revenues	365,332	365,332	385,707	(20,375)
Expenditures				
Financial & Administrative				
District Management	0	0	5,000	(5,000)
Trustees Fees	0	0	6,800	(6,800)
Placement Agent Fee	0	0	60,945	(60,945)
Special Assessment Allocation Report	0	0	15,000	(15,000)
Verification Agent	0	0	1,750	(1,750)
Rating Agency	0	0	10,000	(10,000)
Total Financial & Administrative	0	0	99,495	(99,495)
Legal Counsel				
District Counsel	0	0	25,000	(25,000)
Bond Counsel	0	0	30,000	(30,000)
Bank Counsel	0	0	20,500	(20,500)
Trustee Counsel	0	0	6,000	(6,000)
Total Legal Counsel	0	0	81,500	(81,500)
Debt Service				
Interest	260,332	260,332	260,070	262
Principal	105,000	105,000	105,000	0
Total Debt Service	365,332	365,332	365,070	262
Total Expenditures	365,332	365,332	546,065	(180,734)
Total Excess of Revenues Over(Under) Expenditures	0	0	(160,358)	160,358
Total Other Financing Sources(Uses)				
Other Costs				
Bond Retirement	0	0	(4,355,708)	4,355,708
Debt Proceeds				
Bond Proceeds	0	0	4,063,000	(4,063,000)
Total Debt Proceeds	0	0	4,063,000	(4,063,000)
Total Other Financing Sources(Uses)	0	0	(292,708)	292,708

See Notes to Unaudited Financial Statements

985 Debt Service Fund S2013/S2023

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 08/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 08/31/2023	Year To Date 08/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Fund Balance, Beginning of Period	0	0	570,606	(570,606)
Total Fund Balance, End of Period	0	0	117,540	(117,540)

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 08/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 08/31/2023	Year To Date 08/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,529	(1,529)
Special Assessments				
Tax Roll	311,771	311,771	314,567	(2,796)
Total Revenues	<u>311,771</u>	<u>311,771</u>	<u>316,096</u>	<u>(4,325)</u>
Expenditures				
Debt Service				
Interest	90,771	90,771	95,030	(4,260)
Principal	221,000	221,000	221,000	0
Total Debt Service	<u>311,771</u>	<u>311,771</u>	<u>316,030</u>	<u>(4,260)</u>
Total Expenditures	<u>311,771</u>	<u>311,771</u>	<u>316,030</u>	<u>(4,260)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>66</u>	<u>(66)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	2,927	(2,927)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>2,927</u>	<u>(2,927)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>50,124</u>	<u>(50,124)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>53,117</u>	<u>(53,117)</u>

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 08/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 08/31/2023	Year To Date 08/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	26,834	(26,834)
Total Revenues	0	0	26,834	(26,834)
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	478,529	(478,530)
Total Other Physical Environment	0	0	478,529	(478,530)
Total Expenditures	0	0	478,529	(478,530)
Total Excess of Revenues Over(Under) Expenditures	0	0	(451,695)	451,695
Fund Balance, Beginning of Period	0	0	2,293,658	(2,293,658)
Total Fund Balance, End of Period	0	0	1,841,963	(1,841,963)

Greyhawk Landing CDD
Investment Summary
August 31, 2023

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>August 31, 2023</u>
The Bank of Tampa	Money Market	\$ 6,750
The Bank of Tampa ICS Program:		
Ameris Bank	Money Market	14,068
Cadence Bank	Money Market	78
Dime Community Bank	Money Market	34,983
East Weest Bank	Money Market	58,682
First Horizon Bank	Money Market	248,825
First National Bank of Omaha	Money Market	156
Total General Fund Investments		\$ 363,542
FL CLASS General Fund Reserve - Enhanced Cash	FL Class General Fund Reserve - Enhanced Cash - 5.2347% Monthly	\$ 449,543
The Bank of Tampa ICS Program Capital Reserve:		
Ameris Bank	Money Market	53
Cadence Bank	Money Market	151
East Weest Bank	Money Market	190,126
First National Bank of Omaha	Money Market	248,605
Pinnacle Bank	Money Market	248,825
Western Alliance Bank	Money Market	248,825
The Bank of Tampa ICS Program Road Reserve:		
Ameris Bank	Money Market	298
Cadence Bank	Money Market	55
Dime Community Bank	Money Market	213,414
First National Bank of Omaha	Money Market	15
Total Reserve Fund Investments		\$ 1,599,910
US Bank S2021 Refunding - Revenue	US Bank Money Market Ct	\$ 62,536
US Bank S2021 Prepayment	US Bank Money Market Ct	927
US Bank S2021 Revenue	US Bank Money Market Ct	52,190
US Bank S2023 Interest	US Bank Money Market Ct	97,210
US Bank S2023 Revenue	US Bank Money Market Ct	20,330
Total Debt Service Fund Investments		\$ 233,193
US Bank S2021 Acquisition & Construction	US Bank Money Market Ct	\$ 1,890,070
Total Capital Projects Fund Investments		\$ 1,890,070

Greyhawk Landing Community Development District
Summary A/P Ledger
From 08/1/2023 to 08/31/2023

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
985, 2776					
985 General Fund	08/24/2023	Cheryl Ady	CA082423	Board of Supervisors Meeting 08/24/23	200.00
985 General Fund	08/18/2023	Club Care, Inc.	34254	Pine Trees Installation 08/23	7,100.00
985 General Fund	08/18/2023	Club Care, Inc.	34253	Park Area Landscape 08/23	8,858.30
985 General Fund	08/22/2023	Crosscreek Environmental, Inc.	14855	Removal 825 Honey Flower 08/23	2,580.00
985 General Fund	08/22/2023	Crosscreek Environmental, Inc.	14856	216 Dove Trail - Treatment 08/23	1,980.00
985 General Fund	08/22/2023	Fitness Logic, Inc.	114296	Fitness Equipment 08/23	634.99
985 General Fund	08/31/2023	Fitness Logic, Inc.	114467	Monthly Maintenance 08/23	125.00
985 General Fund	08/31/2023	Florida Department of Revenue	51-8015445488-7 08.23	Sales Tax 08/23	87.36
985 General Fund	08/08/2023	Frontier Florida, LLC	941-708-1104-040523 -5 08/23 ACH	Phone & Internet 08/23	294.59
985 General Fund	08/23/2023	HomeTeam Pest Defense, Inc.	94713541	Pest Control 08/23	149.90
985 General Fund	08/23/2023	Lyfe Outdoor Comfort Solutions	62546	Refill Systems 08/23	245.00
985 General Fund	08/01/2023	Manatee County Sheriffs Office	1565	Security Services 08/23	2,080.00
985 General Fund	08/24/2023	Mark E Bush	MB082423	Board of Supervisors Meeting 08/24/23	200.00
985 General Fund	08/30/2023	Nostalgic Lampposts & Mailboxes Plus, Inc.	1590	Light Repairs 08/23	1,535.00
985 General Fund	08/31/2023	Persson, Cohen & Mooney, P.A.	4036	Legal Services 08/23	3,753.75
985 General Fund	08/03/2023	Pools by Lowell, Inc.	60002520	Pool Repairs 08/23	572.50
985 General Fund	08/01/2023	Pools by Lowell, Inc.	57776215	Service Call 06/23	1,027.70
985 General Fund	08/01/2023	Pools by Lowell, Inc.	57715054	Pool Repairs 06/23	1,274.28
985 General Fund	08/01/2023	Pools by Lowell, Inc.	59210694	Repaired Spa PH Feeder 06/23	163.61
985 General Fund	08/28/2023	Pools by Lowell, Inc.	61452080	Pool Repairs 08/23	229.69
985 General Fund	08/02/2023	Pools by Lowell, Inc.	60339191	Pool Repairs 08/23	500.57
985 General Fund	08/31/2023	Rizzetta & Company, Inc.	INV0000083329	Employee Reimbursement & Cell Phone 08/23	154.72
985 General Fund	08/24/2023	Robert Scott Jacuk	RJ082423	Board of Supervisors Meeting 08/24/23	200.00
985 General Fund	08/25/2023	Spackler Lawn Care Specialist	2353	Application 08/23	1,125.00
985 General Fund	08/02/2023	Sunshine Painting LLC	56-Final	Storm Drain Painting Final 08/23	2,250.00
985 General Fund	08/31/2023	TECO Peoples Gas	211012697549 08/23 ACH	12350 Mulberry Ave 08/23	15.10
985 General Fund	08/15/2023	Terrys Tree Service of SW FL, LLC	22934	Tree Removal 08/23	1,100.00
985 General Fund	08/31/2023	Universal Protection Service, LLC	14693096	Security 07/28/23-08/31/23	26,635.99
985 General Fund	08/21/2023	Verizon Wireless	9942601280 ACH	Phone Service 09/23	102.49
985 General Fund	08/23/2023	Welch Tennis Courts, Inc.	73097	Tennis Court Maintenance 08/23	89.68
985 General Fund	08/29/2023	Yellowstone Landscape	SS 578905	Irrigation Repairs 08/23	1,200.00
985 General Fund	08/29/2023	Yellowstone Landscape	SS 578906	Irrigation Repairs 08/23	475.05
985 General Fund	08/23/2023	Yellowstone Landscape	SS 577237	Irrigation Repairs 08/23	411.00
985 General Fund	08/28/2023	Yellowstone Landscape	SS 578513	Irrigation Repairs 08/23	386.00
985 General Fund	08/01/2023	Yellowstone Landscape	SS 557038	Monthly Landscape Maintenance 07/23	30,995.66
985 General Fund	08/29/2023	Yellowstone Landscape	SS 578904	Plant Installation 08/23	1,043.50

Greyhawk Landing Community Development District
Summary A/P Ledger
From 08/1/2023 to 08/31/2023

Fund Name	GL posting date	Vendor name	Document number Description	Balance Due
Sum for 985, 2776				99,776.43
Sum for 985				99,776.43
Sum Total				99,776.43

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

Construction Account Activity Through August 31, 2023

Inflows:	Debt Proceeds	\$ 3,844,216.91
	Total Bond Proceeds:	3,844,216.91
	Interest Earnings	26,997.12
	SFWMD Deposit	13,215.00
	Total Inflows:	\$ 3,884,429.03

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status as of 08/31/23
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
3/15/2023	32	ASAP Fence and Gates LLC	(12,144.00)	Cleared
3/22/2023	33	Gator Grading and Paving	(47,479.50)	Cleared
3/29/2023	34	Florida Playgrounds	(3,187.56)	Cleared
5/17/2023	35	CourtCo	(21,030.00)	Cleared
5/30/2023	37	Finn Outdoor	(26,600.00)	Cleared
6/12/2023	38	Finn Outdoor	(7,750.00)	Cleared
6/12/2023	39	Florida Playgrounds	(25,284.50)	Cleared
5/30/2023	36	ASAP Fence and Gates LLC	(12,144.00)	Cleared
6/19/2023	40	Infinity Construction and Concrete Services,	(700.00)	Cleared
6/30/2023	41	Florida Playgrounds	(6,943.43)	Cleared
6/30/2023	42	Security Ox	(11,411.50)	Cleared
7/13/2023	43	Stahlman-England Irrigation, Inc.	(15,815.00)	Cleared
7/19/2023	45	Infinity Construction and Concrete Services,	(5,263.75)	Cleared
7/13/2023	44	CourtCo	(14,300.00)	Cleared
8/4/2023	46	Crosscreek Environmental	(26,000.00)	Cleared
8/16/2023	47	Bellmore Electric, Inc.	(4,110.00)	Cleared

Total Requisitions: (1,835,219.48)

Total Construction Requisitions and COI: (1,994,359.48)

Due to GF: (48,106.32)

Total Outflows: (2,042,465.80)

Series 2021 Construction Fund Balance at August 31, 2023 \$ 1,841,963.23

Greyhawk Landing Community Development District
Notes to Unaudited Financial Statements
August 31, 2023

Balance Sheet

1. Trust statement activity has been recorded through 08/31/23.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Tab 4



Greyhawk Landing



Post Orders

Updated 10/2023

Contents

Page 1 of 24

Greyhawk Landing “PROPERTY PERSONALITY”

- 1.1 General Information
- 1.2 Expectations & Objectives
- 1.3 The ABC’s of Client Interaction
- 1.4 Equipment
- 1.5 Staying Informed

EMERGENCY & ESSENTIAL CONTACTS

Greyhawk Landing SPECIFIC & SPECIALIZED DUTIES

- 3.1 General Officer Expectations
 - 3.2 Release of Information
 - 3.3 Telephone & Voicemail
 - 3.4 Security: General Items
 - 3.5 Shift / Schedule Times
 - 3.6 Security Gatehouse Duties
 - 3.7 Community Patrol & Lock/Unlock Duties
 - 3.8 Clubhouse Staff Duties
 - 3.9 Greyhawk Landing Community Map
 - 3.10 Greyhawk Landing Site Map & Satellite Image

PUBLIC RELATIONS

EMERGENCY RESPONSES

SEVERE WEATHER RESPONSE

SECURITY OFFICER SAFETY

BOMB THREAT RESPONSE

APPENDIX – A

- Greyhawk Landing Pool Facility Rules & Regulations

APPENDIX – B

- Greyhawk Landing Emergency Management Plan

APPENDIX – C

- Lock & Unlock Procedures

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1. Greyhawk Landing: “Property Personality”

1.1: General Information

*****RESIDENT, VISITOR & COMMUNITY SAFETY IS PARAMOUNT*****

Location: ***12500 East State Road 64 – Bradenton, FL. 34212***

*****Do not leave the property except as described in patrol specific post orders*****

Uniform: Standard AUS Protective uniform – Tan Button Down Shirt and Black Pants

Coverage Times: Allied Universal Security Services will provide coverage during the following times:

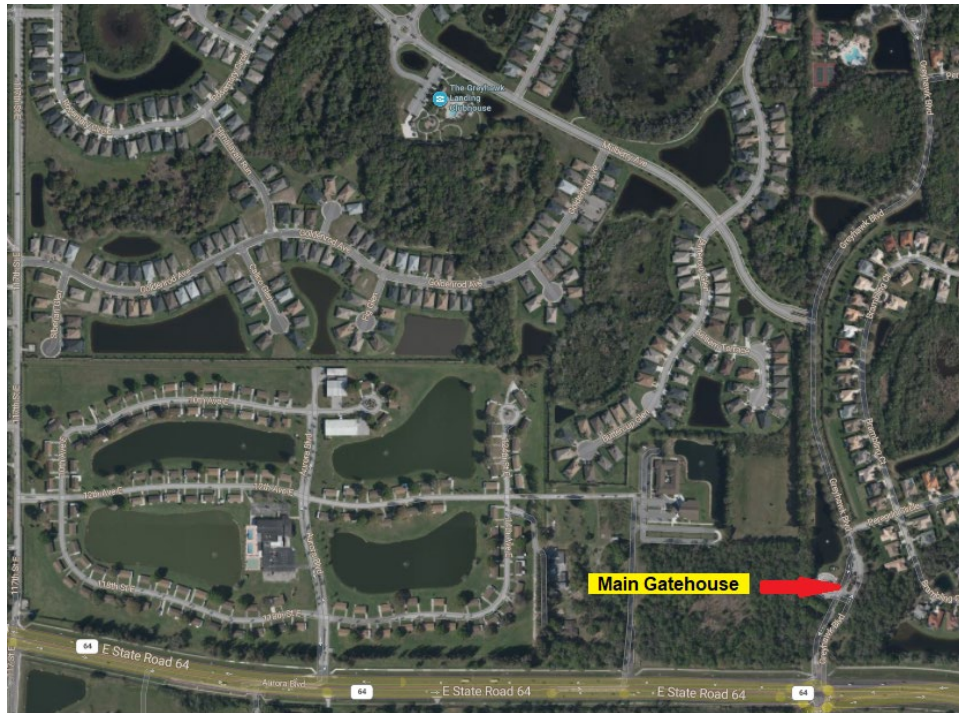
- **168 Hours Per Week (HPW):**
 - Gatehouse - 1 Security Professional, 24 hrs./day, 7 days/week
- **24 Hours per Week (HPW):**
 - Rec Center - 1 Security Professional – 1300-2100, Fri, Sat & Sun
- **24 Hours Per Week (HPW):**
 - Clubhouse - - 1 Security Professional – 1430-2330, Fri, Sat & Sun

Post limits: Greyhawk Landing community

- Security gatehouse & surrounding Entrance/Exit lanes
- Greyhawk Landing community streets – only as directed by client or management

Greyhawk Landing is a gated community and Community Development District (CDD) containing a large number of single-family homes and a community clubhouse, pool and recreation area. The community is accessible by 5 gates, described in detail below. The main gate is off State Road 64.

It is important to note Greyhawk Landing’s status as a CDD. **This means that ANYONE, resident, visitor, contractor or anyone from the general public is allowed entry into the community, as the roads are all public.** The main duty, with regard to access at the main gate, is to document anyone entering through the visitor lane.



The security team & gatehouses represent the “front door” to Greyhawk Landing community as a whole. The broad community map shown above, is bordered by Upper Manatee Upper River Road on the North, East State Road 64 on the South, 113rd Street East on the east side and what is preserve lands to the west

The **Main Gate and Security Gatehouse** is located north of State Road 64 and is the main entry point into the community for visitors & contractors after hours. It is staffed by one Security Professional 24 hours per day, 7 days a week. It has dedicated resident and visitor lanes as shown



Main Gate & Gatehouse - Visitor and Resident lanes

The **1st of four Auxiliary gates** is located off of Upper Manatee River Road. This gate accesses the north end of the community directly and is unattended. It is accessible to visitors only by remote keypad, with a directory updated by the community Field Manager or to residents by a remote transmitter

The **2nd auxiliary gate** is located off of 1133rd St. East and enters the community on Brambling Court. These gates are generally open during daylight hours and close automatically. They are unattended.

The **3rd auxiliary gate** is also on the east side of the community and is located off of Harriers Place

The **4th auxiliary gate** is located off Geranium Glen, also on the east side of the community and openly accessible during daylight hours

Maps and community information appear at the end of **Section 3** of these post orders, to give officers a better understanding of the community layout. This will also allow for better understanding and performance of your duties.

Take the initiative to learn Greyhawk Landing property layout so you can direct people if they ask questions.

1.2: Expectations & Objectives

AUS Security Professionals at *Greyhawk Landing* have four main areas of responsibility:

- 1.) Visible security presence & deterrent at and around the Security Gatehouse.**
- 2.) Adherence to and enforcement of all community *Access Control* procedures related to vehicles entering through the north & south gates.**
- 3.) Lock and Unlock duties as directed by the Community Field Manager and/or AUS Management**
- 4.) Be watchful for and promptly report noted security & safety risks, vandalism or emergencies throughout the community – whether noted by Security Professionals in person or brought to their attention by residents.**

Expectations and objectives are detailed here and in Section 3:

- A. **Resident, Visitor & Community safety is of PARAMOUNT IMPORTANCE.**
- B. Stand up, emerge from the gatehouse & greet residents, visitors and guests entering the community.
- C. Maintain Access Documentation, properly recording all vehicles entering the Visitor Lane.
 - This also includes ensuring the entrance & exit gates are operational at ALL TIMES. With any deficiencies reported to the Community Field Manager for repair
- D. Watch for suspicious and/or unauthorized activity on site and notify property management, AUS management and the proper authorities of any serious issues as they occur.
- E. Note any out of the ordinary occurrences or discoveries by properly noting them in the *Shift Activity Report* and/or in an *Unusual Incident Report*. Always keep in mind:

-- If in doubt about whether to write a report, write the report --

- F. Be in proper uniform, as defined by AUS Uniform & Appearance standards, including clean, pressed uniform shirt & pants, black uniform tie, shined uniform shoes and proper personal grooming and hygiene.

Public Relations: You serve as a representative of Allied Universal Security Services, and Greyhawk Landing. Always present a positive public image.

Courtesy and tact **must** be used in all dealings or contact with *Greyhawk Landing* residents, visitors, guests and any others that an officer might have contact with during his/ her tour of duty.

SECURITY PROFESSIONALS MUST CONDUCT THEMSELVES IN A PROFESSIONAL MANNER WHEN INTERACTING WITH THE PUBLIC

1.3: ABC's of Client Interaction

Officers **MUST** have the ability to successfully interact with the public, being both knowledgeable and friendly. Expectations include adherence to the ABCs of Client Interaction -- qualities each AUS officer assigned to *Greyhawk Landing* must possess or adhere to:

1. **Appearance:** Officers will appear neat, well-groomed and be in a clean, pressed uniform in conjunction with AUS Uniform & Appearance standards.
2. **Attention to Detail:** Ensure all *Shift Activity Report* entries, *Unusual Incident Reports* and other logs are **PRINTED**, legible – and most importantly, detailed. Neatness counts! Further, all visitor lane computer entries must be complete.
3. **Agility:** Officers are expected to **STAND** and emerge from the gatehouse to greet each entrant into the community. Approach the vehicle, smile, be friendly and record the necessary information on the computer.
4. **Authoritative:** Ensure all details are gathered and don't be afraid to ask for more information, when necessary, before admitting a guest, visitor, or contractor into the community. Efficiency is important – but each officer is expected to **ENFORCE** *Greyhawk Landing's* Access Documentation Policy. Be polite but **firm** as necessary.
5. **Approachable:** Put a smile on your face and present a positive attitude towards guests, visitors, contractors and residents, especially when someone is requesting help. Attitude towards someone else often dictates how they respond.
6. **Brevity:** Officers must be polite & cordial, but not overly familiar with residents & guests. Longer, personal conversations are a distraction and detract from officer duties.
7. **Communication:** Officers will always communicate duty information between other officers using electronic reporting systems, Incident Reports & the Pass down Log. **The phone & voicemail systems must be regularly monitored for messages.**
8. **Confidentiality & Professionalism:** Any personal information communicated by a resident for security, or any other purpose must remain confidential. Professionalism entails keeping information confidential and not engaging in “gossip” at any time.

NOTE: There will be no physical contact between an AUS Security Professionals and any person unless it is in his/ her own self-defense.

1.4: Equipment

Security Professionals will be provided with all the necessary equipment needed to perform their duties at *Greyhawk Landing* in a professional manner. Security Professionals will have access to the following equipment while on duty only:

- *Greyhawk Landing* security gatehouse
- Computer (Supervisor Only)
- Resident Database for gate directory codes (Used mainly by the Community Field Manager)
- Necessary paperwork & logs: *Electronic Reports* (SAR), *Unusual Incident Reports* (UIR), *Envera Guest & Visitor Logs*
- Pass down Log & Memorandum Binder
- Security Professionals Weekly Schedule w/ contact numbers.

1.4.1: A special note about COMPUTER ACCESS: As discussed in your *Security Professional Handbook*, any provided client or company equipment is for BUSINESS USE ONLY. This applies to the computer and any email and internet access supplied to the gatehouse at *Greyhawk Landing*.

It is UNACCEPTABLE to use the gatehouse computer for personal use. This includes any PERSONAL EMAILS or to "BROWSE THE INTERNET" for any reason. The chance of an inadvertent infection by a computer virus mandates this policy, without exception.

1.5: Staying Informed

Any conversations with or information from residents, visitors or guests that impact your duties, or any suspicious activity noted MUST BE WRITTEN DOWN and recorded on your *Shift Activity Report*.

- A main function of Security Professionals at *Greyhawk Landing* is to KEEP AUS management, the Community Field Manager and the CDD Board, INFORMED OF SITUATIONS THEY ENCOUNTER OR NEED HELP RESOLVING.
- You will use your *Shift Activity Report & Unusual Incident Report(s)* to do this.
- **ONLY use the Pass Down Log and binder for additional information between Security Professionals and between shifts.**

All information that needs to be passed on to subsequent shifts & officers MUST be documented in the *Pass Down Log*. Security Professionals MUST read and initial new information at the start of their shift, including:

- *Pass down notes*
- *Memorandums from AUS or client representatives*
- *Weekly Schedules, at the start of their shift*
- *Post Order or Security Duty Checklist updates*

If you are unsure about pass-down information, a memorandum or even a work schedule, it is YOUR individual responsibility to seek clarification. WHEN IN DOUBT, ASK!

All Security Professionals assigned to *Greyhawk Landing* must be conversant with these post orders. When you have read and fully understand your responsibilities, sign the *Post Orders Acknowledgment*, which can be found at the back of this document. If clarification is needed, contact your Site Supervisor.

2. Emergency & Essential Contacts

These contact numbers, especially *Greyhawk Landing CDD* home & cell contacts are **CONFIDENTIAL** and may not be given out to anyone but Law Enforcement, under any circumstances.

Contact	Telephone Number
<i>Greyhawk Landing</i> Gatehouse	(941) 750-9046
AUS Sarasota Branch Office	(941) 554.8210
After Hrs. Supervisor (1800-0200 Mon-Fri & Sat/Sun 0600-0200) - <i>Area Patrol Supervisor</i>	See AUS Notification Matrix
AUS Operations Manager	See AUS Notification Matrix
AUS Client Manager	See AUS Notification Matrix
<hr/>	
GREYHAWK LANDING Emergency Contacts:	
1. <u><i>Greyhawk Landing Community Field Manager</i></u>	941-746-6670 (Office) FieldMgr@Greyhawkcdd.org
Emergency: Police, Sheriff, Fire and Ambulance	911
Non-Emergency: Manatee County Sheriff	941-723-5100 (Sheriff Non-Emergency)
Emergency: Florida Power & Light	941-917-0708
Manatee County Utilities	941-792-8811

Notification Order

When issues arise, use the following as a guide, to call contacts **in the listed order**: (Refer to the Emergency Response section of the post orders for specific instructions for dealing with emergencies.)

Fire Emergency

- Call 911 or the local fire department first
- Call the AUS Supervisor on duty (1800-0200 Mon-Fri & Sat/Sun 0600-0200) or Operations/Client Manager
- Call your Site Supervisor
- Call *Greyhawk Landing* Emergency contacts

Other Types of Facility Emergencies

- Call your Site Supervisor
- Call the AUS Supervisor on duty (1800-0200 Mon-Fri & Sat/Sun 0600-0200) or Operations/Client Manager

When Uncertain of What to Do

- Contact your Site Supervisor
- Call the AUS Supervisor on duty (1800-0200 Mon-Fri & Sat/Sun 0600-0200)

NOTE: Calls to AUS management:

If a call must be escalated up the chain of command after 18:00 hours or on weekends or Holidays, the Area Patrol Supervisor on duty will make that determination and make the initial call.

If for some reason Area Patrol is occupied or otherwise unavailable due to emergency and there is an IMMEDIATE need, contact the AUS Branch Management directly (use the chain of command outlined in the *Security Professionals Handbook* and *Company Orientation*).

Officers will use the Chain of Command on all issues involving management, without fail. Failure to do so may result in Corrective Action. If you are not sure – ASK.

NOTE: AFTER HOURS calls to Greyhawk Landing client representatives:

Calls will not be placed to Greyhawk Landing representatives listed above except in the case of an ACTUAL EMERGENCY. If you are not sure, seek clarification from your supervisor.

- If a call is placed to a client representative, the situation will be fully documented in an ***Unusual Incident Report*** (NO EXCEPTIONS).

3. Greyhawk Landing Specific & Specialized Duties

This section will provide specific information for officers performing duties at ***Greyhawk Landing***. The duties shown here are expected to be performed each duty shift, by every officer, without exception and are divided into several subsections:

- General Officer Expectations
- Release of Information
- Telephones & Voicemail
- *Greyhawk Landing* Security: General Items
- Shift & Schedule Times
- Security Gatehouse Duties
- Community Patrol and Lock/Unlock Procedures
- Clubhouse Staff Duties
- Greyhawk Landing Community Map
- Greyhawk Landing Site Map and Satellite images

3.1: General Officer Expectations

1. All officers **MUST** be ready to assume full duties at the scheduled start of their shift and remain on duty until their scheduled shift end time. Officers must also be properly relieved by another, trained Security Professional, whether live or virtual.
2. All Security Professionals must carry their State Class D License and Company ID in the plastic badge holder provided by AUS and have it on their persons at all times. Failure to do so could result in disciplinary action by the State of Florida.
3. ***UNIFORM & APPEARANCE:*** The uniform will be the standard “authorized” AUS issued uniform, as described in the ***AUS Security Professionals Handbook*** and ***Company Orientation***. All Security Professional’s must adhere to the AUS Grooming Standards ***without exception***.
4. **Officers will be scheduled by Allied Universal Security Services and are subject to inspection, supervision, and coordination by AUS management.**
5. The duties of the AUS Security Professionals shall be performed in accordance with the regulations stated herein and in the ***AUS Security Professionals Handbook*** Company Orientation, *Greyhawk Landing* policy and procedure manuals or memorandum provided to the security team.

SUPERVISION: In the event that the Security Professionals needs to contact a supervisor, she/he will call the contacts as listed in **Section 2** of these post orders and/or use the **CHAIN OF COMMAND** as described in the ***AUS Security Professionals Handbook*** and ***New Hire & Company Orientation***.

At the end of a shift, each Officer will provide a verbal pass down and review any pertinent written material with the relieving Officer, highlighting any noteworthy items in the Shift Activity Report

No Security Professional shall leave the post until the end of their scheduled shift and properly relieved by another Security Professional

NOTE:

1. Violations of post orders can result in any one or combination of the following actions: Verbal Warning, Counseling & Corrective Action or relief of duty and transfer from site.
2. Any unauthorized absence from the post will be considered abandonment of post and will be subject to termination.
3. Any unexcused failure to report for a scheduled shift may result in termination.

3.2: Release of Information

In accordance with AUS policy, no Security Professionals will discuss *Greyhawk Landing* business with any resident, vendor, or visitor.

- Officers **WILL NOT** give out the telephone number of any resident or verify the address of any resident. You may offer to call the resident with a message from the requestor, if able.

This also applies to the personal business of any resident, club member, visitor, CDD Board member or Allied Universal Security Services employee.

When any person, newspaper reporter, news commentator, attorney, private investigator, or a person **not** associated with Allied Universal Security Services, or *Greyhawk Landing* contacts security seeking information concerning an emergency condition, (accidents, a suicide, injury, burglary) or other matters concerning security or the association's business, such information should be politely refused.

- *For example, simply state: "I'm sorry, I can't comment on your inquiry at this time".*

The individual should be referred to the *Greyhawk Landing* Community Field Manager for handling.

NEVER release contact information to the individual. You may take THEIR information and pass it to the Community Field Manager – no more.

In the event of any emergency incident, AUS officers will notify *Greyhawk Landing* representatives and AUS Management via phone.

Greyhawk Landing representatives (a representative of the *Greyhawk Landing* CDD or Community Field Manager) will occasionally arrive at the gatehouse to **inspect officer logs**, *Electronic Reports*, *Unusual Incident Report*, equipment, and other officer paperwork. This inspection is permitted just as it would be for a member of the AUS Management team.

3.3: Telephone & Voicemail

3.3.1: Telephone & Voicemail Systems: The gatehouse phone and/or any provided mobile phone is for official *Greyhawk Landing* or AUS business only. No personal telephone calls may be made, except in an emergency. No International calls may be made from any phone unless it is business related.

- The telephone should be answered promptly. If you are with a guest or resident in a vehicle, politely ask them to stand by and answer the phone.
- Ask your caller to please hold, finish processing your immediate guest and return to the phone call.

When answering the phone, identify yourself by stating,

- **"Good Morning" or "Good Evening" Greyhawk Landing Security: Officer _____ speaking. How may I help you?"**
- Speak in a moderate tone of voice and be courteous and businesslike. Do not permit yourself to be drawn into long conversations.

3.4: Greyhawk Landing Security – General Items

1. All Security Professionals will be scheduled by Allied Universal Security Services and subject to inspection, supervision, and co-ordination only by AUS management.
2. The **main objectives** of the gate officer are:
 - Visible Security Presence and deterrent at and around the Security Gatehouse
 - Adherence to and enforcement of all community access documentation procedures related to vehicles entering through the main gate
 - Standing & greeting every entrant into the community by approaching the gate in a friendly fashion (standing up and greeting everyone is a MUST).
 - Watch for suspicious and/or unauthorized activity on site and notify the community Field Manager, AUS management and the proper authorities of any serious issues as they occur. **This includes personal observation, or any issues brought to your attention by a resident or guest.**
3. These post orders are intended to cover as many conditions as possible. However, situations may arise which are not covered. In such cases, instructions should be sought from a member of Allied Universal Security Services management or supervision.
 - 1.1. Always follow the established Chain of Command: communicating with your Site Supervisor (or Area Patrol supervision after hours) is the first step. Consult your *Security Professional Handbook* or *Company Orientation* with any questions.
 - 1.2. A written report of any such incident must be made by the gate officer involved to Allied Universal Security Services management, with a copy to the *Greyhawk Landing* Community Field Manager.
4. **Shift Activity Report** log entries shall constitute a diary **of officer activities at the time of entry, in detail.** Entries will be made at LEAST every ½ hour and more frequently regarding each unusual incident. These logs will be kept in the gatehouse for collection by *Greyhawk Landing* representative or AUS Management, as needed.
5. **Report Writing:** Note any out of the ordinary occurrences or discoveries by properly noting discoveries in the *Shift Activity Report* and/or in an *Unusual Incident Report*. Always keep in mind:

If in doubt about whether to write a report, write the report.

6. **Gate Arms:** In the event a vehicle strikes and/or damages a gate arm, it is necessary to note details on an *Unusual Incident Report*. This includes:
- Name, telephone, address of the driver
 - License Plate / Tag # of the vehicle(s) involved
 - Company information if a vendor, contractor, etc.
 - It is **essential** that accurate time & information be recorded in your *Unusual Incident Report* to aid in proper follow-up by the Community Field Manager.

Post Order Knowledge: All officers assigned to *Greyhawk Landing* must be knowledgeable with these Post Orders. When you have read and fully understand your responsibilities at this location, sign the *Post Orders Acknowledgement* which can be found at the back of this document. **Otherwise, contact your supervisor.**

Be courteous and polite at all times. Stand up, make eye contact and wave to residents as they enter *Greyhawk Landing*. Step outside to welcome Visitors, especially during periods of darkness. VISIBILITY IS IMPORTANT.

Inspections: AUS management and/or Area Patrol supervisor will make periodic inspections of the gatehouse. From time to time, *Greyhawk Landing* representatives may visit the gatehouse. Cleaning supplies are furnished so there can be no excuses for a dirty work area.

Cleanliness: Officers are expected to keep *Greyhawk Landing* gatehouse clean.

- Officers will clean up after themselves and maintain a neat and clean workspace.
- Regular cleaning/Maintenance of the floors, walls, windows, bathroom, etc. Will be provided by the Community and is not part of the Security Professionals duties

Shift Start Responsibilities: Officers coming on duty must read and initial the pass down log, review all posted work schedules and review reports completed by the officers preceding them in order to have the latest and best information.

- In addition, all equipment in and outside of the gatehouse (including gate arms and cameras) must be inspected to ensure it is working. Any issues must be immediately reported to the Community Field Manager
- Arriving officers must receive **written/verbal pass down and preparation from the officer they are relieving**, covering the following topics:
 - a. Significant activity during the previous shift
 - b. The status of all equipment used by Security Professionals including the proper functioning of:
 - Gate Arms
 - Access Control computer
 - Cameras & recording system
 - Other ancillary equipment such as gatehouse lights, facilities, phones, etc.
 - c. Information on any deviations to normal Operating Procedures for Special Events or Functions as authorized by the Community Field Manager, or in their absence, the CDD Board President.

- d. Paperwork preparation – a departing officer must complete their shift reports, file them as directed and prepare the next shift reports for an arriving officer.

3.5: Shift / Schedule Times

This site operates 24 hours per day, 7 days per week schedule. Shift change and schedule times will flow as follows:

SHIFT	SHIFT TIMES
<u>Gatehouse:</u>	
1 st Shift	0700-1500
2 nd Shift	1500-2300
3 rd Shift	2300-0700
<u>Clubhouse:</u>	1430-2230 Fri, Sat & Sun
<u>Rec Center:</u>	1300-2100 Fri, Sat & Sun

Special Coverage will be communicated via the Weekly Schedule

***See the *Security Professionals Handbook* for Details on Professional Courtesy.**

It is important that the officer at the gatehouse does not leave the gatehouse post for any reason unless directed to by any of the below during an Emergency Situation

- Emergency Services/Law Enforcement
- AUS Management
- CDD Management
- Member of the CDD Board

If a resident or guest calls requesting a security response (asking you to leave your post), advise the resident they must contact the Sheriff's Department. In the event they are physically unable, **call 911 from the gate house phone.**

3.5.1: Security Professionals Parking: The officer ON DUTY will park their vehicle in the designated area near the gatehouse

3.6: Security Gatehouse Duties

While on duty in the gatehouse, officers will maintain the *Greyhawk Landing* Access Documentation for visitors entering Greyhawk Landing, in accordance with the rules and regulations adopted by the *Greyhawk Landing* CDD.

- As a general rule, officers will call 911 on any noted suspicious activity or for any UNAUTHORIZED PERSONNEL in *Greyhawk Landing* community.
- If the officer on duty *reasonably perceives* that any RESIDENT, GUEST, or VENDOR is creating a disturbance, they will contact law enforcement immediately. An *Unusual Incident Report* will also be completed and filed.

It is important to note Greyhawk Landings' status as a CDD. This means that ANYONE – resident, visitor, contractor or anyone from the general public is allowed entry into the community, as the roads are public. The main duty of the Security Professional is ACCESS DOCUMENTATION

With regard to access documentation, Security Professionals will adhere to the following procedures:

1. **Resident Entry:** Residents may enter at any time (24 hrs. /day, 7 days/week, 365 days per year).
 - They may enter the resident lane with any vehicle that has a remote transmitter to open the gate. This will activate the resident gate automatically.
 - In the event a transmitter does not work from the resident's vehicle, open the resident gate manually
 - a. An entry on the Guest & Visitor log, noting the vehicle description and tag # must be made
 - Residents may also enter by foot, bicycle or in any vehicle not prohibited specifically in this document or CDD regulations.
 - Officers will still stand and greet EVERY resident entrant by smiling and waving.
1. **Logging Non-Residents:** All non-residents requesting access to the property will be noted on the Guest & Visitor Log. This includes:
 - a. Guests or Visitors of residents
 - b. Construction Workers
 - c. Service & Delivery personnel
 - d. Taxis or Limousines
 - e. Realtors & Appraisers
 - f. Other non-residents not specifically identified here.
2. **The Guest & Visitor log will be completed in its entirety for all non-residents, without exception. This includes:**
 - Full Name of visitor/guest/contractor, etc.
 - Name of Company, as applicable
 - Name of resident they are here to see
 - License Plate State and Number
3. **Contractors & Service Provider Entry:** The following contractor or service personnel are allowed access at any time. They must be logged in on the Guest & Visitor Log
 - a. Newspaper delivery

- b. USPS / Postal delivery, UPS, Fed Ex, DHL, Amazon etc. ***IN A MARKED VEHICLE.***
 - c. Manatee County Inspectors
 - d. Waste Management or Port-A-Potty Companies
4. **Packages:** Officers may NOT accept packages, keys, luggage, mail, or any other items for residents or for residents to exchange with one another, at either gatehouse.
5. **Parties:** If a resident is planning a party or gathering, a list of names of planned attendees may be provided. This will assist in guiding guests to the right resident's home
- Guests must still be logged in on the Visitor & Guests Log
6. **Emergency Services:** The following vendor or emergency service personnel are allowed access at any time. **Log them in on the** Visitor & Guests Log as you open the gate arm and as they pass thru (DO NOT STOP THEM):
- Fire emergency personnel (log the squad number if possible)
 - Law enforcement personnel (log the squad number if possible)
 - Medical emergency personnel (log the squad number if possible)
- Ensure an entry is made on your *Shift Activity Report*. If details of the situation are known, complete an *Unusual Incident Report*.
7. **Marked County and public utility vehicles:** (power, sewer, waste, phone, and cable) may enter at any time (24/7/365).
8. **Exceptions:** Only the Community Field Manager, or in their absence the CDD Board President, or their authorized agent or AUs Management, may authorize an exception to any of these Regulations

3.7: Community Patrol & Lock/Unlock Duties:

Officers will perform a number of different functions while performing Patrol Checks, as detailed below. One of the most important responsibilities, as detailed earlier, is to be visible to residents and to be observant for suspicious activity.

- Go to Rec center and clubhouse between 1am and 3am and do a foot patrol of the area to make sure no one is in the pool areas. Let the Cleaning company and or any company working on Grey Hawk Property in and out of the Rec center and clubhouse as needed.
- Please put all info in Heliaus including incident reports and an hourly log of the officer's activities. All cars found on the road between 1am and 5am that are ticketed should be put on the violations sheet and the number of cars ticketed should be entered into the events section in Heliaus. (Along with any incidents if report was written state that in the events section)
- All violations of the law need to be reported to the Manatee County Sheriff's Office and an incident report needs to be written by the Guard involved.

- Parking passes – please be sure to read and note any parking passes you are given and please do not ticket those vehicles turn all parking passes in with your paperwork at the end of your shift.
- Parking warnings - If during a vehicle a parking warning the resident approaches you, remain professional and keep a safe distance. Explain the rules to the resident and if the situation becomes hostile walk away; if at any time you feel unsafe call law enforcement. Do not become confrontational.
- Note the address the best you can and call the “on-call” supervisor.

Clubhouse:

- Monday-Sunday 10:30pm doors lock automatically but need to be checked
- Every day at 3:30am, check to make sure it is unlocked. This is to be done by Patrol Officer
- The gates at the pool area are locked electronically at 10:30pm but make sure they are locked, and no one is in the pool area. Give all guests a 30-minutes heads up that the pool closes at 10:30PM. Make sure all doors are locked and check inside the outside restrooms.
- To lock clubhouse doors, go inside the main front doors. There is a pin hole in the top of the handle of the door. Push it down and the handle will pop out and the door is then locked. There are 4 sets of double doors you should lock inside the club house plus the outside restrooms.
- If a gate is not working and you, the officer on duty, cannot fix it, place cones at gate entry.
- Give any information possible to Helix report and call field Supervisor.

Rec Center:

- Monday-Thursday 11:00pm lock ALL doors
- Friday-Sunday 9:00pm lock ALL doors
- Pool gates are locked 30 min before sunset
- Unlock pool gates every day at 3:30am. This is to be done by Patrol
- Give pool users a 30-minutes heads up that the pool will close.
- Pool gates should be locked 30 min before sunset, or at officers' discretion if that is before 8 pm. Check sunset times. Make sure no one is in the pool area and check and lock outside restrooms.

3.7: Rec Center and Clubhouse Duties:

Security Training Guide and Expectations

Rec Center / Clubhouse

While on Duty at the Rec center or the Clubhouse, all officers should be always visible and be able to see the pool area. Regularly check for resident access cards to ensure all guests are permitted.

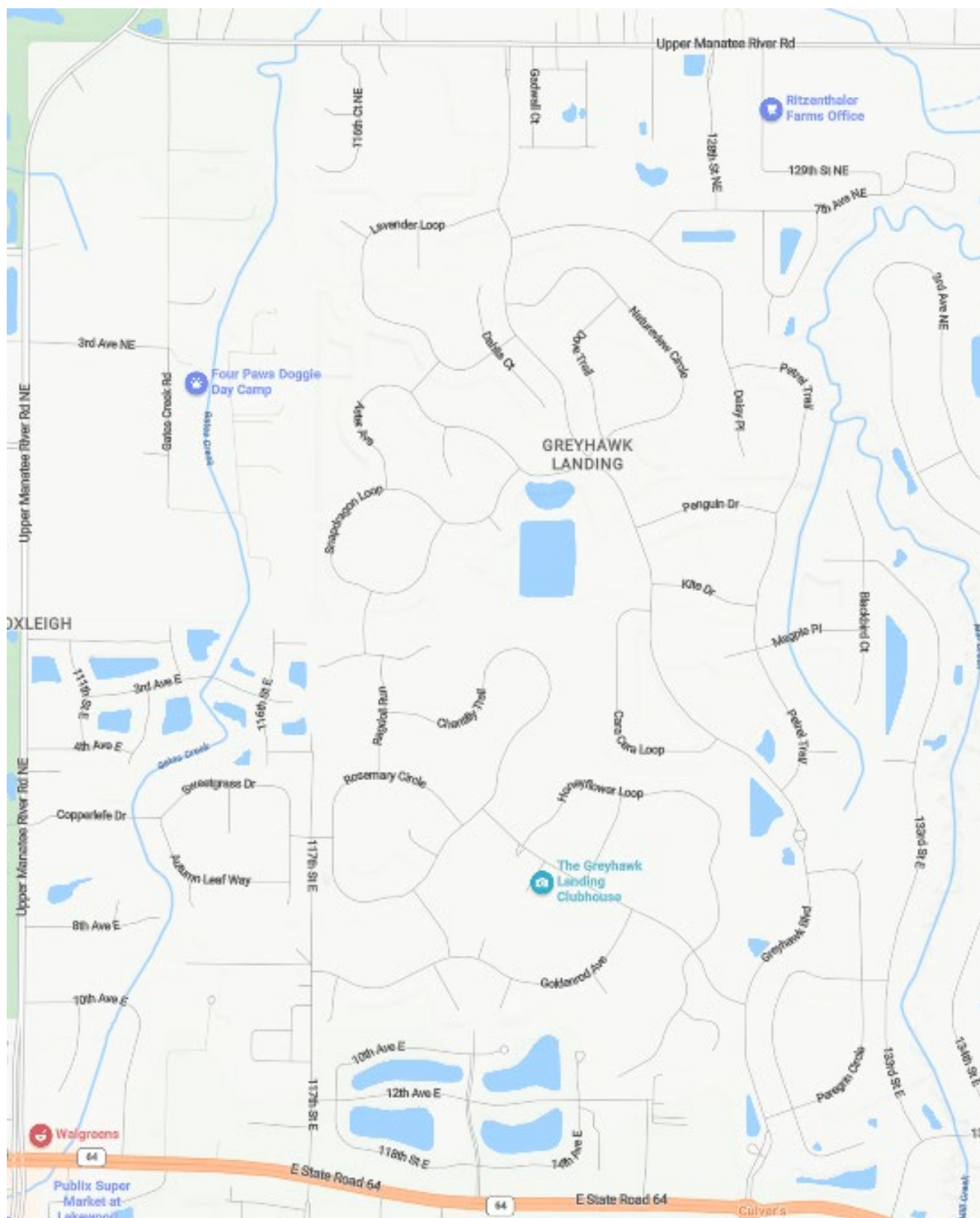
- Complete a Daily Activity Report with the pool/facility traffic and activity and any issues that arise. If an incident occurs, gather as much information as possible and complete an incident report and let the supervisor/management know.
- Anyone over the age of 15, with an access card can use the amenities. If under 15 or without their own access card, they cannot use the amenities. Officers should implement random checks of access cards. Random checks are key to keeping the amenities safe and secure throughout your shift.

- Residents should not use other members access cards. Direct them to the REC center mgmt. office to receive their own access card.
- If a guest or resident has a Greyhawk ID that doesn't belong to them, the officer needs to confiscate that Greyhawk ID and let the Guest and or resident know they can get it back from Greyhawk management.
- Write a report and put the ID and Report in the (all forms from your shift) box at the gate house.
- Do not get into a confrontation. If the guest or resident becomes angry and starts making threats, ask them to leave. If they do not do so, call 911.
- Glass is not allowed on the pool decks and must be removed. If you notice glass containers, please let the individual know that it is not allowed per Florida code and must be removed ASAP.
- Large pool floats are not allowed in the pools. Absolutely no jumping is allowed from the Splash & Play at the Rec Center. If it occurs, give a verbal warning directly to the kids; if there is no parent/guardian, ask the kids to leave promptly. After the first warning of jumping, ask the kids to leave or alert the parent/guardian if onsite.
- Close all umbrellas on the pool deck at the end of the shift or prior to bad weather. Turn off ceiling fans and any music/radio at the end of shift.
- During summer weather, please use a weather app like MyRadar or Weather Bug that indicates incoming weather and lighting strikes. This will allow us to warn residents about bad weather. During bad weather, the pool is to be closed 30 minutes after the last lightning/thunder and weather has passed.
- All officers who work at the Rec Center or Mulberry clubhouse should read and be familiar with the Greyhawk Landing CDD Common Property Policies, specifically pages 9-12 and enforce the rules at all times.

Additional notes:

1. Absolutely no glass on the pool deck. No drinks allowed in or within 5 feet of the pool.
2. Children under 15 must be with an adult who has a valid pool pass.
3. All residents and renters should have a Greyhawk ID card with their name and picture on it in order to use any of the GreyHawk facilities.

3.9: Greyhawk Landing Community Map:



3.10: Greyhawk Landing Site Map and Satellite Image:



Public Relations

As a Security Professional at *Greyhawk Landing*, you are very important to the community. In essence, your duties allow you to **open the front door to resident homes and to the community itself.**

You have a variety of duties, but none as important as dealing with the public positively and effectively. Often you may be the only contact a person has with the company for whom you are working. Your public relations skills shape the public's view of both *Greyhawk Landing* and the AUS organization.

- *People judge Greyhawk Landing and its property management team by your behavior. Refrain from doing anything that irritates or upsets other people.*

Follow these public relations policies and procedures when you wear the AUS uniform.

1. Take pride in your appearance.

- Ensure that your uniform is clean and wrinkle free and your shoes are polished.
- Ensure that your appearance is always consistent with AUS standards.

2. Maintain a professional posture at all times.

- Use good standing posture.
- Always stand when a person approaches your post.
- Keep your hands out of your pockets.
- Walk without dragging your feet along the floor.
- Sit in an upright position. Do not slouch down or tip back in the chair.

3. Always appear attentive and willing to help.

- Look at people in the area, not the ground or walls.
- Take the initiative to ask a person if he needs help if he seems confused.
- Keep your face muscles relaxed and refrain from scowling.
- Maintain a good balance between appearing friendly but acting professionally.
- Spend the necessary time learning the layout of the community so you can help people when they ask for directions.

4. Maintain a professional relationship with all people who enter the community.

- Avoid socializing with people.
- Avoid calling people by their first names without permission.
- Avoid engaging in personal conversations.

5. When talking to people:

- Look directly at the person

- Always respond politely and courteously
- Address the person as “*Sir* or *Ma’am*”

6. Listen attentively to what people say. Ask questions if you do not understand what they are requesting.

7. Try to help people if their request is within the limits of your post instruction.

8. React politely to people’s demands.

- Respond politely. Never engage in a verbal battle with the person.
- If you cannot help, contact someone who can.

Do not use force to restrain people unless you need to protect yourself or others from bodily harm.

For example, if someone violates the access control policy and gains access to the community but presents no danger to anyone, report him. Do not chase him down or touch him.

When working with the public, you are required to exercise good judgment, tact and courtesy

Post Orders Acknowledgement

All AUS Security Professionals will date, print their first and last names and sign this form stating they have read/reviewed and understand the contents of these post orders and understand the duties expected of them. If you do not understand the Post Orders, it is your responsibility to ask.

I have read and understand the Post Orders for: ***Greyhawk Landing***

[illegible]

Tab 5

PH# 941-747-2898 FAX# 941-741-9678



Submitted to: Greyhawk Landing CDD
Attn: Carleen

Job Name: 700 Greyhawk Blvd.
Bradenton, FL 34212

Phone: 746-6670

Date: August 29, 2023

DESCRIPTION OF WORK

1. Tear off existing roof and haul away debris. Refasten the decking at 6" on center with 8d ring shanked deck nails as required by code.
2. Install a self adhesive peel-n-stick tile underlayment directly to the plywood.
3. Supply and install a cement tile in a flat or low "S" profile in standard color. Fasten each roof tile with one #8 x 2.5" deck screw. A solid bead of roofing cement will be installed on top of the tile underlayment to seal all of the screws.
4. Install 8-4' roof vents for ventilation, lead boots, drip edge, roof vents, and valley metal. Also, install a preformed valley metal on top of the tile underlayment for extra protection in the valley areas. All penetrations will be sealed with roofing cement.
5. Install a 26 gauge galv-alum metal nailer on all of the hips & ridges of the roof and fasten each cap tile to it. Then, install the hip & ridge tile in a bed of cement and point up with colored cement to match the tile.
6. 10 year workmanship warranty, 30 year manufacturer's warranty on tile underlayment, and lifetime warranty on the roof tiles.

****All A/C units, pool screens, and landscaping will be protected with tarps. All loose debris will be picked up by hand and a magnet will be used to pick up nails.**

WE PROPOSE hereby to furnish material and labor complete in accordance with above specifications, for the sum of: \$104,995.00

10 sheets of plywood is included in the price for wood work. If more wood is replaced, this will be added to the price.

Payment to be made as follows: 10% upon acceptance of proposal, 30% upon start of job, 40% upon peel-n-stick, 20% upon completion.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined on the previous page.

Darrell J. Eckert

Darrell J. Eckert (Owner)

Owner Signature _____ Date _____

PH# 941-747-2898 FAX# 941-741-9678



WOOD WORK

*****These Prices are according to pricing as of the date of this bid.
Prices could increase**

Pricing for Carpentry Work / these prices do not reflect cedar nor caulking and/or painting.

These prices below reflect labor and material costs.

Sheathing Prices:

**3/8" plywood \$3.00 per sq. ft.
1/2" plywood \$4.00 per sq. ft.
5/8" plywood \$5.00 per sq. ft.
3/4" plywood \$5.50 per sq. ft.**

Framing Prices:

**2x4 Yellow Pine-- \$4.00 per ft.
2x6 Yellow Pine-- \$4.50 per ft.
2x8 Yellow Pine-- \$5.00 per ft.
2x10 Yellow Pine-- \$5.50 per ft.**

**1x2 Yellow Pine-- \$2.50 per ft.
1x4 Yellow Pine-- \$5.00 per ft.
1x6 Yellow Pine-- \$5.00 per ft.
1x8 Yellow Pine-- \$6.00 per ft**

**If applicable to your home, there may be an additional charge to remove and replace aluminum fascia, soffit, and gutters to replace the rotted wood. Due care will be taken to remove and replace the aluminum fascia, soffit and gutters. But in the event that any of these are damaged, the cost of replacing these will be added to the price.*

**If applicable to your home, if the wall to roof flashing needs to be replaced, an estimate will be given to the owner before work is done.*

**If applicable to your home, the customer is responsible for the cost of removal and replacement of solar panels.*

**Please Note: Due to the nature of our work, we will be using heavy equipment to remove and load roof materials. Please be advised that Gator Roofing nor its suppliers will be held responsible for damage or staining of your driveway.*

WARRANTY: GATOR ROOFING WARRANTS AGAINST ORIGINAL DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF FIVE YEARS FROM THE DATE THE WORK IS COMPLETED. THIS WARRANTY DOES NOT DAMAGE RESULTING FROM ACCIDENTS, MISUSE OR FAILURE TO KEEP THE ROOF FREE FROM DEBRIS.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined on the previous page.

Darrell J. Eckert

Darrell J. Eckert---as President

Owner Signature_____ **Date** _____



Dear Homeowner,

Everyone wants his or her home or business to appear beautiful on the inside and out. At Gator Roofing of Bradenton, Inc., we understand how important it is to maintain the appearance of a beautiful roof. Our company's priority is to beautify the exterior of your home and/or business, while providing you with an energy efficient, low maintenance, high quality roof.

Gator Roofing of Bradenton, Inc. was established in 1990. Darrell J. Eckert, the owner, is a lifetime resident of the Sarasota/Bradenton area. He is a State Certified Roofing Contractor and learned the art of roofing from his father, Charles J. Eckert.

Our Company is fully insured and licensed. Our employees have been carefully chosen based on their experience and quality of work. We are a drug free work place. We pride ourselves in giving you, the homeowner, the best roof for a reasonable price. Yes, our high quality of workmanship is expressed by our company motto "INSTALLING THE BEST, REPAIRING THE REST."

Gator Roofing of Bradenton, Inc., is also a member of The Florida Roofing Association, Sheet Metal, and Air Conditioning Contractors Association, Inc. (FRSA), The Sarasota-Manatee Roofing Contractor's Association (SMRSCA), The Better Business Bureau, The Manatee Chamber of Commerce, and The Sarasota Chamber of Commerce. I encourage you to contact your local Chamber of Commerce and/or Better Business Bureau to inquire about our company. We are one of the few roofing contractors without any complaints in many, many years. Something we are very proud of!

I personally want to express my appreciation for the opportunity to do business with you in the near future. I hope this information has enlightened you as to the high standards we have at Gator Roofing of Bradenton, Inc.

If you have any questions, please feel free to call our office and we will endeavor to make your roofing experience as enjoyable as possible.

Sincerely,
Darrell Eckert (Owner)



Get Coastal Exteriors - Lakewood Ranch

4708 Lena Road
Bradenton, FL 34211

Phone: 941-417-2521

Fax: 941-212-4361

700 Greyhawk Blvd.

08/17/2023

Carleen Ferronyalka
Greyhawk Landing
700 Greyhawk Boulevard
Bradenton, FL 34202
(941) 228-6084

Roof Install Rec Center

Concrete Tile Roof Install

Price
\$68,999.00

Once all safety precautions are in effect, and landscape protected with tarps, Get Coastal Exteriors Inc. will begin roofing process. Get Coastal will provide dump trucks for the entire project. Process will include:

Remove existing tile roof. .

We will then inspect for damaged or rotten decking. Upon completion of inspection, we will replace damaged or rotten decking. Two sheets of decking will be included at no additional charge. Each additional sheet will be \$110.00/sheet. Any plank board will be charged at \$16.00/ft.

Process will continue with installation of 6" drip edge, pipe boots, flashing, and sufficient ORV's to allow more room for the home to breath.

A High Temp peel and stick underlayment will be installed as a secondary water barrier.

In the valleys, there will be a double layer of the high temp peel and stick Underlayment, as well as W-Metal that will go over top of the water barrier giving an extra layer of protection in one of your most vulnerable areas for water penetration.

Bird stop - will be installed at the eaves.

First 3 courses of tile at bottom of roof are screwed in, with the remainder of the roof being installed with an adhesive product called Tile Bond.

The roof will then be re-tiled with a lifetime warranty, high/medium/flat concrete tile of your choice. (Boral, Eagle, or Crown)

We will then in stall metal risers on all hips and ridges to accommodate the cap tile.

Customized tile ridge caps will be screwed down and installed on ridges and then mortared to secure them to the ridge line of the home.

A customized rake cap will also be installed on all rakes on the roof.

Oxide will be provided, mixed in the mortar, and installed to match color of the tile of your choice.

All permitting, inspection, and dump fees are included.

Get Coastal Exteriors Inc. provides a ten year craftsmanship warranty, transferable once, at no additional cost.

30 Year Warranty on the Underlayment. Lifetime Warranty from the manufacturer.

All work will be completed to manufacturer's guidelines and code.

Pool Restroom Roof

Price

Concrete Tile Roof Install

\$24,150.00

Once all safety precautions are in effect, and landscape protected with tarps, Get Coastal Exteriors Inc. will begin roofing process. Get Coastal will provide dump trucks for the entire project. Process will include:

Remove existing tile roof. .

We will then inspect for damaged or rotten decking. Upon completion of inspection, we will replace damaged or rotten decking. One sheet of decking will be included at no additional charge. Each additional sheet will be \$110.00/sheet. Any plank board will be charged at \$16.00/ft.

Process will continue with installation of 6" drip edge, pipe boots, flashing, and sufficient ORV's to allow more room for the home to breath.

A Resisto High Temp peel and stick underlayment will be installed as a secondary water barrier.

In the valleys, there will be a double layer of the high temp peel and stick Underlayment, as well as W-Metal that will go over top of the water barrier giving an extra layer of protection in one of your most vulnerable areas for water penetration.

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Oxide will be provided, mixed in the mortar, and installed to match color of the tile of your choice.

All permitting, inspection, and dump fees are included.

Get Coastal Exteriors Inc. provides a ten year craftsmanship warranty, transferable once, at no additional cost.

30 Year Warranty on the Underlayment. Lifetime Warranty from the manufacturer.

All work will be completed to manufacturer's guidelines and code.

TOTAL

\$93,149.00

As a roofing contractor: All work is to be performed in a professional manner and in accordance with commercially accepted standards and practices.

General Terms and Conditions

1. All revisions to this Contract must be in writing. No oral promises, commitments, or conditions are enforceable for either Contractor or Customer. 2. If the Contract is cancelled after three (3) days from signing, Contractor reserves the right to charge Customer 10% of the total Contract price as liquidated damages because Contractor is unable to accurately measure its damages for the cancellation of the Contract. 3. All payments are due as per the Payment Schedule indicated [on the first page] of this Contract. All payments must be current before the next phase of work will be performed. Payments for services rendered are due as specified. There is no provision, unless stated otherwise herein, for holding back payments due to pending inspections (including final inspection), funding or any other cause. The total Contract amount including the charges for changes/extras outside the scope of work identified herein, shall be payable to Contractor in accordance with the Payment Schedule. No portion of the agreed upon payment may be withheld, back charged or used as a setoff of the agreed upon payment amount without the written consent of Contractor. Customer acknowledges and agrees that it has an independent obligation to pay Contractor. If customer does not make payment, Contractor shall be entitled to recover from Customer all costs of collection incurred by Contractor, including attorney's fees, costs, and expenses incurred whether or not litigation is initiated. Collection matters may be processed through litigation or arbitration at Contractor's sole discretion. If Customer fails to pay Contractor in accordance with this contract, then Contractor may at its sole discretion suspend performance of all work, suspend shipments and/or warranties until

full payment is made, and/or terminate this Contract. If a suspension occurs that is not caused solely by Contractor, the Contract sum shall be increased by the amount of Contractor's reasonable costs of shut-down delay and start-up. Customer and Contractor acknowledge and agree that the substitution of materials and price adjustments may be required based on changes in material availability and the cost to obtain and deliver materials to the project between the date of this Contract and the delivery date. In such event, Contractor and Customer shall work together in good faith to identify substitute materials that are similar in price and quality and that do not cause an increase to the Contract amount. If Customer selects substitute materials that increase the Contract amount, then the Contract will be adjusted to reflect the additional costs incurred by Contractor to purchase and deliver the materials. 4. Contractor shall not be responsible for loss, damage or delay caused by circumstances beyond its reasonable control, including but not limited to acts of God, weather, accidents, fire, vandalism, federal, state or local law regulation or order, strikes, jurisdictional disputes, failure or delay of transportation, shortage of or inability to obtain materials, equipment or labor, changes in the work and delays caused by others in the event of these occurrences, Contractor's time for performance under this proposal shall be extended for a time sufficient to permit completion of the work. 5. All damages to work caused by other trades (including, but not limited to puncturing of underlayment) will be repaired by and charged as extra to Contract on a time and materials basis. Contractor shall bear no liability for hidden/concealed items or risks such as, but not limited to puncturing or damaging utilities, coverings, personal property or building components attached to or located below the roof deck, during or after completion of work. Contractor disclaims all liability for all claims, disputes, rights, losses, damages, causes of action, or controversies pertaining to Pre-Existing Conditions, whether arising in law, equity, Contract, warranty, tort, or federal or state statutory claims. Customer is solely liable and responsible for all damages, whether actual or consequential, arising out of or relating to Pre-Existing Conditions. 6. Materials: After acceptance is provided, Contractor shall be given a reasonable time, subject to limitation in Paragraph 4 above, in which to make delivery of materials and/or labor to commence performance of the Contract. All materials and work shall be furnished in accordance with normal industry tolerances for color, variation, thickness, size, weight, amount, finish, texture and performance standards. Specified quantities are intended to represent an average over the entire roof area. Contractor is not responsible for the actual verification of technical specifications of product manufacturers, i.e., R value, ASTM or UL compliance, but rather the materials used are represented as such by the manufacturer. Metal roofing and especially lengthy flat span sheet metal panels will often exhibit waviness, commonly referred to as "oil-canning". Oil-canning pertains to aesthetics and not the performance of the panels and is not controlled by Contractor. Contractor is not responsible for oil-canning or aesthetics. Oil-canning shall not be grounds to withhold payment or reject panels of the type specified. Title to roofing products passes to Customer when said products are delivered to the job site. On the event of impending high wind conditions, hurricanes, tornadoes, or other adverse weather conditions, if Contractor is requested to remove/reposition product from/on the job site, Contractor shall use its reasonable efforts (subject to weather conditions, life/safety concerns and manpower/equipment constraints) to comply with the request. Customer agrees to promptly pay Contractor for these extras services. Contractor is not responsible for defective products if Contractor did not know such products were defective prior to the installation of same. As such, Contractor is not responsible for any costs, damages, claims, etc. associated with any remediation of supposed harm caused by a defective product. A defective product shall not be grounds to withhold payment or reject the work performed by Contractor. 7. The Parties agree that Contractor should be permitted to execute its work without interruption. If Contractor's work is delayed at any time by any act or neglect of Customer and/or Customer's representatives, employees, agents, guests, or invitees, or any other Contractor employed by Customer, or by any changes ordered in the work, the Contractor shall be reimbursed or paid for all additional costs or damages incurred as a result. This shall include damages related to lost use of equipment caused by the delay. 8. Removal and replacement of the following are excluded from this Contract, gutters and downspouts, TV or phone/internet cables, antennas, satellite dishes/equipment, A/C units, signs, solar panels or heaters, enclosures, awnings, interior carpentry finishes or landscaping of any kind. Therefore, Customer shall be responsible for removing, installing, and re-positioning these items prior to commencement of roofing work. 9. Access to Property: Customer is responsible for providing clear access to the jobsite throughout the duration of construction including adequate access to electricity and other utilities as needed, the work site, and the work area adjacent to the structure. Customer agrees to remove all movable objects under roof line including but not limited to potted plants, garbage cans, lawn chairs, bird feeders, etc., prior to the start of roofing work. Contractor is not responsible for damage to such items not removed or dirt or debris that may fall into pools or saunas. Customer shall secure and protect all personal items in advance of construction and shall protect or remove all wall hangings until the work is complete. Contractor shall not be responsible for lost, stolen, or damaged personal items and wall hangings. 10. Customer understands and agrees that Contractor, its agents and suppliers, will use heavy equipment to complete the scope of work. Such equipment may damage driveways, walkways, sidewalks, irrigations systems, utility lines, landscaping fences and wall, underground septic/fuel tanks and other facilities, decorative and functional/structural components of the property inside the curb line. Customer waives and releases all claims against Contractor, its agents and suppliers, for such damage. Therefore, Customer shall be solely responsible for any damage to curbs, walkways, driveways, structures, septic tanks, HVAC, utility lines, pipes, gutters, landscaping, appurtenances, or other real or personal property at the property location during construction. Contractor shall not be responsible for cracks of any kind in the ceiling due to the performance of Contractor's work on the property. Contractor shall not be responsible for any damage caused by dust or debris caused by Contractor's work. Contractor shall not be responsible for damage to person(s) or property caused by nails on the property. Customer shall take the appropriate precautions to protect the property and to avoid damages or injury caused by nails. As part of the roofing process, odors and emissions from roofing products will be released and noise will be generated. Customer shall be responsible for indoor air quality during

the work and shall hold Contractor harmless, indemnify and defend Contractor from any and all claims, actions, proceedings, and complaints arising out of or relating to fumes, odors, and/or the indoor air quality during Contractor's performance of the work.

11. Customer must consult a licensed engineer or architect for any roof system design change and structure factors including but not limited to slope drainage, insulation, field specifications and capacities of trusses/beams/rafters/sheathing, walls, equipment details. Contractor assumes no responsibility for such items. 12. Contractor is not responsible for any rotten wood encountered adjacent to screen enclosures and/or frames. Customer is required to coordinate removal and reinstallation of such rotten wood prior to commencement of the roofing work. 13. Contractor is not responsible for detecting termite infested wood that is in the area of the work as outlined in the Contract. If any deteriorated or termite infested wood is discovered during the construction, replacement of wood will be performed on a time and materials basis as agreed to by the Contractor and Customer. Lumber used for replacement may not match existing thickness and width precisely. If an exact match is required, it may be necessary to have lumber custom milled. This specialty material shall be replaced at an extra cost to this Contract. 14. The customer understands and agrees that it is their responsibility to maintain the moisture content of the property and also understands that Contractor disclaims all liability for all claims, disputes, rights, losses, damages, causes of action or controversies pertaining to mildew, algae, fungus, mold, and/or other indoor air allergens ("Mold") including Claims arising out of relating to the detection, removal, disposal, or remediation of Mold, whether those Claims are based on the acts or omissions of Contractor or individuals or entities under Contractor's control. Customer understands it is solely liable and responsible for all damages, whether actual or consequential, caused by Mold and incurred by Customer, Contractor or third parties, and agrees to indemnify and hold harmless Contractor from any and all Claims arising out of or relating to Mold. 15. Throughout the construction process there is a possibility the following may occur: ceilings and/or exterior stucco may crack, dirt and debris may shift throughout the sheathing boards and into the attic or into the dwelling, and /or roof drainage locations may change. Customer understands and agrees to hold Contractor harmless should any of the aforementioned occur. 16. Sealed Attic Liability Exclusion: Contractor shall not be liable for any roof or structural related issue arising out of or relating to combining a sealed attic system with a self-adhered underlayment, and Customer agrees to indemnify and hold harmless Contractor for any and all

damages arising out of said condition. 17. Unless otherwise provided: THERE ARE NO EXPRESS OR IMPLIED WARRANTIES WHATSOEVER INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. All warranties and guarantees, if any, provided under the Contract are solely for the original Customer and are non transferable unless otherwise agreed to by Customer and Contractor in writing. Any express warranty provided, if any, by Contractor is the sole and exclusive remedy for alleged construction defects in lieu of all other remedies, implied or statutory. Warranties are to be issued upon completion and full payment of this Contract. No Warranties will be in effect while there is any outstanding amount due on the Customer's account. 18. All warranty requests for work to be done must be submitted in writing to the Contractor. Customer must investigate the cause of any problems prior to contacting Contractor for warranty service. If a warranty service request has been issued and the job site investigation determines that the service requested was not warranty or roof related, including but not limited to a leak caused by windows, doors, stucco, plumbing, air conditions, etc. the warranty service call shall then be a non-warranty matter and become a billable item. The rate for all non -warranty related services shall be \$75.00 per man hour and will include travel to and from the job site. In the event there is a breach in the applicable Manufacturer's warranty (according to the stated terms and conditions of the warranty supplied). Contractor's warranty and all of Contractor's responsibility and liability to correct, supplement, rectify, fix, etc. any and all issue(s) will become immediately void as a result of the Manufacturer's breach of warranty. 19. Customer understands the Contract price is subject to change without further Customer authorization or Contract amendment at any time through final payment for any one or more of the following: materials or labor costs increase greater than five percent (5%) over the cost at the time the Contract was signed by the Contractor, additional labor or materials are required to comply with building codes, manufacturer requirements, or unforeseen conditions in existence and not disclosed to Contractor in writing prior to execution of this Contract. Furthermore, if the actual cost of any line item increases more than ten percent (10%) subsequent to entering into this Contract, Contractor at its sole discretion, may terminate the Contract for convenience. 20. Choice of Law, Venue and Attorney Fees: This Contract shall be governed by the laws of the State of Florida. Venue of any proceeding arising out of this Contract shall be Manatee County, Florida. The non-prevailing party in any legal or equitable action arising out of or relating to this Contract including arbitration, administrative, appellate and/or bankruptcy proceedings shall reimburse the prevailing party on demand for all attorney's fees, costs, and expenses incurred by the prevailing party in connection with the action. This provision shall apply without giving effect to any choice of law or conflict of law rule or provision (whether of the state of Florida or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than the state of Florida. 21. If a dispute shall arise between Contractor and Customer with respect to any matters or questions arising out of or relating to this Contract or the breach thereof, such dispute, other than collection matters, shall be decided by arbitration administered by and in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association. This contract to arbitrate shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrators shall be final and judgment may be entered upon it in any Court having jurisdiction thereof. 22. In the event there is litigation over the enforcement of a collection matter or construction lien, the parties KNOWINGLY, VOLUNTARILY, IRREVOCABLY AND INTENTIONALLY WAIVE THE RIGHT TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING OUT OF OR PERTAINING TO THE CONTRACT, OR ANY COURSE OF CONDUCT, COURSED OF DEALINGS, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PERSON OR PARTY RELATED TO THIS CONTRACT. THIS IRREVOCABLE WAIVER OF THE RIGHT TO A JURY TRIAL BEING A MATERIAL INDUCEMENT FOR THE PARTIES TO ENTER INTO THIS CONTRACT. 23. In no event, whether based on Contract, warranty (express or implied), tort, federal or state statute or otherwise arising from or relating to the work and services performed under the Contract, shall Contractor be liable for special, consequential, punitive, or indirect damages, including loss of use or loss of profits. Contractor and Customer agree to allocate certain of the risks so that, to the fullest extent permitted by law, Contractor's total aggregate liability to Customer is limited to the dollar amount of the Contract for any and all injuries, damages, claims, expenses or claim expenses including attorney's fees arising out of or relating to this Contract regardless of whether it is based in warranty, tort, Contract, strict liability, negligence, errors, omissions, or from any other cause or causes. 24. Each provision of the Contract shall be construed as if both parties mutually drafted this Contract, if a provision of this Contract (or the application of it) is held by a court or arbitrator to be invalid or unenforceable, that provision will be deemed separate from the remaining provisions of the Contract, will be reformed /enforced to the extent that it is valid and enforceable, and will not affect the validity or interpretation of the other provisions or the application of that provision to a person or circumstance to which it is valid and enforceable. This Contract records the entire Contract of the parties and supersedes any previous or contemporaneous Contract, understanding, or representation, oral or written, by the parties. All documents/exhibits referred to in this Contract are an integral part of the Contract and are incorporated by reference. This Contract incorporates [all] as well as any other document signed by both parties as part of the Contract. Customer represents that it has read and fully understood the Contract, or has had an opportunity to consult with counsel prior to executing this Contract.

Chapter 588 Notice of Claim

Chapter 558, Florida Statutes, contains important requirements you must follow before you may bring any legal action for an alleged construction defect. Sixty days before you bring any legal action, you must deliver to the other party this contract a written notice, referring to chapter 558, of any construction conditions you allege are defective and provide such person the opportunity to inspect the alleged construction defects and to consider making an offer to repair or pay for the alleged construction defects. You are not obligated to accept any offer which may be made. These are strict deadlines and procedures under this Florida law which must be met and followed to protect your interest.

YOU THE CUSTOMER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FORM FOR AN EXPLANATION OF THIS RIGHT.

.....

Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date



Why Worry - Call Curry!

241 Interstate Court
Sarasota, FL 34240
Ph: 941-921-9111
Fax: 941-925-2916

License CCC1325654
Date: 9/14/2022
No: 354034



Proposal

Proposal submitted to:

Name: **Carleen Ferronyalka w/ Greyhawk Landing**
Address: **700 Greyhawk Boulevard, Bradenton, FL 34212**
Email: **fieldmgr@greyhawkcdd.org**
Phone: **M:941-228-6084**

For property located at:

**700 Greyhawk Boulevard,
Bradenton, FL 34212**

Tile Reroof Roof Pitch: 5/12

Remove and dispose of existing roofing material (recycle old tile).

Furnish and install standard color/profile concrete tile

Manufacturer: Cement Roof Profile: Flat Color: TBD _____ Initials _____

Install Polyglass TU Max self adhering membrane as underlayment direct to deck (30 yr warranty).

Tile to be mechanically fastened to roof deck according to building code requirements using galvanized lag screws.

Re-nail roof deck to existing code with 8d 2 1/2" galvanized ring shank nails.

Furnish and install metal drip edge nailed every 4" Color: White Eave closure: White _____ Initials _____

Gutters will NOT be removed. (Roofing by Curry will not warrant removal and installation of gutters due to wood replacement. We recommend removal and installation by others) _____ Initials _____

Furnish and install all lead boots, roof vents and valley metal

Furnish and install 11 O'Hagin tile profile roof vents, and all new plumbing and vent caps painted to match.

Replace rotted wood per woodwork table on back. _____ Initials _____

Seal at all rakes, valleys, flashings, roof penetrations. All penetrations to be top flashed.

Cover and protect most landscaping, air conditioners, pool cages, and open pools. Clean up and remove all debris.

All work and materials to conform with Current Florida Building Code.

Written 15 Year workmanship warranty. Tile & underlayment warranty by manufacturer

■ For financing call 800-365-1530 and use Merchant #5348 1217 3110 0580.

Includes New wind Mitigation Form Completed

Price includes:

Animal covers for roof pipes.

2 sheets of plywood for roof deck replacement.

Questions or concerns?

Jay Bileth

Total with no upgrades: \$ 73,805.00

Add options: \$

Total Price: \$ 73,805.00

Terms: 10% down, 50% at commencement, 40% upon substantial completion. Financing available. Due to current market pricing volatility this estimate is only valid for 30 days from the proposal date.

Initial page 1 _____

Throughout this document 'Roofing By Curry' shall be referred to as the "Contractor". The individual named on the first page of this document, and/or the authorized agent, and/or acceptor of this proposal shall be referred to as the "Client", "Owner", "Customer". This proposal becomes binding upon the "Contractor and the "Client once the agreement is executed and is accepted by both parties.

Adequate access to the roof for equipment and personnel, as well as, electricity and water access as needed to properly complete work shall be provided by the "Client".

The work performed by the "Contractor" may cause vibrations, movement and dust/debris in other areas of the residence. The "Customer" shall be responsible to cover all interior space, including attic storage, and/or property. This includes, but not limited to securing any wall items, items on shelves, wall hangings, pictures, mirrors and shelving and other loose items.

Roofing by Curry is not liable for any damage to lawns or driveways, curbing, walkways, satellite dishes, and solar panels or any real or personal property inside or outside the property.

Also please inspect your driveway for nails before parking your vehicle. We will endeavor to remove all fallen fasteners, but some may be missed. **We are not responsible for damaged tires or injuries to persons due to nails on the ground.**

Contractor is not liable for installed electrical, telephone, cable, air conditioning, security lines or plumbing lines within three inches of roof deck. Contractor is not responsible for structural defects such as dips and humps in roof plan or other structural irregularities, etc. whether previously visible or not.

Roofing by Curry is not liable for any pests entering or infesting the attic or other parts of the dwelling during construction or after roof completion.

The installation of new tile may change the flow of water off the roof into gutters. Contractor is not responsible to make corrections to the gutter system due to changes in water flow and or drainage.

All work to be performed according to local building codes. All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner. Contractor will obtain all permits. Any alteration or deviation from above specifications involving extra costs will be executed only upon written order and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal may be withdrawn by us if not accepted within 30 days. Roofing by Curry is responsible for work covered by warranty but is not liable for consequential damages to building or building contents resulting from leaks or defects of work.

Roofing By Curry is not responsible for ceiling texture, drywall or drywall tape damage due to the roof replacement process.

Failure to make payment in full shall void all warranties. Warranties will be reinstated only after receiving the payment in full. The "Client" shall be responsible for any and all Attorney Fees, court costs, or other expenses incurred from litigation in the collection of the contracted amount and/or the enforcement of this contract. The "Client" further agrees to pay a fee of \$ 60.00 for any returned checks. All past due amounts will accrue interest at the rate of 1.5% per month (18% annually) or at the maximum rate allowed by law, whichever is less. Payments are due upon invoicing and substantial completion.

The "Contractor" shall ~~initials~~ carry insurance coverage including Worker's Compensation and a 2 million dollar General Liability policy. Upon request proof of insurance will be provided.

In the event of unforeseen events or circumstances that cause an increase in the cost of materials or labor greater than 2% the Contractor shall have the right to adjust the total price of the contract to account for the increase. If the Customer and Contractor cannot agree on the price increase the contract will be void.

You, the customer, agree to a 10% cancellation charge if this contract is not canceled in writing in accordance with the "In home sale or notice of cancellation" below.

Unless chimney walls and chimney caps are replaced as part of this contract there will be no warranty against leaks in these locations. Diagnosis of leaks in areas proximate to chimneys subsequent to project completion will be charged at \$85 per visit.

Contractor and Customer shall attempt to resolve any dispute, claim, or controversy arising out of or relating to this Agreement by mandatory mediation, which shall take place in Sarasota County, Florida, upon a 45-day written demand from either party. Such written notice must contain the subject or nature of the dispute, claim, or controversy, as well as the relief requested. Contractor and Customer further agree that their respective good faith participation in mediation is a condition precedent to pursuing any other available legal or equitable remedy, including litigation, arbitration or other dispute resolution procedures. Contractor and Customer agree to share equally the costs and expenses of the mediation, excluding the expenses incurred by each party for their own legal representation in connection with the mediation.

When a roof covering on an existing site-built single family residential structure is removed and replaced on a building that is located in the wind-borne debris region as defined in the Florida building code, and that has an insured value of \$300,000 or more or if the building is uninsured or for which documentation of insured value is not presented, has a just valuation for the structure for purposes of ad valorem taxation of \$300,000 or more:

(a) roof to wall connection shall be improved as required by section 706.8.1 of the Florida Building Code.

(b) mandated retrofits of the roof to wall connection shall not be required beyond a 15% increase in the cost of re-roofing.

Exception: single-family residential structures permitted subject to the Florida Building Code are not required to comply with this section. (2001 code effective 2/28/2002)

ADDITIONAL CHARGES (AS REQUIRED)

ADDITIONAL LAYERS

Any additional layers of material not included in original estimate \$35.00 per Square
Install additional layer of underlayment on any existing self adhered \$40.00 per Square

WOOD REPLACEMENT COSTS (includes labor and materials)

Type of Wood*	Rate	Type	Rate	Type	Rate
3/8 plywood	\$2.90 SF	2x4	\$8.50 LF	1x2	\$7.50 LF/\$2.50 if added to 1x/2x
1/2 plywood	\$3.50 SF	2x6	\$9.25 LF	1x3	\$7.75 LF/\$3.00 if added to 1x/2x
5x8 plywood	\$4.50 SF	2x8	\$9.25 LF	1x4	\$8.00 LF
3/4 plywood	\$4.75 SF	2x10	\$10.25 LF	1x6	\$8.75 LF
1x roof boards	\$6.75 SF	2x12	\$12.00 LF	1x8	\$9.50 LF

*Cedar and specialty wood will be charged at the market rate plus a labor and material upcharge

FLASHING, FASCIA/SOFFIT METAL

L-Flashing..... \$ 6.00 LF Counter flash..... \$ 6.00 LF Flash between pitch/lanai..... \$6.00 LF
Wall tray flashing. \$ 6.50 LF Fascia/soffit. \$ 6.00 LF (reinstallation of existing material only)

Prices do not include painting of the replacement wood

3/1/22

Financing options available

APR	months	monthly payment
0.0%	18*	\$4,100.28
5.99%	37	\$2,214.15
7.99%	61	\$1,476.10
9.99%	132	\$922.56

*Monthly interest will be charged to your account from the purchase date if the promotional purchase is not paid in full within 18 months. For this illustration of zero interest there are 18 equal payments.

TOTAL CONTRACT PRICE: \$ _____

ACCEPTANCE OF PROPOSAL

The prices, full terms and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment in full will be made upon substantial completion.

Signature: _____ Date: _____ Signature: _____ Date: _____

In home sale or notice of cancellation

You may cancel this transaction, without any penalty or obligation, within 3 business days from the date originally signed. To cancel this transaction mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram to Roofing by Curry, to the above address.

No later than midnight of

_____, 20____. Customer Signature to cancel contract: _____

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

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

1940 North Monroe Street
Tallahassee FL 32399-0783
Telephone 850-487-1395
Website www.myfloridalicense.com



Why Worry - Call Curry!

Hurricane and Industry Material and Labor Price Increase

In these times of hurricanes, natural disasters, and rapid inflation, costs have risen faster than normal. We desire to be transparent and inform you of our policy on potential price increases to your contract in advance. It may become necessary to increase the contract price if costs rise beyond a certain percentage. Our terms are stated below.

Roofing by Curry (contractor) will be entitled to additional compensation from the customer when the price for any materials or labor to be used on the reroof project increases 2% or more after the proposal contract has been signed for the project. In this case, the customer will pay to contractor, on request, the additional sums for any item of materials and labor that has increased beyond 2%. This increase would apply, but is not limited to price increases in lumber, plywood, steel, sheet metal, roofing materials, fuel, manufactured products, equipment and labor.

Customer Signature _____

Date: _____



Why Worry - Call Curry!

241 Interstate Court
Sarasota, FL 34240
Ph: 941-921-9111
Fax: 941-925-2916

License CCC1325654

Date: 5/20/2022

No: 354042



Proposal submitted to:

Name: **Carleen Ferronyalka w/ Greyhawk Landing**
Address: **706 Greyhawk Boulevard, Bradenton, FL 34212**
Email: **fieldmgr@greyhawkcdd.org**
Phone: **M:941-228-6084**

For property located at:

**706 Greyhawk Boulevard,
Bradenton, FL 34212**

Tile Reroof Roof Pitch: 5/12

Remove and dispose of existing roofing material (recycle old tile).

Furnish and install standard color/profile concrete tile

Manufacturer: **Cement Roof** Profile: **Flat** Color: **TBD** Initials _____

Install Polyglass TU Max self adhering membrane as underlayment direct to deck (30 yr warranty).

Tile to be mechanically fastened to roof deck according to building code requirements using galvanized lag screws.

Re-nail roof deck to existing code with 8d 2 1/2" galvanized ring shank nails.

Furnish and install metal drip edge nailed every 4" Color: **White** Eave closure: **White** Initials _____

Gutters will **NOT be removed**. (Roofing by Curry will not warrant removal and installation of gutters due to wood replacement. We recommend removal and installation by others) Initials _____

Furnish and install all lead boots, roof vents and valley metal

Furnish and install 2 O'Hagin tile profile roof vents, and all new plumbing and vent caps painted to match.

Replace rotted wood per woodwork table on back. Initials _____

Seal at all rakes, valleys, flashings, roof penetrations. All penetrations to be top flashed.

Cover and protect most landscaping, air conditioners, pool cages, and open pools. Clean up and remove all debris.

All work and materials to conform with Current Florida Building Code.

Written 15 Year workmanship warranty. Tile & underlayment warranty by manufacturer

For financing call 800-365-1530 and use Merchant #5348 1217 3110 0580.

Includes New wind Mitigation Form Completed

Questions or concerns?

Total with no upgrades: \$ 28,083.00

Jay Bileth

Add options: \$

Total Price: \$ 28,083.00

Terms: 10% down, 50% at commencement, 40% upon substantial completion. Financing available. Due to current market pricing volatility this estimate is only valid for 30 days from the proposal date.

Initial page 1 _____

Throughout this document 'Roofing By Curry' shall be referred to as the "Contractor". The individual named on the first page of this document, and/or the authorized agent, and/or acceptor of this proposal shall be referred to as the "Client", "Owner", "Customer". This proposal becomes binding upon the "Contractor and the "Client once the agreement is executed and is accepted by both parties.

Adequate access to the roof for equipment and personnel, as well as, electricity and water access as needed to properly complete work shall be provided by the "Client".

The work performed by the "Contractor" may cause vibrations, movement and dust/debris in other areas of the residence. The "Customer" shall be responsible to cover all interior space, including attic storage, and/or property. This includes, but not limited to securing any wall items, items on shelves, wall hangings, pictures, mirrors and shelving and other loose items.

Roofing by Curry is not liable for any damage to lawns or driveways, curbing, walkways, satellite dishes, and solar panels or any real or personal property inside or outside the property.

Also please inspect your driveway for nails before parking your vehicle. We will endeavor to remove all fallen fasteners, but some may be missed. **We are not responsible for damaged tires or injuries to persons due to nails on the ground.**

Contractor is not liable for installed electrical, telephone, cable, air conditioning, security lines or plumbing lines within three inches of roof deck. Contractor is not responsible for structural defects such as dips and humps in roof plan or other structural irregularities, etc. whether previously visible or not.

Roofing by Curry is not liable for any pests entering or infesting the attic or other parts of the dwelling during construction or after roof completion.

The installation of new tile may change the flow of water off the roof into gutters. Contractor is not responsible to make corrections to the gutter system due to changes in water flow and or drainage.

All work to be performed according to local building codes. All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner. Contractor will obtain all permits. Any alteration or deviation from above specifications involving extra costs will be executed only upon written order and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal may be withdrawn by us if not accepted within 30 days. Roofing by Curry is responsible for work covered by warranty but is not liable for consequential damages to building or building contents resulting from leaks or defects of work.

Roofing By Curry is not responsible for ceiling texture, drywall or drywall tape damage due to the roof replacement process.

Failure to make payment in full shall void all warranties. Warranties will be reinstated only after receiving the payment in full. The "Client" shall be responsible for any and all Attorney Fees, court costs, or other expenses incurred from litigation in the collection of the contracted amount and/or the enforcement of this contract. The "Client" further agrees to pay a fee of \$ 60.00 for any returned checks. All past due amounts will accrue interest at the rate of 1.5% per month (18% annually) or at the maximum rate allowed by law, whichever is less. Payments are due upon invoicing and substantial completion.

The "Contractor" shall ~~Initials~~ carry insurance coverage including Worker's Compensation and a 2 million dollar General Liability policy. Upon request proof of insurance will be provided.

In the event of unforeseen events or circumstances that cause an increase in the cost of materials or labor greater than 2% the Contractor shall have the right to adjust the total price of the contract to account for the increase. If the Customer and Contractor cannot agree on the price increase the contract will be void.

You, the customer, agree to a 10% cancellation charge if this contract is not canceled in writing in accordance with the "In home sale or notice of cancellation" below.

Unless chimney walls and chimney caps are replaced as part of this contract there will be no warranty against leaks in these locations. Diagnosis of leaks in areas proximate to chimneys subsequent to project completion will be charged at \$85 per visit.

Contractor and Customer shall attempt to resolve any dispute, claim, or controversy arising out of or relating to this Agreement by mandatory mediation, which shall take place in Sarasota County, Florida, upon a 45-day written demand from either party. Such written notice must contain the subject or nature of the dispute, claim, or controversy, as well as the relief requested. Contractor and Customer further agree that their respective good faith participation in mediation is a condition precedent to pursuing any other available legal or equitable remedy, including litigation, arbitration or other dispute resolution procedures. Contractor and Customer agree to share equally the costs and expenses of the mediation, excluding the expenses incurred by each party for their own legal representation in connection with the mediation.

When a roof covering on an existing site-built single family residential structure is removed and replaced on a building that is located in the wind-borne debris region as defined in the Florida building code, and that has an insured value of \$300,000 or more or if the building is uninsured or for which documentation of insured value is not presented, has a just valuation for the structure for purposes of ad valorem taxation of \$300,000 or more:

(a) roof to wall connection shall be improved as required by section 706.8.1 of the Florida Building Code.

(b) mandated retrofits of the roof to wall connection shall not be required beyond a 15% increase in the cost of re-roofing.

Exception: single-family residential structures permitted subject to the Florida Building Code are not required to comply with this section. (2001 code effective 2/28/2002)

ADDITIONAL CHARGES (AS REQUIRED)

ADDITIONAL LAYERS

Any additional layers of material not included in original estimate \$35.00 per Square
Install additional layer of underlayment on any existing self adhered \$40.00 per Square

WOOD REPLACEMENT COSTS (includes labor and materials)

Type of Wood*	Rate	Type	Rate	Type	Rate
3/8 plywood	\$2.90 SF	2x4	\$8.50 LF	1x2	\$7.50 LF/\$2.50 if added to 1x/2x
1/2 plywood	\$3.50 SF	2x6	\$9.25 LF	1x3	\$7.75 LF/\$3.00 if added to 1x/2x
5x8 plywood	\$4.50 SF	2x8	\$9.25 LF	1x4	\$8.00 LF
3/4 plywood	\$4.75 SF	2x10	\$10.25 LF	1x6	\$8.75 LF
1x roof boards	\$6.75 SF	2x12	\$12.00 LF	1x8	\$9.50 LF

**Cedar and specialty wood will be charged at the market rate plus a labor and material upcharge*

FLASHING, FASCIA/SOFFIT METAL

L-Flashing..... \$ 6.00 LF Counter flash.... \$ 6.00 LF Flash between pitch/lanai....\$6.00 LF
Wall tray flashing. \$ 6.50 LF Fascia/soffit. \$ 6.00 LF *(reinstallation of existing material only)*

Prices do not include painting of the replacement wood

3/1/22

Financing options available

APR	months	monthly payment
0.0%	18*	\$1,560.17
5.99%	37	\$842.49
7.99%	61	\$561.66
9.99%	132	\$351.04

*Monthly interest will be charged to your account from the purchase date if the promotional purchase is not paid in full within 18 months. For this illustration of zero interest there are 18 equal payments.

TOTAL CONTRACT PRICE: \$ _____

ACCEPTANCE OF PROPOSAL

The prices, full terms and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment in full will be made upon substantial completion.

Signature: _____ Date: _____ Signature: _____ Date: _____

In home sale or notice of cancellation

You may cancel this transaction, without any penalty or obligation, within 3 business days from the date originally signed. To cancel this transaction mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram to Roofing by Curry, to the above address.
No later than midnight of

_____, 20____. Customer Signature to cancel contract: _____

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

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

1940 North Monroe Street
Tallahassee FL 32399-0783
Telephone 850-487-1395
Website www.myfloridalicense.com



Why Worry - Call Curry!

Hurricane and Industry Material and Labor Price Increase

In these times of hurricanes, natural disasters, and rapid inflation, costs have risen faster than normal. We desire to be transparent and inform you of our policy on potential price increases to your contract in advance. It may become necessary to increase the contract price if costs rise beyond a certain percentage. Our terms are stated below.

Roofing by Curry (contractor) will be entitled to additional compensation from the customer when the price for any materials or labor to be used on the reroof project increases 2% or more after the proposal contract has been signed for the project. In this case, the customer will pay to contractor, on request, the additional sums for any item of materials and labor that has increased beyond 2%. This increase would apply, but is not limited to price increases in lumber, plywood, steel, sheet metal, roofing materials, fuel, manufactured products, equipment and labor.

Customer Signature _____

Date: _____



PROPOSAL

LICENSE: CCC1325654

Quote Prepared on: 08-07-2023

Quote No: Q-00344



Contact:

Address: 700 Greyhawk Boulevard
Bradenton, FL 34202

Phone: 941-228-6084

Email:

Roof Consultant: Jason Bileth

Company: Roofing by Curry
241 Interstate Court
Sarasota, FL 34240

Phone: (941) 724-1873

Email: jbileth@roofingbycurry.com

**Your Premier Residential
Roofing Contractor**

**Jason Bileth
(941) 724-1873**



PROPOSAL

LICENSE: CCC1325654

Quote Prepared on: 08-07-2023

Quote No: Q-00344

OVERVIEW

- This tile roof replacement proposal includes the replacement of the tile, underlayment, O'Hagin roof vents, lead boots, drip edge, eave closure, valley metal, and flashing as required.
- The tile will be mechanically fastened to the roof deck according to building code requirements using galvanized lag screws or foam by specification.
- All existing roofing materials that are removed will be disposed of properly. Replacement of rotten wood or flashings will be per the woodwork table in this proposal at an additional cost.
- The roof deck will be re-nailed to current building code with 2.5" 8d nails.
- We will cover and protect at-risk landscaping, air conditioners, pool cages, and open pools.
- All rakes, valleys, flashings, and all deck level penetrations waterproofed and tile level penetrations top-flashed.
- We will pull all permits and call for inspections.
- Work area will be cleaned of debris daily.
- A new wind mitigation form for homeowner's insurance will be provided. Financing is available upon request.

SCOPE OF WORK

reroof tile

Tile Roof System

Polyglass Polystick TU MAX

Polyglass Polystick MTS

New Ohagin tile vents

New 2.5 inch drip edge around entire perimeter of home

Install tile with 2 screws per tile

Total Price

\$ 101888



PROPOSAL

LICENSE: CCC1325654

Quote Prepared on: 08-07-2023

Quote No: Q-00344

WARRANTY

Workmanship Warranty: 15 year Workmanship Warranty

MATERIALS & COLORS

Material Mfg: Eagle Flat Tile

Tile Profile: Eagle Bel Air

Tile Color: Viera Blend

Drip Edge Color: White

Eave Closure Color: White

_____ **Initials**

PAYMENT TERMS

10% Down, 50% at Commencement, 40% at Substantial Completion

FINANCING

Financing is offered through a third party, Synchrony Financial.

For approval, call 1-800-365-1530 and reference our Merchant #5348 1217 3110 0580.

Customer acknowledges and understands that any financing agreement entered into by Customer and Synchrony Financial is a separate and unrelated contract which has no bearing on the Contract and relationship between the Customer and Roofing by Curry.

<u>APR</u>	<u>TERM</u>	<u>PAYMENT</u>
0.00%	18*	\$5660.44
5.99%	37	\$3056.64
7.99%	61	\$2037.76
9.99%	132	\$1273.6

***Monthly interest will be charged to your account from the purchase date if the promotional purchase is not paid in full within 18 months.**

For this illustration of zero interest there are 18 equal payments.

**Your Premier Residential
Roofing Contractor**

**Jason Bileth
(941) 724-1873**



PROPOSAL

LICENSE: CCC1325654

Quote Prepared on: 08-07-2023

Quote No: Q-00344

ADDITIONAL CHARGES (AS REQUIRED)

Any additional layers of material not included in original estimate:

\$35.00 per Square

WOOD REPLACEMENT (Includes labor and materials)

Type of Wood*	Rate	Type	Rate	Type	Rate
3/8" plywood	\$3.25 SF	2x4	\$8.00 LF	1x2	\$7.00 LF / \$2.50 if added to 1x/2x
1/2" plywood	\$4.00 SF	2x6	\$9.00 LF	1x3	\$7.50 LF / \$3.00 if added to 1x/2x
5/8" plywood	\$4.50 SF	2x8	\$9.00 LF	1x4	\$8.00 LF
3/4" plywood	\$4.60 SF	2x10	\$9.50 LF	1x6	\$9.00 LF
1x roof boards	\$6.75 SF	2x12	\$11.50 LF	1x8	\$10.00 LF

**Cedar and specialty wood will be charged at the market rate plus a labor and material upcharge.*

FLASHING

L-Flashing, Counter Flashing, and all Flashing between pitch/lanai

\$6.00 LF

FASCIA/SOFFIT METAL (reinstallation of exiting material only)

All Facia and Soffit metal

\$6.00 LF

**Prices do not include painting of the replacement wood*

____ Initials



PROPOSAL

LICENSE: CCC1325654

Quote Prepared on: 08-07-2023

Quote No: Q-00344

ACCEPTANCE OF PROPOSAL

The prices, full terms, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment in full will be made upon substantial completion.

Signature: _____ Date: _____

Signature: _____ Date: _____

In home sale or notice of cancellation

You may cancel this transaction, without any penalty or obligation, within 3 business days from the date originally signed. To cancel this transaction mail or deliver a signed and dated copy of this cancelation notice or any other written notice, or send a telegram to Roofing by Curry, to the above address.

Customer Signature to Cancel Contract: _____

TERMS AND CONDITIONS

1. **General.** This proposal is subject to change without notice and may be withdrawn on the 15th day following the date of issue if not accepted in writing and a copy of this proposal returned to Gary W. Curry Inc. d/b/a **Roofing by Curry** ("Contractor"). If the customer cancels this prior to the start of work, Customer is liable for 15% of the total Agreement price as liquidated damages, because Contractor is unable to accurately measure its damages for the cancellation of the Agreement. By executing this Agreement Customer and Contractor agree that the liquidated damages amount is not a penalty. Contractor reserves the right to withdraw this proposal at any time prior to its acceptance or to cancel this Agreement prior to commencing work if the cost to complete the work varies from the initial standard pricing due to a typographical or mathematical error. As used in this Agreement, (a) the word "or" is not exclusive, (b) the word "including" is always without limitation, (c) "days" means calendar days and (d) singular words include plural and vice versa.
2. **Access.** Customer shall provide Contractor with adequate access to electricity and other utilities as needed, the work site, and the work area adjacent to the structure. Contractor disclaims any and all liability for the grading, leveling, slope or construction of the roof deck, the roofing system, structure and/or appurtenances. Customer represents to Contractor that all of the existing surfaces are suitable to receive the materials identified in the scope of work. Customer shall provide Contractor with access to deliver and/or remove materials and debris. Prior to the commencement of work, **Customer shall provide Contractor with access to the interior of the structure, upon reasonable notice by Contractor, to inspect the premises for exposed ceilings, stains, ceiling damage and/or structural damage. Contractor shall not be responsible for any preexisting stains, ceiling damage and/or structural damage.**
- CUSTOMER INITIALS _____**
Customer shall provide Contractor with all information necessary to prepare the Notice of Commencement. Customer and/or owner shall hold harmless and indemnify Contractor from all damages, liabilities, attorney's fees and other expenses incurred as a result of the Customer and/or Customer's failure to fulfill its obligations under this paragraph.
3. **Payment Terms.** By signing this Agreement, Customer gives Contractor the right to obtain a credit check on the signatory. Contractor reserves the right to require a deposit in excess of 10% and Customer hereby waives the requirements of Section 489.126, Florida Statutes. Customer agrees to pay interest at the rate of 1 1/2 % per month (**ANNUAL PERCENTAGE RATE OF 18%**), unless otherwise required by law, on the balance of any and all unpaid amounts. Payments received shall be applied first to interest on all outstanding invoices and then to the principal amount of the oldest outstanding invoices. The total Agreement amount, including the charges for changes/extras outside the scope of work identified herein, shall be payable to Contractor in accordance with the Agreement. No portion of the agreed upon payment may be withheld, back charged or used as a setoff of the agreed upon payment amount without the written consent of Contractor. Customer acknowledges and agrees that it has an independent obligation to pay Contractor. If Customer does not make payment, Contractor shall be entitled to recover from Customer all costs of collection incurred by Contractor, including attorney's fees, costs, and expenses incurred whether or not litigation is initiated. Collection matters may be processed through litigation or arbitration at Contractor's sole discretion. Customer agrees to pay a fee in accordance with Section 68.065, Florida Statutes, for any returned checks. If there is an increase in the price of materials or labor charged to the Contractor in excess of **five (5%) percent**, subsequent to making this Agreement, then the price set forth in this Agreement shall be increased without the need for a written change order or amendment to the Agreement to reflect the price increase and additional direct cost to the Contractor. Contractor shall submit written documentation of the increased charges to the Customer. If Customer fails to pay Contractor in accordance with this Agreement, then Contractor may, at its sole discretion, suspend performance of all work, suspend shipments and/or warranties until full payment is made, and/or terminate this Agreement. If a suspension occurs that is not caused solely by the Contractor, the Agreement sum shall be increased by the amount of contractor's reasonable costs of shut-down delay and start-up. The parties acknowledge and agree that the substitution of materials and price adjustments may be required based on changes in material availability and the cost to obtain and deliver materials to the project between the date of this Agreement and the delivery date. In such event, Contractor and Customer shall work together in good faith to identify substitute materials that are similar in price and quality and that do not cause an increase to the Agreement amount. If Customer selects substitute materials that increase the Agreement amount, then the Agreement will be adjusted to reflect the additional costs incurred by the Contractor to purchase and deliver the materials.
4. **Site Conditions.** Should the Contractor discover concealed or unknown conditions in the existing structure that vary from those conditions ordinarily encountered and generally recognized as inherent in the work of the character identified in this Agreement, then the Agreement amount shall be equitably adjusted upon notice thereof from the Contractor to the Customer. Contractor is not liable for pests entering or infesting the attic or other parts of the dwelling during construction or after roof completion. Should the installation

- of new tile change the flow of water into the gutters, Contractor is not responsible to make corrections to the gutter system due to changes in water flow and/or drainage.
5. **Restrictions and Requirements.** Contractor shall carry worker's compensation, automobile liability, commercial general liability and any other insurance required by law. In the event that state, county, or municipal codes or regulations require work not expressly set forth in this Agreement or that differs materially from that generally recognized as inherent in work of the character provided for in this Agreement, all extra costs for Contractor's labor and materials shall be the sole obligation of the Customer. If the substrate roof condition results in ponding pursuant to the Building Code and modifications are required to correct the roof so ponding will not occur, Contractor will notify Customer immediately. Prior to executing this Agreement, Customer shall notify Contractor in writing of all property and deed restrictions and/or covenants that relate to or restrict the improvements contained in this Agreement. Contractor shall not be responsible for work performed that does not comply with or conform to the property restrictions or covenants. Customer shall pay Contractor for all work performed in violation of any covenant or restriction if Customer failed to notify Contractor in writing prior to executing this Agreement.
6. **Customer Protection of Property.** **Customer shall be solely responsible for any damage to curbs, walkways, driveways, structures, septic tanks, HVAC, utility lines, pipes, gutters, landscaping, appurtenances, or other real or personal property at the project location during construction. Contractor shall not be responsible for cracks of any kind in the ceiling due to the performance of Contractor's work on the property.**

CUSTOMER INITIALS _____

- Contractor shall not be responsible for any damage caused by dust or debris caused by Contractor's work. Contractor shall not be responsible for damage to person(s) or property caused by nails on the property. Customer shall take the appropriate precautions to protect the property and to avoid damages or injury caused by nails. Contractor's warranty does not include roof tile slippage on a mortar or foam type tile roof system on roofs with a pitch greater than 4/12 that are not mechanically fastened. Customer agrees that under no circumstances shall Contractor be held liable for water intrusion that occurs from the date Contractor commences work on the project through the date of completion of such work. Customer shall be responsible for removing, installing, and re-positioning satellite dish(es), solar panel(s), lightning rod(s), etc. Customer shall be responsible for damage to lighting fixtures, mirrors, pictures, frames, and other such items not customarily permanently affixed, as these items can fall if not firmly attached to the wall or ceiling. Customer shall secure and protect all personal items in advance of construction and shall protect or remove all wall hangings until the work is complete. Contractor shall not be responsible for lost, stolen, or damaged personal items and wall hangings. Unless otherwise specified, there is no specific completion date for Contractor's work. Contractor will perform the work within a reasonable time and in a workmanlike manner. The cost for testing and abatement of asbestos and lead is the sole responsibility of the Customer. As part of the roofing process, odors and emissions from roofing products will be released and noise will be generated. Customer shall be responsible for indoor air quality during the work and shall hold Contractor harmless, indemnify and defend Contractor from any and all claims, actions, proceedings, and complaints arising out of or relating to fumes, odors, and/or the indoor air quality during Contractor's performance of the work. If Customer requests Contractor to install permanent safety brackets to the subject roofing system, Customer hereby authorizes Contractor and its subsidiaries, affiliates, employees, agents, suppliers, and subcontractors to have sole access to use the safety brackets during Contractor's performance of the work. Accordingly, Customer hereby releases, acquits and forever discharges, and shall indemnify and defend Contractor from any and all claims, demands, damages, rights, and causes of action of every kind, nature and description whatsoever, arising out of or by reason of or in any manner connected with the unauthorized use of the safety brackets by the Customer or any third party.
7. **Choice of Law, Venue and Attorney's Fees.** This Agreement shall be governed by the laws of the State of Florida. Venue of any proceeding arising out of this Agreement shall be **Sarasota County, Florida**. The non-prevailing party in any legal or equitable action arising out of or relating to this Agreement including arbitration, administrative, appellate and/or bankruptcy proceedings shall reimburse the prevailing party on demand for all attorney's fees, costs, and expenses incurred by the prevailing party in connection with the action.
 8. **Mediation.** Contractor and Customer shall attempt to resolve any dispute, claim, or controversy arising out of or relating to this Agreement by mandatory mediation in **Sarasota County, Florida**, upon a 45-day written demand from either party. Such written demand must contain the subject or nature of the dispute, claim, or controversy, as well as the relief requested. Good faith participation in mediation is a condition precedent to pursuing any other available legal or equitable remedy, and Contractor and Customer agree to share equally the costs and expenses of the mediation, excluding the expenses incurred by each party for their own legal representation in connection with the mediation.

CUSTOMER INITIALS _____

TERMS AND CONDITIONS

9. **Jury Trial Waiver.** In the event there is litigation over the enforcement of a collection matter or construction lien, the parties **KNOWINGLY, VOLUNTARILY, IRREVOCABLY AND INTENTIONALLY WAIVE THE RIGHT TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING OUT OF OR PERTAINING TO THE AGREEMENT, OR ANY COURSE OF CONDUCT, COURSE OF DEALINGS, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PERSON OR PARTY RELATED TO THIS AGREEMENT; THIS IRREVOCABLE WAIVER OF THE RIGHT TO A JURY TRIAL BEING A MATERIAL INDUCEMENT FOR THE PARTIES TO ENTER INTO THIS AGREEMENT.**
10. **Damage Limitation.** In no event, whether based on contract, warranty (express or implied), tort, federal or state statute or otherwise arising from or relating to the work and services performed under the Agreement, shall Contractor be liable for special, consequential, punitive, or indirect damages, including loss of use or loss of profits. Contractor and Customer agree to allocate certain of the risks so that, to the fullest extent permitted by law, Contractor's total aggregate liability to Customer is limited to the dollar amount of the Agreement for any and all injuries, damages, claims, expenses or claim expenses including attorneys' fees arising out of or relating to this Agreement regardless of whether it is based in warranty, tort, contract, strict liability, negligence, errors, omissions, or from any other cause or causes. Contractor shall not be liable for any roof or structural related issue arising out of or relating to combining a sealed attic system with a self-adhered underlayment, and Customer agrees to indemnify and hold harmless Contractor for any and all damages arising out of said condition.
11. **Warranties.** Unless otherwise provided: **THERE ARE NO EXPRESS OR IMPLIED WARRANTIES WHATSOEVER INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.** All warranties/guarantees provided by Contractor, if any, shall be deemed null and void if Customer fails to strictly adhere to the payment terms contained in the Agreement. All warranties and guarantees, if any, provided under the Agreement are solely for the original Customer and are non-transferable, unless otherwise agreed to by Customer and Contractor in writing. Any express warranty provided, if any, by Contractor is the sole and exclusive remedy for alleged construction defects, in lieu of all other remedies, implied or statutory. Warranties to be issued upon completion and full payment of this Agreement. If there is a breach in the applicable Manufacturer's warranty according to the stated terms and conditions of the warranty supplied, at that moment, this would simultaneously void Contractor's warranty and all of Contractor's responsibility and liability to correct, supplement, rectify, fix, etc. any and all issue(s) as a result of the breach in the Manufacturer's warranty. Unless chimney walls and chimney caps are replaced under this Agreement, there will be no warranty against leaks in these locations. Diagnosis of leaks in areas proximate to chimneys subsequent to project completion will be charged at \$85/visit.
12. **Claims.** It is Customer's duty to notify Contractor in writing within three (3) days of the occurrence of any claim, defect or deficiency arising out of work, services or materials provided by Contractor under this Agreement ("Occurrence"). Failure of the Customer to provide written notice of the Occurrence shall result in the Customer waiving all claims that may be brought against Contractor arising out of or relating to the Occurrence, including claims arising in law, equity, contract, warranty (express or implied), tort or federal or state statutory claims.
13. **Acts of God.** Contractor shall not be responsible for loss, damage or delay caused by circumstances beyond its reasonable control, including but not limited to acts of God, weather, accidents, fire, vandalism, federal, state or local law, regulation or order; strikes, jurisdictional disputes, failure or delay of transportation, shortage of or inability to obtain materials, equipment or labor; changes in the work and delays caused by others. In the event of these occurrences, Contractor's time for performance under this proposal shall be extended for a time sufficient to permit completion of the Work.
14. **Unforeseen Decking Lines.** Installation of a new roof to the deck area of the building requires nails and/or screws to be inserted into the deck area. By code, electrical, telephone and security wiring and air conditioning wiring and lines should not be installed directly beneath the roof deck. If Customer is aware of these or any other such lines, Customer must notify Contractor immediately as the Contractor will not be responsible for the puncture of improperly installed lines or lines within three inches of the roof deck. Customer accepts full responsibility for any repair or replacement that may be necessary.
15. **Customer Delay.** The Parties agree that the Contractor should be permitted to execute its work without interruption. If Contractor's work is delayed at any time by any act or neglect of Customer and/or Customer's representatives, employees, agents, guests, or invitees, or any other contractor employed by the Customer, or by any changes ordered in the work, then Contractor shall be reimbursed or paid for all additional costs or damages incurred as a result. This shall include damages related to lost use of equipment caused by the delay.
16. **Disclaimer.** Contractor disclaims all liability for all claims, disputes, rights, losses, damages, causes of action or controversies ("Claims") pertaining to mildew, algae, fungus, mold, and/or other indoor air allergens ("Mold") including Claims arising out of or relating to the detection, removal, disposal, or remediation of Mold, whether those Claims arise in law, equity, contract, warranty, tort, or federal or state statutory claims, and whether those Claims are based on the acts or omissions of Contractor or individuals or entities under Contractor's control. The Customer is solely liable and responsible for all damages, whether actual or consequential, caused by Mold and incurred by Customer, Contractor or third parties, and agrees to indemnify and hold harmless Contractor from any and all Claims arising out of or relating to Mold.
17. **Pre-Existing Conditions.** Customer acknowledges that Contractor will be repairing work that was previously damaged by mold, water, termites, or other conditions ("Pre-Existing Conditions") unrelated to the work performed by Contractor. Accordingly, Contractor disclaims all liability for all claims, disputes, rights, losses, damages, causes of action, or controversies ("Claims") pertaining to Pre-Existing Conditions, whether those Claims arise in law, equity, contract, warranty, tort, or federal or state statutory claims. Customer is solely liable and responsible for all damages, whether actual or consequential, arising out of or relating to Pre-Existing Conditions.
18. **Working Hours.** The proposal is based upon the performance of all work during Contractor's regular working hours, excluding weekends and National holidays. Extra charges will be made for overtime and all work performed other than during Contractor's regular working hours if required by Customer.
19. **Materials.** All materials and work shall be furnished in accordance with normal industry tolerances for color, variation, thickness, size, weight, amount, finish, texture and performance standards. Specified quantities are intended to represent an average over the entire roof area. Contractor is not responsible for the actual verification of technical specifications of product manufacturers, i.e., R value, ASTM or UL compliance, but rather the materials used are represented as such by the manufacturer. Metal roofing and especially lengthy flat span sheet metal panels will often exhibit waviness, commonly referred to as "oil-canning." Oil-canning pertains to aesthetics and not the performance of the panels and is not controlled by the Contractor. Contractor is not responsible for oil-canning or aesthetics. Oil-canning shall not be grounds to withhold payment or reject panels of the type specified. Title to roofing products passes to the Customer when said products are delivered to the job site. In the event of impending high wind conditions, hurricanes, tornados, or other adverse weather conditions, if Contractor is requested to remove/reposition product from/on the job site, Contractor shall use its reasonable efforts (subject to weather conditions, life/safety concerns and manpower/equipment constraints) to comply with the request. Customer agrees to promptly pay Contractor for these extra services. Contractor is not responsible for defective products if Contractor did not know such products were defective prior to the installation of same. As such, Contractor is not responsible for any costs, damages, claims, etc., associated with any remediation of supposed harm caused by a defective product. A defective product shall not be grounds to withhold payment or reject the work performed by Contractor.
20. **Construction and Interpretation.** Each provision of the Agreement shall be construed as if both parties mutually drafted this Agreement. If a provision of this Agreement (or the application of it) is held by a court or arbitrator to be invalid or unenforceable, that provision will be deemed separable from the remaining provisions of the Agreement, will be reformed/enforced to the extent that it is valid and enforceable, and will not affect the validity or interpretation of the other provisions or the application of that provision to a person or circumstance to which it is valid and enforceable. Headings are for convenience only and do not affect interpretation. This Agreement records the entire agreement of the parties and supersedes any previous or contemporaneous agreement, understanding, or representation, oral or written, by the parties. All documents/exhibits referred to in this Agreement are an integral part of the Agreement and are incorporated by reference. This Agreement incorporates the documents entitled "Proposal/Contract," "Statutory Warnings," "Limited Workmanship Warranty," (if applicable), and "Work Authorization" (if applicable), as well as any other document signed by both parties as part of this Agreement. Customer represents that it has read and fully understood the Contract Documents, or has had an opportunity to consult with counsel, prior to executing this Agreement. In the event of a conflict between this Agreement and any other Contract Document, the order of precedence is Work Authorization (to the extent it exists) followed by these terms and conditions.

CUSTOMER INITIALS _____

GARY W. CURRY D/B/A ROOFING BY CURRY

STATUTORY WARNINGS

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

CHAPTER 558 NOTICE OF CLAIM: ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

RADON GAS WARNING: RADON GAS: RADON IS A NATURALLY OCCURRING RADIOACTIVE GAS THAT, WHEN IT HAS ACCUMULATED IN A BUILDING IN SUFFICIENT QUANTITIES, MAY PRESENT HEALTH RISKS TO PERSONS WHO ARE EXPOSED TO IT OVER TIME. LEVELS OF RADON THAT EXCEED FEDERAL AND STATE GUIDELINES HAVE BEEN FOUND IN BUILDINGS IN FLORIDA. ADDITIONAL INFORMATION REGARDING RADON AND RADON TESTING MAY BE OBTAINED FROM YOUR COUNTY HEALTH DEPARTMENT.

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND: PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: (850) 487-1395, 2601 BLAIRSTONE ROAD, TALLAHASSEE, FL 32399-1039.

CUSTOMER(S) SIGNATURE: _____

DATE: _____

OF COMMENCEMENT

Permit No. _____

Tax Folio No. _____

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of property (legal description of property): _____
a) Street (job) Address: _____
2. General description of improvement(s): _____
3. Owner or Lessee information (Lessee as owner only if contracted for improvements)
a. Name and address: _____
b. Interest in property: _____
c. Name and address of fee simple titleholder (if other than owner): _____
4. Contractor Information
a. Name and address: ROOFING BY CURRY 241 INTERSTATE CT SARASOTA, FL 34240
b. Phone number: 941-921-9111 Fax No. (Opt.) _____
5. Surety Information
a. Name and address: _____
b. Amount of bond \$ _____
c. Phone number: _____ Fax No. (Opt.) _____
6. Lender
a. Name and address: _____
b. Phone number: _____
7. Persons within the State of Florida designated by Owner upon who notices or other documents may be served as provided by Section 713.13(l)(a)7., Florida Statutes:
a. Name and address: _____
b. Phone number: _____
8. In addition to himself, Owner designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13(l)(b), Florida Statutes:
a. Name and address: _____
b. Phone number: _____

Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified) _____.

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Verification pursuant to Section 92.525, Florida Statutes. Under penalties of perjury, I declare that I have - read the foregoing and that the facts in it are true to the best of my knowledge and belief.

Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager
Signatory's Title/Officer: Greyhawk Landing CDD

State of Florida

County of Manatee

The foregoing instrument was acknowledged before me this ____ day of _____, 20__ by _____, who is personally known to me or has produced _____, and who did/did not take an oath.

(Driver's License #)

Signature of Notary
Public - State of Florida

Print, Type, or Stamp
Commissioned Name of Notary Public



The Roofer You Can Count On Since 1989
www.WestfallRoofing.com
 3267 81st Ct E, Bradenton, FL 34211
 O: (941)-281-3990
info@westfallroofing.com

CCC056392

Licensed. Bonded. Insured.

Roof Replacement Proposal

Customer's Name	Date
Grey Hawk Landing	08/30/2023
Address	
700 Greyhawk Blvd Bradenton FL 34202	
Phone	Email
941-228-6084	Fieldmgr@greyhawkcdd.org
Property Description Additional Contact Info	

Westfall Roofing proposes to Supply & Install the following according to Florida Building Code and / or Manufacturer's Recommendations.

Your Roofing Consultant: James Granda 941-290-8936

Tile Roof Installation

Preparation

- Obtain and post local permits in accordance with local laws.
- Due care taken to protect home exterior, shrubs, and landscaping.

Removal & Decking / Wood

- **Remove roof tile and underlayment.**
- Inspect & repair all rotten / deteriorated wood and replace. Additional charges may apply.
- Fasten roof decking per current Florida Codes.

Underlayment

- Install Polyglass TU-Plus Tile Underlayment.
- Install rubberized leak barrier waterproof membrane in the following areas as needed.
 - Skylights
 - Chimney
 - Roof to Wall Transitions
 - Vent Pipes
 - Crickets

Flashings - Eave Color: TBD

- Inspect and repair all roof to wall L flashings. Additional charges may apply.
- Install metal eave closure along all perimeter eaves.
- Install new tile roof grade pipe boot flashings. 1.5" - 2" 2 - 3" 3 - 4"
- Install new kitchen and or bath fan vents. 4"G - 10"G 7
- **Other:**

Additional Flashings (Valley & Hip and Ridges)

- Install valley metal and modified bitumen cap sheet in all valleys.

Roof Tiles - Style: TBD | **Color:** TBD
- WHAT TYPE OF ROOF TILES?

Hip & Ridge Tiles - Mortar Color: TBD
 - Install hip, ridge, and rake roof tiles and apply mortar.

Ventilation

- Install appropriate tile roof ventilation system.

Final & Clean Up

- Remove and dispose of all debris and magnetically sweep premises.
- Final inspection to be completed by Westfall Roofing Project Supervisor.
- Manufacturer's Warranty is to be registered after final payment has been received.

Warranty

- **Westfall Roofing guarantees its Workmanship for 10 years.**
- **Provide a Eagle Tile Limited Lifetime Manufacturer's Warranty.**

Notes & Additional Services

Price contingent upon using the lawn for access. Also price pending on distributor ability to load the tile on these roofs. Price pending confirmation of roof pitch 5/12

Price includes wind mitigation (PRICE IS FOR BOTH BUILDINGS THE CLUBHOUSE AND THE BATH HOUSE)

Additional Layer(s) Removal - Additional Charges May Apply

- \$65.00 per square for the removal of each additional layer of roofing material outside of the scope of work proposed above.

Wood Allotment - Additional Charges May Apply

\$1,000 wood, flashing allotment

If wood allotment is exceeded, the additional charges will be assessed to the final invoice of this project. (See Extras / Woodwork Clause - Page 3)

All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above scope of work involving extra costs will become an extra charge in addition to the quoted price. Our workers are fully covered by Workmen's Compensation insurance. All documents consist of this proposal, the terms and conditions, all documents referenced therein are incorporated herein by reference.

Credit Card Transactions - A 2.45% Credit Card Convenience Fee will be added to any payment using a credit card.

Job#8/30/23

Slope - 5/12

Deposit - A Deposit of 25% of the proposed total is due at the **time** signing of this agreement.

Withdrawal - This proposal **will** be subject to withdrawal if not accepted within **30** days.

I HAVE READ AND UNDERSTAND THIS PROPOSAL, THE TERMS AND CONDITIONS AND ALL DOCUMENTS REFERENCED AND AGREE TO BE BOUND BY THEIR TERMS.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are Satisfactory and are hereby accepted. Contractor is authorized to do the work as specified. By signing below, Customer acknowledges that Customer is the owner of the property where work is to be performed.

Customer's Signature: _____

Date: _____

Flat Roof Installation

Preparation/Substrate

Base

Cap - Color:

Warranty

Sub Total: NA

Flat Notes:

Accessories

Color:

Sub Total: \$

Payment Terms

Payment Terms:

25% Deposit due upon signing

25% Once the tear off is completed

25% Due upon delivery of the roof tiles

25% Of the remaining balance due at completion of project

Proposed Roof Replacement Total

<input checked="" type="checkbox"/>	Roof Replacement Total	---	\$115,518.00
<input type="checkbox"/>		---	
<input type="checkbox"/>		---	
<input type="checkbox"/>		---	
<input type="checkbox"/>		---	
<input type="checkbox"/>		---	
Finance Option` 9.99% for 120 months		⇒	\$1,524.84
With Approved Credit Application - Monthly Payment is:		⇒	\$115,518.00
The labor, . aterials & equipment required for this job will be furnished by Westfall Roofing Total:			

By: _____

Respectfully Submitted,

WESTFALL ROOFING



The Roofer You Can Count On Since 1989

www.WestfallRoofing.com

3267 81st Ct E, Bradenton, FL 34211

O: (941)-281-3990

info@westfallroofing.com

CCC056392

Licensed. Bonded. Insured.

Notes / Addendum

Customer's Name	Date
Grey Hawk Landing	08/30/2023
Address	
700 Greyhawk Blvd Bradenton FL 34202	
Phone	Email
941-228-6084	Fieldmgr@greyhawkcdd.org
Property Description Additional Contact Info	

Terms & Conditions

See "Roof Replacement Proposal" if applicable. This document serves as an Addendum or Notes/Comments page to the "Roof Replacement Proposal."

CUSTOMER INITIALS _____

Estimate for			
SIZE	DETAILS	PRICE	UNIT
FASCIA / TRIM			
1 x 2		\$4.95	Per Foot
1 x 4		\$8.00	Per Foot
1 x 6		\$10.50	Per Foot
1 Tiered Combo Fascia Replacement		Additional \$1.00 LF	
2 Tiered Combo Fascia Replacement		Additional \$2.00 LF	
RAFTERS			
2x4; 2x6 Rafter Tail Replacement - Up to 3 LF Long		\$50.00 Per Tail	
2x4; 2x6 Rafter Tail Replacement - Up to 4-6 LF Long		\$100.00 Per Tail	
PLYWOOD			
1/2"		\$125.00	Per Sheet
5/8"		\$135.00	Per Sheet
3/4"		\$155.00	Per Sheet
FLASHINGS			
Bird Box - Critter Box Installation Small		\$150.00	Per
Bird Box - Critter Box Installation Large		\$300.00	Per
Metal Kicker - Install new kicker along roof to wall transition.		\$75.00	Per
Roof to Wall Flashing and Counter Flashing - Exterior L Flashing w/ Termination Bar.		\$30.00	Per Foot
GUTTER			
Gutter - Existing - Complete Removal & Re-installation of Existing Gutters w/ Downspouts		\$5.00	Per Foot
FASCIA			
Vinyl / Aluminum - Existing - Fascia Re-Installation		\$7.00	Per Foot
SOFFIT			
Vinyl / Aluminum - Existing - Soffit Re-Installation		\$7.00	Per Foot
ADDITIONAL LAYERS OF ROOF MATERIAL			
Removal of each additional layer of shingles or roof coverage system outside of the scope of work proposed on		\$65.00	Per Square
Removal of each additional layer of roofing underlayment outside of the scope of work proposed on page 1		\$20.00	Per Square
<p>EXTRAS / WOODWORK CLAUSE: Westfall Roofing (Westfall) will inspect the roof decking, fascia boards, soffits, and rafter tails for any rotten or damaged wood. All deteriorated wood fascia, wood soffit, rafter tails will be replaced. Additional charges are to be assessed at the time of final invoicing of the roof replacement project. If the Owner is not home, adequate photos are to be taken to support the woodwork / extra services which are completed by Westfall. Replacement of woodwork does not include any damages discovered caused by termites or structural damage (i.e., trusses, beams, bearing walls, etc.). Westfall will not be responsible for any bowed wood, dips or deflections in the roof decking. If deemed necessary for correction, it shall be separately invoiced as a Change Order.</p> <p>Westfall is NOT responsible for painting any replaced wood. Due to the vulnerability of water damage during the roof replacement project, and Florida Building Codes, Owner agrees to let Westfall replace wood at the prices specified above at Westfall's discretion. If unforeseen circumstances are discovered during the roof replacement project, a Change Order will be provided to the Owner. If the Owner is not available or is not responsive to Westfall's request to review the Change Order, Westfall will proceed with all work that is required to satisfy all Florida Building Code requirements.</p> <p>Pricing is for whole units of wood type, only divisible by half quantities. Pricing is for removal of rotten/damaged wood & installation of new applicable wood type. Charges include labor, materials, clean-up, and disposal.</p> <p>Material Increase Disclaimer: Due to the recent spike in demand and cost for construction materials, lumber prices may fluctuate based on market price after the acceptance of this proposal/contract without the need for a written change order or amendment to the proposal/contract.</p>			
<p>Acceptance of Woodwork Clause: (Owner) The above prices and conditions are satisfactory and are hereby accepted.</p>			
Date Proposal was written.		CUSTOMER INITIALS _____	

08/30/2023

TERMS AND CONDITIONS

1. **General.** This proposal is subject to change without notice and is automatically withdrawn on the 30th day following its date of issue if not accepted in writing and a copy of this proposal returned to Westfall Roofing ("Contractor"). If Customer cancels the Agreement prior to the start of work, Customer is liable for 15% of the total Agreement price as liquidated damages, because Contractor is unable to accurately measure its damages for the cancellation of the Agreement. Customer and Contractor agree that this amount is not a penalty. Contractor reserves the right to withdraw this proposal at any time prior to its acceptance or cancel this Agreement prior to work start to be performed in the event the cost to complete the work varies from the initial standard pricing due to a typographical or mathematical error. As used in this Agreement, (a) the word "or" is not exclusive, (b) the word "including" is always without limitation, (c) "days" means calendar days and (c) singular words include plural and vice versa.
2. **Insurance.** Contractor shall carry worker's compensation, automobile liability, commercial general liability and any other insurance required by law.
3. **Access.** Customer agrees to provide Contractor with adequate access to electricity and other utilities as needed, the work site, and the work area adjacent to the structure. Contractor is not liable and Customer is solely liable for the grading, slope or construction of the roof deck, the roofing system or appurtenances, or work installed by any person other than Contractor, unless otherwise specified by Contractor in this Agreement. Customer agrees to provide roof deck surfaces that are sufficient to receive materials as required.
4. **Site Conditions.** Should concealed or unknown conditions in an existing structure be at variance with conditions indicated in the description of the work to be performed from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this Agreement, the Agreement price shall be equitably adjusted upon notice thereof from the Contractor to the Customer.
5. **Payment Terms.** By signing this Agreement, Customer gives Contractor the right to obtain a credit check on the signatory. Contractor reserves the right to require a deposit in excess of 10%, and Customer hereby agrees to waive the requirements of Florida Statute 489.126. Customer agrees to pay interest of 1 1/2 % per month (ANNUAL PERCENTAGE RATE OF 18%), unless otherwise required by law, on the balance of any unpaid amounts. Payments received shall be applied first to interest on all outstanding invoices and then to the principal amount of the oldest outstanding invoices. At Contractor's sole discretion, Contractor may accept payments over time. If payments are accepted over time, Customer agrees that Contractor may lien the property for the amounts unpaid as of the date the lien is recorded, and Customer is liable for all costs associated with the creation and filing of the lien. Once all amounts are paid in full, the lien shall be released. Customer shall not withhold any part of the Agreement amount for which payment is due under the Agreement. The total Agreement price, including the charges for changes/extras, shall be payable to Contractor in accordance with the agreed upon terms. If there is an increase in the price of the products charged to the Contractor subsequent to making this proposal/contract, the price set forth in this proposal/contract shall be increased without the need for a written change order or amendment to the contract to reflect the price increase and additional direct cost to the Contractor. Contractor will submit written documentation of the increased charges to the Customer. The failure of Customer to make proper payment to Contractor when due shall entitle Contractor, at its discretion, to suspend all work, shipments and/or warranties until full payment is made or terminate this contract. The contract sum shall be increased by the amount of contractor's reasonable costs of shut-down delay and start-up.
6. **Restrictions and Requirements.** In the event that state, county, or municipal codes or regulations require work not expressly set forth in this Agreement or differ materially from that generally recognized as inherent in work of the character provided for in this Agreement, all extra cost for Contractor's labor and materials shall be the sole obligation of the Customer. If the substrate roof condition results in ponding pursuant to the Florida Building Code and modifications are required to correct the roof so ponding will not occur, Contractor will notify Customer immediately. It shall be the sole obligation of the Customer to determine the existence of restrictions contained in deeds, subdivision or neighborhood regulations which might relate to or restrict the improvements under this Agreement. Contractor shall have no liability or responsibility for any such non-conformity with such restrictions/requirements. Contractor shall be entitled to payment from Customer of all sums due hereunder not withstanding any injunction/prohibition against the work as a result of any violation of such restriction/requirement.
7. **Customer Protection of Property.** Due to the nature of the construction to be done at Customer's request, the Customer takes sole responsibility for any damage done to curbs, walkways, driveways, structures, septic tanks, HVAC, utility lines, pipes, landscaping, appurtenances, person(s) or real or personal property at the job location. Contractor is not responsible/liable for any hairline cracks, or any cracks, in the ceiling due to the removal and reinstalling of the roof or any damage caused by dust or debris caused by Contractor's work. Contractor is not liable for damage to person or property caused by nails, and Customer agrees that it will take the appropriate precautions to avoid said damage. Contractor does not warrant against tile slippage with a mortar or foam type tile roof system on any roofs over 4/12 pitch not mechanically fastened. During the course of the roofing work, Customer agrees to hold Contractor not liable for water intrusion that occurs from the date of commencement of roof repairs, remodeling, or other roofing services through the date of completion of such work. Unless otherwise specified, there is no specific completion date. However, Contractor will perform the work hereunder within a reasonable time and in a workmanlike manner. The cost for testing/abatement for asbestos is the sole responsibility of the Customer. As part of the roofing process, odors and emissions from roofing products will be released and noise will be generated. Customer shall be responsible for indoor air quality and shall hold Contractor harmless, indemnify and defend Contractor from claims relating to fumes and odors that are emitted during the normal roofing process.
8. **Choice of Law, Venue and Attorney's Fees.** This Agreement shall be governed by the laws of the State of Florida. Venue of any proceeding arising out of this Agreement shall be Hillsborough County, Florida, unless the parties agree otherwise. Should Contractor employ an attorney to institute litigation or arbitration to enforce any of the provisions hereof, to protect its interest in any matter arising out of or related to this Agreement, Contractor shall be entitled to recover from the Customer all of its attorney's fees and costs/expenses incurred therein, including attorney's fees, and costs/expenses incurred at mediation, administrative, appellate or bankruptcy proceedings.
9. **Waiver of Jury Trial. THE PARTIES KNOWINGLY, VOLUNTARILY, IRREVOCABLY AND INTENTIONALLY WAIVE THE RIGHT TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING OUT OF OR PERTAINING TO THE AGREEMENT, OR ANY COURSE**
- OF CONDUCT, COURSE OF DEALINGS, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PERSON OR PARTY RELATED TO THIS AGREEMENT; THIS IRREVOCABLE WAIVER OF THE RIGHT TO A JURY TRIAL BEING A MATERIAL INDUCEMENT FOR THE PARTIES TO ENTER INTO THIS AGREEMENT.**
10. **Damage Limitation.** In no event, whether based on contract, warranty (express or implied), tort, federal or state statute or otherwise arising from or relating to the work and services performed under the Agreement, shall Contractor be liable for special, consequential, or indirect damages, including loss of use or loss of profits. Contractor and Customer agree to allocate certain of the risks so that, to the fullest extent permitted by law, Contractor's total aggregate liability to Customer is limited to the dollar amount of the Agreement for any and all injuries, damages, claims, expenses or claim expenses including attorneys' fees arising out of or relating to this Agreement regardless of whether it is based in warranty, tort, contract, strict liability, negligence, errors, omissions, or from any other cause or causes.
11. **Warranties.** Unless otherwise provided: THERE ARE NO EXPRESS OR IMPLIED WARRANTIES WHATSOEVER INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. All warranties/guarantees provided by Contractor, if any, shall be deemed null and void if Customer fails to strictly adhere to the payment terms contained in the Agreement. All warranties and guarantees if any, provided under the Agreement are solely for the original Customer and are non-transferable, unless otherwise agreed to by Customer and Contractor in writing. Any express warranty provided, if any, by Contractor is the sole and exclusive remedy for alleged construction defects, in lieu of all other remedies, implied or statutory.
12. **Claims.** It is Customer's duty to notify Contractor in writing within 3 days of the occurrence of any claim, defect or deficiency arising out of work, services or materials provided by Contractor under this Agreement ("Occurrence"). Failure of the Customer to provide written notice of the Occurrence shall result in the Customer waiving all claims that may be brought against Contractor arising out of or relating to the Occurrence, including claims arising in law, equity, contract, warranty (express or implied), tort or federal or state statutory claims.
13. **Force Majeure (Including Pandemics).** Any failure or delay by Contractor in the performance of its obligations under this Agreement is not a default or breach of the Agreement or a ground for termination under this Agreement to the extent the failure or delay is due to elements of nature or Acts of God, acts of war, terrorism, riots, revolutions, pandemics, medical emergencies that have resulted in a local, state or federal state of emergency, Coronavirus or similar viruses or illnesses requiring quarantine, strikes or other factors beyond the reasonable control of a party (each, a "Force Majeure Event"). Contractor agrees to give notice which describes the Force Majeure Event and includes a good faith estimate as to the impact of the Force Majeure Event upon its responsibilities under this Agreement, including, but not limited to, any scheduling changes.
14. **Disclaimer.** Contractor disclaims all liability for all claims, disputes, rights, losses, damages, causes of action or controversies ("Claims") pertaining to Mold, including Claims arising out of or relating to the detection, removal, disposal, or remediation of Mold, whether those Claims arise in law, equity, contract, warranty, tort, or federal or state statutory claims, and whether those Claims are based on the acts or omissions of Contractor or individuals or entities under Contractor's control. The Customer is solely liable and responsible for all damages, whether actual or consequential, caused by Mold and incurred by Customer, Contractor or third parties.
15. **Working Hours.** The proposal is based upon the performance of all work during Contractor's regular working hours, excluding weekends and National holidays. Extra charges will be made for overtime and all work performed other than during Contractor's regular working hours if required by Customer.
16. **Materials.** All materials and work shall be furnished in accordance with normal industry tolerances for color, variation, thickness, size, weight, amount, finish, texture and performance standards. Specified quantities are intended to represent an average over the entire roof area. Contractor is not responsible for the actual verification of technical specifications of product manufacturers, i.e., R value, ASTM or UL compliance, but rather the materials used are represented as such by the manufacturer. Metal roofing and especially lengthy flat span sheet metal panels will often exhibit waviness, commonly referred to as "oil-canning." Oil-canning pertains to aesthetics and not the performance of the panels and is not controlled by the Contractor. Contractor is not responsible for oil-canning or aesthetics. Oil-canning shall not be grounds to withhold payment or reject panels of the type specified.
17. **Construction and Interpretation.** Each provision of the Agreement shall be construed as if both parties mutually drafted this Agreement. If a provision of this Agreement (or the application of it) is held by a court or arbitrator to be invalid or unenforceable, that provision will be deemed separable from the remaining provisions of the Agreement, will be reformed/enforced to the extent that it is valid and enforceable, and will not affect the validity or interpretation of the other provisions or the application of that provision to a person or circumstance to which it is valid and enforceable. Headings are for convenience only and do not affect interpretation. This Agreement records the entire agreement of the parties and supercedes any previous or contemporaneous agreement, understanding, or representation, oral or written, by the parties. All documents/exhibits referred to in this Agreement are an integral part of the Agreement and are incorporated by reference. This Agreement incorporates the documents entitled "Limited Workmanship Warranty" and "Statutory Warnings." Customer acknowledges that it has read/agreed to all incorporated documents and exhibits.
18. **Photo Release.** I hereby grant the Westfall Roofing permission to use the likeness of my home in a photograph, video, or other digital media ("photo") in any and all of its publications, including web-based publications, without payment or other consideration. I understand and agree that all photos will become the property of Westfall Roofing and will not be returned. I hereby irrevocably authorize Westfall Roofing edit, alter, copy, exhibit, publish, or distribute these photos for any lawful purpose. In addition, I waive any right to inspect or approve the finished product of my home's likeness. Additionally, I waive any right to royalties or other compensation arising or related to the use of the photo. I hereby hold harmless, release, and forever discharge the Westfall Roofing from all claims, demands, and causes of action which I, my heirs, representatives, executors, administrators, or any other persons acting on my behalf or on behalf of my estate have or may have by reason of this authorization.

CUSTOMER INITIALS _____



CERTIFICATE OF LIABILITY INSURANCE

DATE MM/DD/YYYY

06/22/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AGREEMENTS BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER'S AUTHORIZED REPRESENTATIVE OR PRODUCER AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an additional insured under a policy, the certificate holder is advised that the certificate holder is not a party to the policy and the certificate holder is not entitled to the benefits of the policy. A certificate holder is not entitled to the benefits of the policy if the certificate holder is not a party to the policy.

PRODUCER PGI of West Central Florida, LLC 3809 E SR 64 Bradenton FL 34208	CONTACT NAME Amanda Katulich PHONE 941-242-9619 FAX 941-242-9621 EMAIL amanda@pgiofwestcentralflorida.com ADDRESS INSURER'S AGENCY COVERAGE INSURER A Clear Blue Insurance Company INSURER B Infinity Assurance Insurance Company INSURER C Bridgefield Employers Insurance Company INSURER D INSURER E INSURER F	NAIC 28860 39497 10701
INSURED Gator Roofing of Bradenton, Inc. 2301 9th Street East #4 Bradenton FL 34208		

COVERAGE**CERTIFICATE NUMBER****REVISION NUMBER**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR INSD	POLICY NUMBER	POLICY EMM DD YYYY	POLICY EXP MM DD YYYY	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			BGFL20374303	12/20/2022	12/20/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS			509-80000-7979-001	02/08/2023	02/08/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 300,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB DED \$ RETENTION \$			BXFL0020374301	12/20/2022	12/20/2023	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
C	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes, describe under DESCRIPTION OF OPERATIONS below			830-42140	06/01/2023	06/01/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS LOCATIONS VEHICLES ACORD Addl R S d

CERTIFICATE HOLDER**CANCELLATION**

Self Cert

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Amanda Katulich



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

ECKERT, DARRELL JON

GATOR ROOFING OF BRADENTON INC
2301 9TH STREET EAST BAY 4
BRADENTON FL 34208

LICENSE NUMBER: CCC057233

EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at [MyFloridaLicense.com](https://myfloridalicense.com)



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Tab 6

RESOLUTION 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, GreyHawk Landing Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Manatee County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint and remove Officers of the District.

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

Section 1. _____ is appointed Chairman.
Section 2. _____ is appointed Vice Chairman.
Section 3. _____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ Belinda Blandon _____ is appointed Assistant Secretary.
_____ Melissa Dobbins _____ is appointed Assistant Secretary.
_____ Matthew Huber _____ is appointed Assistant Secretary.

Section 4. This Resolution supersedes any prior appointments made by the Board for Chairman and Vice Chairman.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 28th day of September 2023.

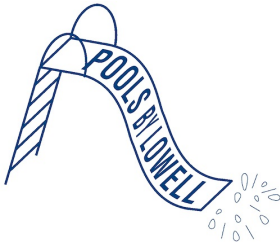
**GREYHAWK LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Chairman / Vice Chairman

ATTEST:

Secretary / Assistant Secretary

Tab 7



Pools by Lowell, Inc.
P.O. Box 1906
Bradenton, FL 34206
P: 941-727-1227
service@pblfl.com
Lic NO: CP C046976
Lic NO: CP C1459594

BILL TO

Greyhawk Landing CDD
12350 Mulberry Avenue
Bradenton, FL 34212 USA

ESTIMATE
61558912

ESTIMATE DATE
Aug 25, 2023

JOB ADDRESS

Greyhawk Landing Clubhouse P&S
12350 Mulberry Avenue
Bradenton, FL 34212 USA

Job:

ESTIMATE DETAILS

Commercial Pool Service: January 1, 2024-December 31, 2024 (Single Estimate):

Terms of Service

Acceptance and Definitions

Please read carefully before approving this contract for services. By approving this contract, either online or in writing, you accept and agree to these terms, and that these terms will supersede any documentation you require us to sign that attempts to change any of these terms. If you do not accept these terms, please do not approve this contract. Contact us so we can work out terms agreeable to both parties.

- "Location" means the physical property in which services will be performed.
- "Customer" means the bill-to party invoices will be sent to. Customer and Location may be the same entity for service and billing information.
- "You", "I" means the entity or individual that acknowledges and accepts the terms below.
- "We", "Us", "Contractor" or "Vendor" means Pools by Lowell, Inc, the vendor contracted to provide services below as required by this contract.

Service Days

We will service the pool on the following days each week: Tuesday, Thursday, Saturday.

Pool Chemistry

We will check and balance the chemicals in the pool each visit. Chemicals included in service: Chlorine, Salt, Muriatic Acid, Sodium Bicarbonate, Tile Cleaner, Cyanuric Acid (Stabilizer)*

*Cyanuric Acid will not be included if the pool develops a leak and will be invoiced as used, determined by us.

Waterline Tiles

We will brush the waterline tiles on each visit.

Skim Water Surface

We will skim the water surface with a leaf net to remove floating debris from the pool. *Some debris, such as pollen and small water bugs are too small to be caught in the net. These will eventually filter out of the pool on their own via the skimmer system.

Debris Baskets

We will empty the debris baskets for the pumps and skimmers (where applicable) and remove debris from the skimmer gutter (where applicable).

Vacuum Pool

We will vacuum the pool at least once per week. More frequent vacuuming may be done if needed, at Contractor's discretion.

Brush Pool

We will brush the pool as needed, as determined by Contractor.

Filter Cleaning

We will clean the filters (cartridge, sand, or DE) at least once every other week. Cleaning the filters more often may be needed and will be done at Contractor's discretion.

Equipment Inspection

We will give the equipment a general inspection on each visit to make sure everything is working properly. An estimate for needed repairs will be sent via email. Exceptions to this policy will be listed below.

Automatic Repairs

We will automatically repair certain issues that are low cost (generally less than \$100), present a major safety issue, or needed for the proper operation of the pool and equipment. Such issues would be, but not limited to: repair chemical feeder pumps (proper operation for chemical balance and health/safety), replace broken skimmer grates (low cost/ safety) or floor return grates (safety), replace broken debris baskets (low cost/ proper operation).

Cancellation Policy

This agreement may be terminated, with or without cause, by providing at least a 30-day written/email notice by either party. You will promptly pay Vendor for all services performed before the effective date of termination. Failure to provide Vendor 30-day notice can result in being charged for service after the termination date. You agree to pay these charges in the event the effective date of termination is less than 30 days from the date of notice. After notice is sent and received by the parties, either party may request to modify the termination date to a date agreeable to both parties. For example, we will want to set the last day of a month as the termination date whenever possible.

Vendor Compliance Programs

If either the Customer or Location requires being a member of a vendor compliance program (such as RealPage, VIVE, VendorSmart, etc.), this must be disclosed prior to approval of contract so an amended contract can be drafted. Failure to disclose prior to accepting the contract will result in an additional fee being added to the monthly service fee. Customer and Location agrees to pay this additional fee if disclosure is not made.

Service Invoicing and Payment Terms

Invoices for service will be created and sent on the first business day of the month for that month of service. The payment term will be Net30. This payment term shall supersede any follow-up documentation provided by Client with a different payment term. Client agrees that payment term will be Net30 and will adhere to paying invoices on time within the terms.

Inclement Weather

In the event of inclement weather, such as heavy rain, high winds, or lightning, we may only perform partial service due to safety concerns. Partial service may include adding chemicals, brushing the tiles, and skimming the pool. We will determine the services performed based on the nature of the weather event. If we are unable to perform full service due to inclement weather, we will perform full service on our next scheduled service visit.

Tropical Storms/Hurricanes

We will close operations during the duration of tropical storms and hurricanes. Once it is safe to do so, we will begin cleanup for all our pools. Cleanup may take several days depending on the severity of the storm. We will invoice you for the cost of cleanup, which includes the time it takes to clean the pool, the chemicals needed to rebalance the water, and any regular services that were missed due to the storm. On-site personnel at Location can help reduce the cost of cleanup by removing

debris from the pool before we arrive, but there may still be an invoice due for other services.

Additional, Non-service Cleaning

Cleanup of the pool from severe weather (hurricane's, tropical storms, severe storms, excessively high winds, etc), or from issues not related to regular pool operation (tree trimming, deck cleaning/repairs, etc that causes debris in the pool) may incur additional cleanup charges. We will perform this cleaning automatically and will be invoiced at our discretion (not all storms, deck work, etc make a mess in the pool). Upon receiving a written request, we will not perform these additional cleanings to the pool when these situations occur.

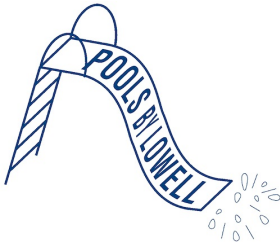
TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	Monthly Commercial Pool Service	1.00	\$1,600.00	\$1,600.00
SUB-TOTAL				\$1,600.00
TOTAL				\$1,600.00

CUSTOMER AUTHORIZATION

I hereby authorize Contractor to enter Location property and perform pool service on my behalf. I agree to hold harmless Contractor for any damage to my property that occurs during the course of routine pool service. I have read and agree to the Contractor's Terms of Service, which are listed above.

Sign here

Date



Pools by Lowell, Inc.
P.O. Box 1906
Bradenton, FL 34206
P: 941-727-1227
service@pblfl.com
Lic NO: CP C046976
Lic NO: CP C1459594

BILL TO

Greyhawk Landing CDD
12350 Mulberry Avenue
Bradenton, FL 34212 USA

ESTIMATE
61556084

ESTIMATE DATE
Aug 25, 2023

JOB ADDRESS

Greyhawk Landing Recreation Center P&S
700 Greyhawk Boulevard
Bradenton, FL 34202 USA

Job:

ESTIMATE DETAILS

Commercial Pool Service: January 1, 2024-December 31, 2024 (Single Estimate):

Terms of Service

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TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	Monthly Commercial Pool Service	1.00	\$2,250.00	\$2,250.00
SUB-TOTAL				\$2,250.00
TOTAL				\$2,250.00

CUSTOMER AUTHORIZATION

I hereby authorize Contractor to enter Location property and perform pool service on my behalf. I agree to hold harmless Contractor for any damage to my property that occurs during the course of routine pool service. I have read and agree to the Contractor's Terms of Service, which are listed above.

Sign here

Date

Tab 8

**PROPOSAL**

Quote	Date	Sales Rep:
AAAQ33500	09/08/23	Trisha Zuknick

Sold To:

Greyhawk Landing
Carleen Ferronyalka
12350 Mulberry Ave
Bradenton, FL 34212

Phone: (941) 746-6670

Email: fieldmgr@greyhawkcdd.org

Ship To:

Greyhawk Landing
Carleen Ferronyalka
12350 Mulberry Ave
Bradenton, FL 34212

Phone: (941) 746-6670

Email: fieldmgr@greyhawkcdd.org

Qty	Manuf.	Manuf #	Description	Unit Price	Ext. Price
4	Precor	PHRCT631BG301130EN	TRM 631 Treadmill	\$6,740.00	\$26,960.00
1	FitRev	Freight	Shipping and Handling	\$1,025.00	\$1,025.00
1	FitRev	Installation CES	Installation	\$890.00	\$890.00
1	FitRev	Discount 1	Preferred Customer Discount - PRECOR	-\$10,000.00	-\$10,000.00
1	FitRev	Discount 1	Trade in (4 Precor Treadmills)	-\$600.00	-\$600.00

SubTotal \$18,275.00

Sales Tax \$0.00

Total \$18,275.00

Please contact me if I can be of further assistance.

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

Signed: _____

Name: _____

Requested date of Installation? _____

Terms:

Orders \$5000 or less must be PREPAID. Orders more than \$5000 require** a 50% deposit, an additional 25% to ship and remaining balance is due AT installation or 30 days after equipment arrives, whichever comes first.

**Purchase orders in lieu of payment MUST be provided before order will be processed. Deposit and final payment are required

Flooring orders require a 50% deposit and remaining balance due BEFORE flooring ships. FLOORING INSTALLATIONS ARE HANDLED BY A 3rd PARTY VENDOR AND IS NOT THE RESPONSIBILITY OF FITREV.

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

Restocking Fee:

25% charge on all cancelled Cardio equipment plus shipping cost

50% charge on all cancelled Strength equipment plus shipping cost

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

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

All orders remain 100% property of FITREV until PAID IN FULL

Quote is valid for 90 days unless otherwise stated

Tab 9



**NOSTALGIC LAMPPOSTS
& MAILBOXES PLUS**

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

Estimate

ADDRESS

Grey-Hawk Landing C.D.D.
Greyhawk Landing CDD
Rizzetta & Company, Inc.
3434 Colwell Ave Ste 200
Tampa, FL 33614

ESTIMATE #	DATE	
1114	09/08/2023	

DESCRIPTION	QTY	RATE	AMOUNT
Greyhawk Blvd			7,988.00
Run new power from pole #51 to pole #53 on Grey Hawk Blvd. Install approx 352' conduit and pull wire from pole to pedestal. Conduit 1 1/4". --\$889 Directional bore -\$4576 Wire #6 ---\$1,848 Electrical hook up, wire pull, set hand boxes, hand excavation. --\$675			
Greyhawk Blvd			8,403.00
Run new power from pole #10 to pole #12 on Grey Hawk Blvd. Install approx 372' conduit and pull wire from pole to pedestal. Conduit 1 1/4". --\$939 Directional bore -\$4836 Wire #6 ---\$1,953 Electrical hook up, wire pull, set hand boxes, hand excavation. --\$675 Includes all labor and materials			

SUBTOTAL	16,391.00
TAX	0.00
TOTAL	\$16,391.00

Accepted By

Accepted Date

Tab 10

Gorilla Kleen LLC
P.O. Box 25427
Sarasota, FL 34277



Estimate

Date	Invoice #
	27817

Billing Inquiries (941) 952-1000

Bill To

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

Service Location

Greyhawk Landing
700 Greyhawk Blvd
Bradenton, FL 34212

Quantity	Description	Price	Amount
	<p>Community - Curbs and Miami gutters cleaned all areas in the residential neighborhoods. This would NOT include any Gutters or Curbs along Greyhawk Blvd, Mulberry Ave or any areas around the Clubhouse and Rec Center.. (All areas Marked in Lt Blue and Lt Green on the attached maps)</p> <p>Please note: This does not include irrigation or rust stain removal.</p> <p>We can use water from the neighborhood Fire Hydrants as we have a Manatee County water meter. (No extra charge)</p> <p>No areas that are marked in Dark Blue or Red are included.</p>	26,395.00	26,395.00

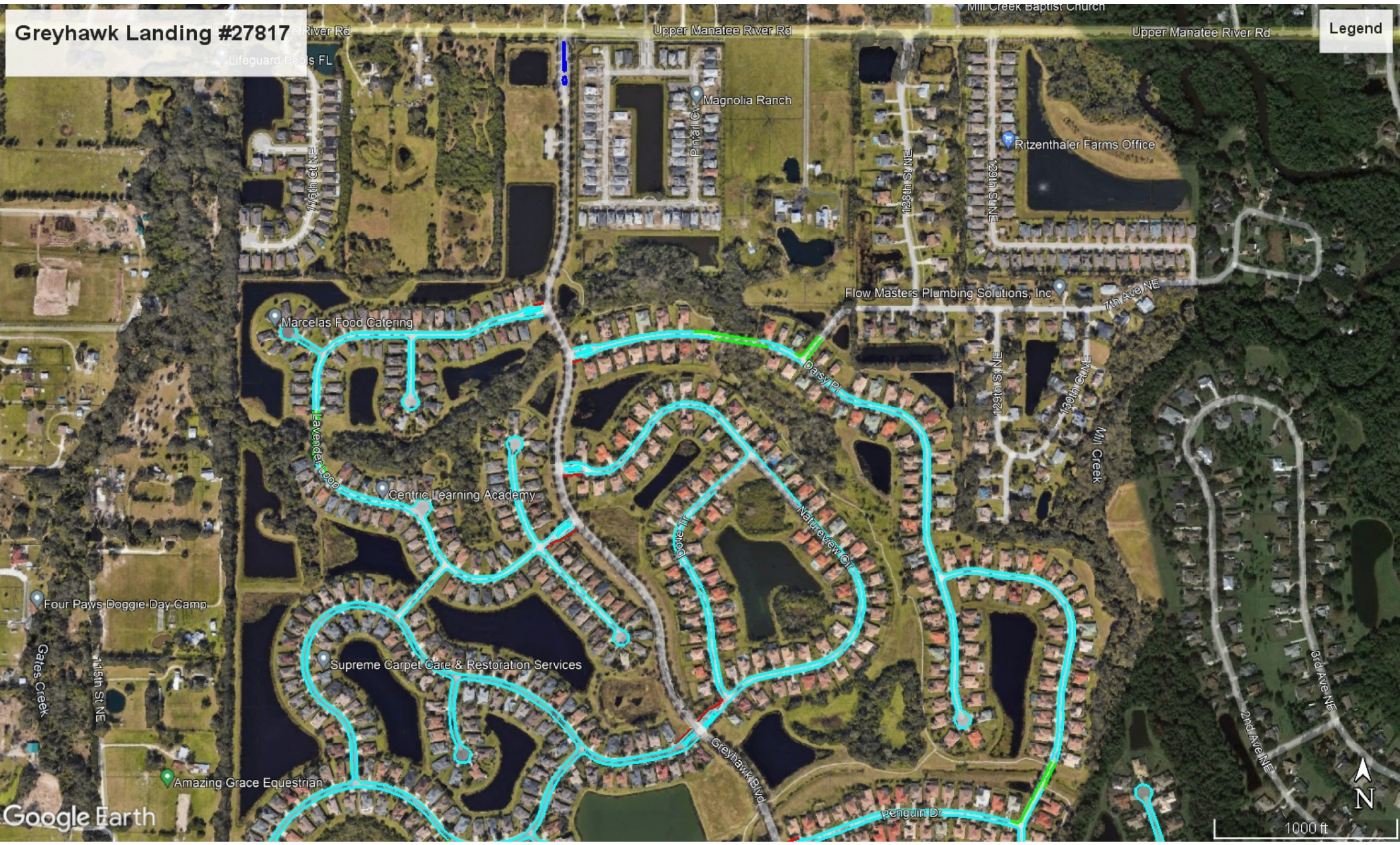
Payment Terms: Payment is due 15 days from date of service.
Deposits and progress payments may be required on large volume jobs.

DISCOUNT	
SUBTOTAL	
TAX	
TOTAL	\$26,395.00
PAYMENTS	\$0.00
BALANCE	\$26,395.00

Thank you for your business

Greyhawk Landing #27817

Legend



Greyhawk Landing #27817

Legend



Greyhawk Landing #27817

Legend

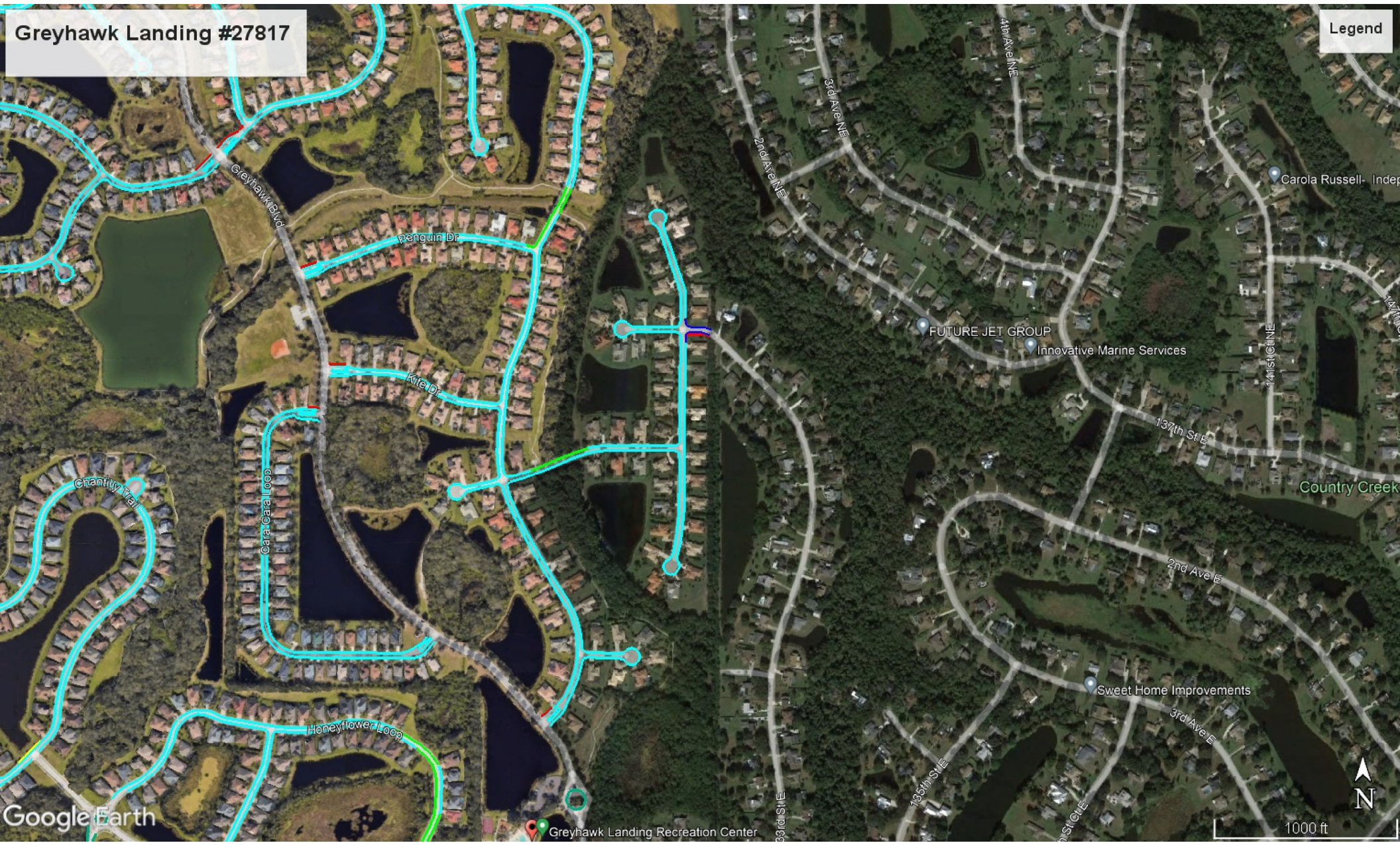


Google Earth

1000 ft

Greyhawk Landing #27817

Legend



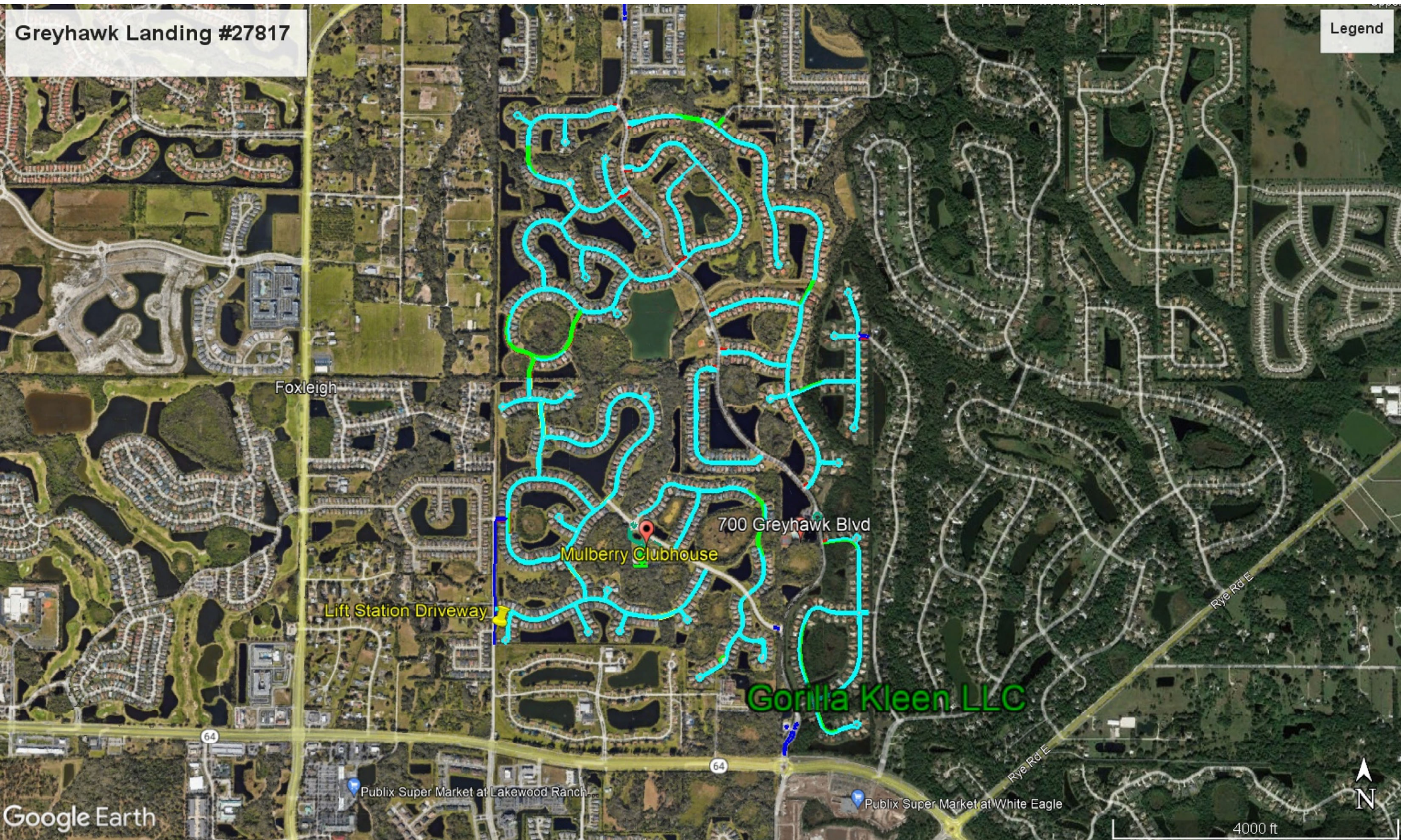
Greyhawk Landing #27817

Legend



Greyhawk Landing #27817

Legend



Foxleigh

700 Greyhawk Blvd

Mulberry Clubhouse

Lift Station Driveway

Gorilla Kleen LLC

Publix Super Market at Lakewood Ranch

Publix Super Market at White Eagle

64

64

Rye Rd E

Rye Rd E



4000 ft

Google Earth

Tab 11



PROPOSAL

Quote	Date	Sales Rep:
AAAQ31806	09/08/23	Trisha Zuknick

Sold To:

Greyhawk Landing
 Carleen Ferronyalka
 12350 Mulberry Ave
 Bradenton, FL 34212

Phone: (941) 746-6670

Email: fieldmgr@greyhawkcdd.org

Ship To:

Greyhawk Landing
 Carleen Ferronyalka
 12350 Mulberry Ave
 Bradenton, FL 34212

Phone: (941) 746-6670

Email: fieldmgr@greyhawkcdd.org

Qty	Manuf.	Manuf #	Description	Unit Price	Ext. Price
Entire Main Cardio Room					
1,152	FitRev	Miscellaneous	ProSeries 9mm Rolled Rubber - Flecked	\$3.09	\$3,559.68
3	FitRev	Miscellaneous	Floor Adhesive (5gal)	\$240.00	\$720.00
1	Shipping	Shipping	Shipping and Handling	\$860.00	\$860.00
1	Installation	Core Equipment Service	Equipment Move / Reinstall	\$1,350.00	\$1,350.00

***Installation cost separate, paid to installer Zonum Flooring = \$6656.50**

SubTotal	\$6,489.68
Sales Tax	\$0.00
Total	\$6,489.68

Please contact me if I can be of further assistance.

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

Signed: _____

Name: _____

Requested date of Installation? _____

Terms:

Orders \$5000 or less must be PREPAID. Orders more than \$5000 require** a 50% deposit, an additional 25% to ship and remaining balance is due AT installation or 30 days after equipment arrives, whichever comes first.

**Purchase orders in lieu of payment MUST be provided before order will be processed. Deposit and final payment are required

Flooring orders require a 50% deposit and remaining balance due BEFORE flooring ships. FLOORING INSTALLATIONS ARE HANDLED BY A 3rd PARTY VENDOR AND IS NOT THE RESPONSIBILITY OF FITREV.

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

Restocking Fee:

25% charge on all cancelled Cardio equipment plus shipping cost

50% charge on all cancelled Strength equipment plus shipping cost

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

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

All orders remain 100% property of FITREV until PAID IN FULL

Quote is valid for 90 days unless otherwise stated

GEORGIA CARPET AND FLOORS
6430 14TH ST W
BRADENTON, FL 34207
Telephone: 941-758-4425

Page 1

ES310871

QUOTE

Sold To	Ship To
GREY HAWK LANDING, GREY HAWK LANDING 1400 GREYHAWK BLVD CARLEEN IS CONTACT BRADENTON, FL 34212	GREY HAWK LANDING, GREY HAWK LANDING 1400 GREYHAWK BLVD CARLEEN IS CONTACT BRADENTON, FL 34212

Quote Date	tele #1	PO Number	Quote Number
04/11/23	941-228-6084	WHOLE ROOM	ES310871

Inventory	Style/Item	Color/Description	Quantity Units	Price	Extension
	TUFF ROLL RUBBER FLOORING	BLUE	800.00 SF	6.00	4,800.00
EGRIP III	EGRIP III ADHESIVE	4 GALLON BUCKET	3.00 EA	450.00	1,350.00
SBC	CARPET DEMO		1.00 SF	700.00	700.00
LABOR	RUBBER FLOOR INSTALL		800.00 SF	3.00	2,400.00
JCW RUBBER	JCW RUBBER TRANSITION	REDUCER	2.00 LF	25.00	50.00
TRANSITION					

Rip glue down CPT

Install Rolled Rubber in GYM

****CUSTOMER TO REMOVE GYM EQUIPMENT****

SPECIAL-ORDER MATERIALS ARE CUSTOM ORDERED AND NON -REFUNDABLE. OTHER RESTRICTIONS MAY APPLY. FOR MORE INFORMATION, PLEASE REQUEST A COPY OF OUR LATEST POLICY AGREEMENT.

— 04/11/23 —	12:00PM —
Sales Representative(s):	Material: 6,200.00
GREGORY HEISINGER	Service: 3,100.00
	Misc. Charges: 0.00
	Sales Tax: 0.00
	Misc. Tax: 0.00
	QUOTE TOTAL: \$9,300.00

Tab 12



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

GreyHawk Landing Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects nearly 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

GreyHawk Landing Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2023 to October 1, 2024

Quote Number: 100123617

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$3,082,063
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$120,800

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$22,635

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	1	\$1,000,000	Included
Personal Injury Protection	5	Separately Stated In Each Personal Injury Protection Endorsement	Included
Auto Medical Payments	2	\$2,500 Each Insured	Included
Uninsured Motorists including Underinsured Motorists	2	\$100,000	Included
Physical Damage Comprehensive Coverage	7,8	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	7,8	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Included
Physical Damage Towing And Labor	7	\$250 For Each Disablement Of A Private Passenger Auto	Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate



PREMIUM SUMMARY

GreyHawk Landing Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2023 to October 1, 2024

Quote Number: 100123617

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$22,635
Crime	Not Included
Automobile Liability	\$629
Hired Non-Owned Auto	Included
Auto Physical Damage	\$135
General Liability	\$3,772
Public Officials and Employment Practices Liability	\$3,458
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$30,629

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2023, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

GreyHawk Landing Community Development District

(Name of Local Governmental Entity)

By: _____
Signature

Print Name

Witness By: _____
Signature

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2023

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

GreyHawk Landing Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

<input checked="" type="checkbox"/>	Building and Content TIV	\$3,082,063	As per schedule attached
<input checked="" type="checkbox"/>	Inland Marine	\$120,800	As per schedule attached
<input checked="" type="checkbox"/>	Auto Physical Damage	\$20,000	As per schedule attached

Signature: _____ Date: _____

Name: _____

Title: _____



PUBLIC ENTITY
FLORIDA UNINSURED MOTORISTS COVERAGE SELECTION OF LOWER LIMITS OR REJECTION
OF COVERAGE

YOU ARE ELECTING NOT TO PURCHASE CERTAIN VALUABLE COVERAGE WHICH PROTECTS
YOU OR YOU ARE PURCHASING UNINSURED MOTORIST LIMITS LESS THAN YOUR LIABILITY
LIMITS WHEN YOU SIGN THIS FORM. PLEASE READ CAREFULLY.

Quote Number: 100123617	Term: October 1, 2023 to October 1, 2024
Insurer: Florida Insurance Alliance	
Applicant/Named Insured: GreyHawk Landing Community Development District	

Florida law permits you to make certain decisions regarding Uninsured Motorists Coverage provided under your policy. This document describes this coverage and various options available.

You should read this document carefully and contact us or your agent if you have any questions regarding Uninsured Motorists Coverage and your options with respect to this coverage.

This document includes general descriptions of coverage. However, no coverage is provided by this document. You should read your policy and review your Declarations Page(s) and/or Schedule(s) for complete information on the coverages you are provided.

Uninsured Motorists Coverage provides for payment of certain benefits for damages caused by owners or operators of uninsured motor vehicles because of bodily injury or death resulting therefrom. Such benefits may include payments for certain medical expenses, lost wages, and pain and suffering, subject to limitations and conditions contained in the policy. For the purpose of this coverage, an uninsured motor vehicle may include a motor vehicle as to which the bodily injury limits are less than your damages.

Florida law requires that automobile liability policies include Uninsured Motorists Coverage at limits equal to the Liability Coverage in your policy, unless you select a lower limit offered by the company or reject Uninsured Motorists Coverage entirely.

Please indicate by initialing below whether you entirely reject Uninsured Motorists Coverage or whether you select this coverage at limits lower than the Liability Coverage of your policy.

<input type="checkbox"/>	I reject Uninsured Motorists Coverage entirely.
<input checked="" type="checkbox"/>	I reject Combined Single Limit for Liability Coverage and I select a lower limit of \$100,000.

I understand and agree that selection of any of the above options applies to my liability insurance policy and future renewals or replacements of such policy which are issued at the same Liability limits. If I decide to select another option at some future time, I must let the Insurer or my agent know in writing.

Applicant's/Named Insured's Signature

Applicant's/Named Insured's Printed Name

Date

**GreyHawk Landing Community Development District**

Policy No.: 100123617
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
1	Irrigation Systems & Wells		2001	10/01/2023		\$174,900		\$174,900	
	700 Greyhawk Blvd. Bradenton FL 34212		Pump / lift station	10/01/2024					
Unit #	Description		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
2	Pools w/Splash Park Equipment		2001	10/01/2023		\$170,500		\$170,500	
	700 Greyhawk Blvd. Bradenton FL 34212		Below ground liquid storage tank / pool	10/01/2024					
Unit #	Description		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
3	Pool Pump and Equipment		2001	10/01/2023		\$33,000		\$33,000	
	700 Greyhawk Blvd. Bradenton FL 34212		Pump / lift station	10/01/2024					
Unit #	Description		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
4	Pool Furniture in the open		2001	10/01/2023		\$11,000		\$11,000	
	700 Greyhawk Blvd. Bradenton FL 34212		Property in the Open	10/01/2024					
Unit #	Description		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
5	Pool Fence (Metal)		2001	10/01/2023		\$11,000		\$11,000	
	700 Greyhawk Blvd. Bradenton FL 34212		Non combustible	10/01/2024					
Unit #	Description		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
6	Playground Equipment		2001	10/01/2023		\$55,000		\$55,000	
	700 Greyhawk Blvd. Bradenton FL 34212		Non combustible	10/01/2024					
Unit #	Description		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
7	Perimeter Wall		2001	10/01/2023		\$352,000		\$352,000	
	Various Bradenton FL 34212		Masonry non combustible	10/01/2024					

Sign: _____

Print Name: _____

Date: _____

**Greyhawk Landing Community Development District**

Policy No.: 100123617
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
8	Entranceway Monument - Greyhawk Landing		2001	10/01/2023	\$55,000			
	Greyhawk Blvd and SR 64 Bradenton FL 34212		Non combustible	10/01/2024			\$55,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
9	Entranceway Monument - Greyhawk Landing		2001	10/01/2023	\$55,000			
	Greyhawk Blvd. and SR 64 Bradenton FL 34212		Non combustible	10/01/2024			\$55,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
10	Cabana - Pool Bathrooms		2001	10/01/2023	\$108,900			
	700 Greyhawk Blvd. Bradenton FL 34212		Joisted masonry	10/01/2024			\$108,900	
	Simple hip			Clay / concrete tiles				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
11	Tennis Court Fencing		2001	10/01/2023	\$22,000			
	700 Greyhawk Blvd. Bradenton FL 34212		Non combustible	10/01/2024			\$22,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
12	Lighting - Recreational		2001	10/01/2023	\$22,000			
	700 Greyhawk Blvd. Bradenton FL 34212		Electrical equipment	10/01/2024			\$22,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
13	Entry Monuments - Greyhawk Landing		2001	10/01/2023	\$6,600			
	Upper Manatee River Rd. and Greyhawk Blvd. Bradenton FL 34212		Non combustible	10/01/2024			\$6,600	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
14	Basketball Court Fencing		2001	10/01/2023	\$22,000			
	700 Greyhawk Blvd. Bradenton FL 34212		Non combustible	10/01/2024			\$22,000	

Sign: _____

Print Name: _____

Date: _____

**GreyHawk Landing Community Development District**

Policy No.: 100123617
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term Date	Covering	Replaced
15	Lighting - Recreational		2001	10/01/2023	\$11,000			
	700 Greyhawk Blvd. Bradenton FL 34212		Electrical equipment	10/01/2024			\$11,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term Date	Covering	Replaced
16	Entry Monument - Turtle Bay		2001	10/01/2023	\$3,300			
	Lavender Loop and Greyhawk Blvd. Bradenton FL 34212		Non combustible	10/01/2024			\$3,300	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term Date	Covering	Replaced
17	Entry Monument - Quail Preserve		2001	10/01/2023	\$3,300			
	Honeyflower Loop and Greyhawk Blvd. Bradenton FL 34212		Non combustible	10/01/2024			\$3,300	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term Date	Covering	Replaced
18	Entry Monument - Heron Pointe		2001	10/01/2023	\$3,300			
	Peregrin Cir and Greyhawk Blvd. Bradenton FL 34212		Non combustible	10/01/2024			\$3,300	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term Date	Covering	Replaced
19	Entry Monument - Hawks Hammock		2001	10/01/2023	\$3,300			
	Lavender Loop and Greyhawk Blvd. Bradenton FL 34212		Non combustible	10/01/2024			\$3,300	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term Date	Covering	Replaced
20	Entry Monument - Falcon Trace		2001	10/01/2023	\$3,300			
	Kite Dr and Greyhawk Blvd Bradenton FL 34212		Non combustible	10/01/2024			\$3,300	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term Date	Covering	Replaced
21	Entry Monument - Fox Trails		2001	10/01/2023	\$3,300			
	Aster Ave and Greyhawk Blvd Bradenton FL 34212		Non combustible	10/01/2024			\$3,300	

Sign: _____

Print Name: _____

Date: _____

**GreyHawk Landing Community Development District**

Policy No.: 100123617
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
22	Entry Monument - Eagle Run		2001	10/01/2023	\$3,300		
	Natureview Cir and Greyhawk Blvd (across from Aster Ave) Bradenton FL 34212		Non combustible	10/01/2024		\$3,300	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
23	Entry Monument - Eagle Run		2001	10/01/2023	\$3,300		
	Natureview Cir and Greyhawk Blvd Bradenton FL 34212		Non combustible	10/01/2024		\$3,300	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
24	Entry Monument - Falcon Trace		2001	10/01/2023	\$3,300		
	Penguin Dr and Greyhawk Blvd Bradenton FL 34212		Non combustible	10/01/2024		\$3,300	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
25	Entry Monument - Sanderling Cove		2001	10/01/2023	\$3,300		
	700 Greyhawk Blvd. Bradenton FL 34212		Non combustible	10/01/2024		\$3,300	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
26	Entry Monument - Owls Edge		2001	10/01/2023	\$3,300		
	Cara Cara Loop and Greyhawk Blvd Bradenton FL 34212		Non combustible	10/01/2024		\$3,300	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
27	Entry Monument - Deerwalk		2001	10/01/2023	\$3,300		
	Petrel Trail and Greyhawk Blvd Bradenton FL 34212		Non combustible	10/01/2024		\$3,300	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
28	Entry Monument - Osprey Cove		2001	10/01/2023	\$3,300		
	Daisy Pl and Greyhawk Blvd Bradenton FL 34212		Non combustible	10/01/2024		\$3,300	

Sign: _____

Print Name: _____

Date: _____

**GreyHawk Landing Community Development District**

Policy No.: 100123617
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
29	Front Gatehouse		2001	10/01/2023	\$77,081		\$82,581	
	1400 Greyhawk Blvd Bradenton FL 34212		Joisted masonry	10/01/2024	\$5,500			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
30	Clubhouse (Recreation Center)		2001	10/01/2023	\$622,569		\$684,444	
	700 Greyhawk Blvd. Bradenton FL 34212		Joisted masonry	10/01/2024	\$61,875			
	Simple hip			Clay / concrete tiles				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
31	Clubhouse (Greyhawk West)		2013	10/01/2023	\$495,000		\$506,000	
	12530 Mulberry Blvd. Bradenton FL 34212		Joisted masonry	10/01/2024	\$11,000			
	Simple hip			Clay / concrete tiles				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
32	Wooden Bridge (77' x 6.5')		2013	10/01/2023	\$48,070		\$48,070	
	Greyhawk Blvd. ballfield Bradenton FL 34212		Bridges	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
33	Pool Furniture in the open		2013	10/01/2023	\$11,000		\$11,000	
	12530 Mulberry Blvd. Bradenton FL 34212		Property in the Open	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
34	Pool in Ground		2013	10/01/2023	\$82,500		\$82,500	
	12530 Mulberry Blvd. Bradenton FL 34212		Below ground liquid storage tank / pool	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
35	Pool Fence (Metal)		2013	10/01/2023	\$12,848		\$12,848	
	12530 Mulberry Blvd. Bradenton FL 34212		Non combustible	10/01/2024				

Sign: _____

Print Name: _____

Date: _____

**GreyHawk Landing Community Development District**

Policy No.: 100123617
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
36	Pool Pump and Equipment		2013	10/01/2023	\$33,000			
	12530 Mulberry Blvd. Bradenton FL 34212		Pump / lift station	10/01/2024			\$33,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
37	Facility Access System		2013	10/01/2023				
	12530 Mulberry Blvd. Bradenton FL 34212		Electrical equipment	10/01/2024	\$22,000		\$22,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
38	Facility Security System		2013	10/01/2023				
	12530 Mulberry Blvd. Bradenton FL 34212		Electrical equipment	10/01/2024	\$3,300		\$3,300	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
39	Playground Equipment		2013	10/01/2023	\$38,500			
	12530 Mulberry Blvd. Bradenton FL 34212		Non combustible	10/01/2024			\$38,500	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
40	Entry Monument - Heron Park		2013	10/01/2023	\$3,300			
	Honeyflower Loop and Mulberry Ave Bradenton FL 34212		Non combustible	10/01/2024			\$3,300	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
41	Wooden Bridge (45' x 6.5')		2013	10/01/2023	\$24,200			
	12530 Mulberry Blvd. Behind basketball court Bradenton FL 34212		Bridges	10/01/2024			\$24,200	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
42	Benches at Entrance Parking		2001	10/01/2023	\$2,640			
	Greyhawk Blvd Bradenton FL 34212		Property in the Open	10/01/2024			\$2,640	

Sign: _____

Print Name: _____

Date: _____

**GreyHawk Landing Community Development District**

Policy No.: 100123617
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
43	Entry Monument - Osprey Ridge		2013	10/01/2023	\$3,300		\$3,300	
	Mulberry Blvd and Rosemary Cir Bradenton FL 34212		Non combustible	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
44	Maintenance Building		2013	10/01/2023	\$37,950		\$44,550	
	12530 Mulberry Blvd. Bradenton FL 34212		Joisted masonry	10/01/2024	\$6,600			
	Simple hip				Clay / concrete tiles			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
45	Fishing Pier		2013	10/01/2023	\$13,860		\$13,860	
	Greyhawk Blvd. ballfield Bradenton FL 34212		Frame	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
46	Benches at Recreation Center at Tennis Courts and by the Playground		2001	10/01/2023	\$2,640		\$2,640	
	700 Greyhawk Blvd Bradenton FL 34212		Property in the Open	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
47	Security Gate (Iron Metal)		2013	10/01/2023	\$15,400		\$15,400	
	133 St. E (near Blackbird Ct) Bradenton FL 34212		Non combustible	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
48	Wooden Bridge (45' x 6.5')		2001	10/01/2023	\$24,200		\$24,200	
	Greyhawk Blvd. & Lavender Loop Bradenton FL 34212		Bridges	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
49	Wooden Bridge (20.5' x 6.5')		2001	10/01/2023	\$11,000		\$11,000	
	12530 Mulberry Blvd. Behind Maintenance Bldg. Bradenton FL 34212		Bridges	10/01/2024				

Sign: _____

Print Name: _____

Date: _____

**GreyHawk Landing Community Development District**

Policy No.: 100123617
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
50	Wooden Bridge (21' x 6.5')		2001	10/01/2023	\$11,330	\$11,330	
	Ragdoll Run Bradenton FL 34212		Bridges	10/01/2024			
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
	Roof Shape	Roof Pitch			Roof Covering		
51	Wooden Bridge (approx. 273 st. ft.)		2013	10/01/2023	\$22,550	\$22,550	
	Chantilly Trail Bradenton FL 34212		Bridges	10/01/2024			
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
	Roof Shape	Roof Pitch			Roof Covering		
52	Storage Shed		2013	10/01/2023	\$6,050	\$6,050	
	12530 Mulberry Blvd. Bradenton FL 34212		Frame	10/01/2024			
	Shed			Asphalt shingles			
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
	Roof Shape	Roof Pitch			Roof Covering		
53	Pickleball Courts		2023	10/01/2023	\$220,000	\$220,000	
	12530 Mulberry Blvd. Bradenton FL 34212		Non combustible	10/01/2024			
	Shed			Asphalt shingles			
			Total:	Building Value \$2,971,788	Contents Value \$110,275	Insured Value \$3,082,063	

Sign: _____

Print Name: _____

Date: _____

Inland Marine Schedule

GreyHawk Landing Community Development District

Policy No.: 100123617
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department Description	Serial Number	Classification Code	Eff. Date Term Date	Value	Deductible
1	Gator Utility Vehicle		Mobile equipment	10/01/2023 10/01/2024	\$16,000	\$1,000
2	Utility Vehicle Trailer		Mobile equipment	10/01/2023 10/01/2024	\$2,000	\$1,000
3	Security Cameras		Electronic data processing equipment	10/01/2023 10/01/2024	\$3,100	\$1,000
4	Security Cameras		Electronic data processing equipment	10/01/2023 10/01/2024	\$18,500	\$1,000
5	Security Cameras		Electronic data processing equipment	10/01/2023 10/01/2024	\$15,400	\$1,000
6	Security Cameras		Electronic data processing equipment	10/01/2023 10/01/2024	\$15,400	\$1,000
7	Security Cameras		Electronic data processing equipment	10/01/2023 10/01/2024	\$15,400	\$1,000
8	Security Cameras		Electronic data processing equipment	10/01/2023 10/01/2024	\$15,000	\$1,000
9	Pool Chair Lift (permanently mounted)		Other inland marine	10/01/2023 10/01/2024	\$5,000	\$1,000
10	Pool Chair Lift (permanently mounted)		Other inland marine	10/01/2023 10/01/2024	\$5,000	\$1,000
11	Pool Chair Lift (permanently mounted)		Other inland marine	10/01/2023 10/01/2024	\$5,000	\$1,000
12	Pool Chair Lift (permanently mounted)		Other inland marine	10/01/2023 10/01/2024	\$5,000	\$1,000
				Total	\$120,800	

Sign: _____

Print Name: _____

Date: _____



GreyHawk Landing Community Development District

Policy No.: 100123617
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Make	Model/Description	Department	AL Eff	Comp Ded	Comp Eff	Term	Value	
Qty	Year	VIN #	Vehicle Type	AL Term	Coll Ded	Coll Eff	Coll Term	Valuation Type	APD Rptd
1	Toyota	Tacoma		10/01/2023	\$1,000	10/01/2023	10/01/2023		\$20,000
1	2014	5TFNX4CN2EX036710	Light Truck	10/01/2024	\$1,000	10/01/2023	10/01/2024		\$20,000
								Total	\$20,000
								APD Rptd	\$20,000

Sign: _____ Print Name: _____ Date: _____

Tab 13

SECOND ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This Second Addendum to the Contract for Professional Amenity Services (this “**Second Addendum**”), is made and entered into as of the 2023 day of October 1st (the “**Effective Date**”), by and between GreyHawk Landing Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Manatee County, Florida (the “**District**”), and Rizzetta & Company, Inc., a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Amenity Services dated September 1, 2021 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Second Addendum as of the Effective Date.

Rizzetta & Company, Inc.

By: _____
William J. Rizzetta, President

**GreyHawk Landing
Community Development District**

By: _____
Chairman of the Board of Supervisors



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

**EXHIBIT B
SCHEDULE OF FEES**

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2023 to September 30, 2024.**

PERSONNEL:

Full Time Personnel (40 hours per week)

- Operations Manager
- Assistant Clubhouse Manager
- Maintenance

	ANNUAL
Budgeted Personnel Total ⁽¹⁾	\$ 194,598.
General Management and Oversight ⁽²⁾	\$ 13,080.
Total Services Cost:	\$ 207,678.

(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day-to-day scope of services, management oversight, hiring, and training of staff.



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

Tab 14

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, August 24, 2023, at 5:30 p.m.** at the Greyhawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, FL 34212.

Present and constituting a quorum:

Jim Hengel	Board Supervisor, Chairman
Mark Bush	Board Supervisor, Vice Chairman
Cheri Ady	Board Supervisor, Assistant Secretary
Scott Jacuk	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Andy Cohen	District Counsel –
	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Carleen FerroNyalka	Field Operations Manager
Rick Schappacher	District Engineer, Schappacher Engineering, LLC
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

The Board recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

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

Mr. Fallon spoke about several ways of how to enhance security that could work for the call box at North Gate. Mr. Fallon urges the Board to reconsider the call box.

Mr. Ferro is in favor of some form of resident authorized entrance for the North Gate. He continued to speak about how driving to the main gate affects the residents and the visitors of those residents.

Mr. McCullen spoke about the North Gate call box. He has spoken to many different residents who live in nearby gated communities, and stated there are many different types of security for gate systems. He has the same concerns as Mr. Ferro and Mr. Fallon.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance

No report for Aquatic Maintenance

Mr. Hengel notified the Board the littorals behind 667 Rosemary have been sprayed. A Board decision ensued, and District Counsel has been asked to send a letter about spraying the plants and turf along the bank of the lake.

B. Landscape Maintenance

Mr. Bautista was not present.

The landscaping report was discussed. The turf issues were raised and discussed. Ms. Blandon was asked to send a notice of deficiencies to Yellowstone Landscaping.

C. Field Manager

Ms. FerroNyalka advised that there was a misunderstanding with Curry Roofing. They did not include the cabana and bathroom in the bid. Curry Roofing was not the lowest bid. Ms. FerroNyalka will be obtaining additional roofing proposals for the next meeting.

Ms. FerroNyalka states that the playground needs refurbishing due to rust. The Board asked that she obtain proposals.

Ms. FerroNyalka notified the Board that the nature trail painting project is scheduled to begin September 4.

D. District Engineer

Mr. Schappacher discussed pond dredging. He advised the proposal by Crosscreek is less expensive and they have the best equipment for the work that needs to be done. He is sending the Crosscreek proposal to Mr. Cohen to prepare a contract.

Mr. Schappacher advised that he noticed two visible cracks on the pickleball courts and would notify the vendor. He also provided the Board with an overview of the irrigation project. Mr. Schappacher advised that he has reached out to Charlotte County and discussed the possible utility tie by Mulberry allowing irrigation all the way to the vacant field. He advised the Board that this will take a large set of plans. He is working on the scope of the project.

A representative from Crosscreek was present and provided an update on their projects. He notified the Board that the ponds were in good shape. Crosscreek removed a Pepper Tree on Honeyflower Loop. The representative advised that Pond 10 has been cleaned up.

E. District Counsel

Mr. Cohen stated he had nothing to report.

The Board had questions about solicitation in Greyhawk Landing CDD. Mr. Cohen stated that solicitors can be prevented. It becomes a public vs. private property issue. Mr. Cohen stated that anyone soliciting is not allowed on private property. The CDD could not stop people from traversing the roadways.

Mr. Cohen will be viewing the POA correspondence related to telecommunications to see if the agreement will have an impact on the CDD. CDDs are unable to enter into bulk cable agreements.

F. District Manager

Ms. Bandon reviewed the Monthly Financial statements with the Board. CDD is still under budget.

Ms. Bandon advised the Board that she reviewed the recent inspection report from FIA with Ms. FerroNyalka. There are no critical issues in the report. The report did provide several recommendations for the community, including signage. She advised that a review needs to be completed in the future regarding district policies. Ms. Bandon stated that she would work with the Field Manager on the fitness center signage.

Post orders corrections have been incorporated into one document. Ms. Bandon and Ms. FerroNyalka reviewed the changes that were submitted. The post orders have been submitted to Allied Security for review. The post orders should be on the agenda for the month of September for the Board's review.

FOURTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of the Fiscal Year 2023-2024 Budget and to Consider the Imposition of Maintenance and Operation Special Assessments, Adoption of an Assessment Roll

Ms. Bandon provided an overview of the public hearing process and asked for a motion to open the public hearing to consider the Adoption of the Fiscal Year 2023/2024 Budget and public hearing to consider the Imposition of Maintenance and Operation Special Assessments, Adoption of an Assessment Roll. Mr. Cohen explained the process for the Board.

On a Motion by Mr. Jacuk, seconded by Ms. Ady, with all in favor, the Board Opened the Public Hearing to Consider the Adoption of the Fiscal Year 2023/2024 Budget, and Public Hearing to Consider the Imposition of Maintenance and Operation Special Assessments, Adoption of an Assessment Roll, for the Greyhawk Landing Community Development District.

There were no public comments.

On a Motion by Mr. Jacuk, seconded by Mr. Bush, with all in favor, the Board Closed the Public Hearing to Consider the Adoption of the Fiscal Year 2023/2024 Budget, and Public Hearing to Consider the Imposition of Maintenance and Operation Special Assessments, Adoption of an Assessment Roll, for the Greyhawk Landing Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-07, Annual Appropriations and Adopting the Budget for Fiscal Year 2023/2024

Ms. Bandon presented Resolution 2023-07, Annual Appropriations and Adopting the Budget for Fiscal Year 2023/2024 adopting general budget \$1,877,072 including an increase of \$79,082. She asked if there were any questions. There were none.

On a Motion by Mr. Hengel, seconded by Ms. Ady, with all in favor, the Board Adopted Resolution 2023-07, Annual Appropriations and Adopting the Budget for Fiscal Year 2023/2024, for the Greyhawk Landing Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2023-08,
Making a Determination of Benefit;
Imposing Special Assessments;
Certifying an Assessment Roll**

Ms. Bandon presented the Consideration of Resolution 2023-08, Making a Determination of Benefit; Imposing Special Assessments; Certifying an Assessment Roll. She asked if there were any questions. There were no questions.

On a Motion Ms. Ady, seconded by Mr. Hengel, with all in favor, the Board Approved Resolution 2023-08, Making a Determination of Benefit; Imposing Special Assessments; Certifying an Assessment Roll, for the Greyhawk Landing Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of First Addendum to
Contract for Professional Technology
Services**

Ms. Bandon presented an overview of the Consideration of the First Addendum to Contract for Professional Technology Services. She inquired if there were any questions and there were none.

On a Motion Ms. Ady, seconded by Mr. Jacuk, with all in favor, the Board Approved the First Addendum to Contract for Professional Technology Services, for the Greyhawk Landing Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Second Addendum
to Contract for Professional District
Services**

Ms. Bandon provided an overview of the second addendum and asked if there were any questions. There were none.

On a Motion Mr. Jacuk, seconded by Mr. Bush, with all in favor, the Board Approved the Second Addendum to Contract for Professional District Services, for the Greyhawk Landing Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2023-09,
Adopting a Meeting Schedule for
Fiscal Year 2023/2024**

Ms. Bandon provided an overview of the resolution advising that the schedule being presented is consistent with the current year schedule. She asked if there were any questions. There were none.

On a Motion Mr. Bush, seconded by Mr. Jacuk, with all in favor, the Board Approved the Resolution 2023-09, Adopting a Meeting Schedule for Fiscal Year 2023/2024, for the Greyhawk Landing Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Arbitrage Rebate
Report for Series 2013 Special
Assessment Revenue Bonds**

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Ms. Bandon provided an overview of the Arbitrage Rebate Report for Series 2013 Special Assessment Revenue Bonds as Prepared by LLS Tax Solutions. She asked if there were any questions. There were none.

On a Motion Mr. Jacuk, seconded by Mr. Bush, the Board Accepted the Arbitrage Rebate Report for Series 2013 Special Assessment Revenue Bonds, for the Greyhawk Landing Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Proposals for Pool Furniture

Ms. FerroNyalka presented the proposals for Pool Furniture. A Board discussion ensued. Ms. FerroNyalka was asked to have one piece of furniture refurbished so the Board can view a sample.

TWELFTH ORDER OF BUSINESS

Board Discussion the Call Box at North Gate

Mr. Hengel started the discussion about the call box at the north gate. He stated there were requests for both having a call box and requests for not having a call box. Mr. Hengel states there have been several emails for and against the call box. Ms. Ady states she would prefer not to have a call box. Mr. Jacuk states he is receiving emails both for and against the call box. Mr. Bush says he lives near the North Gate, and he is for the call box. The Board stood by its previous decision to stay with no call box.

THIRTEENTH ORDER OF BUSINESS

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

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

On a Motion by Mr. Jacuk, seconded by Mr. Bush, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on July 27, 2023, for the Greyhawk Landing Community Development District.

FOURTEENTH ORDER OF BUSINESS

Ratification of the Operations and Maintenance Expenditures for the Months of July 2023

Ms. Bandon advised that the operations and maintenance expenditures for the period of July 1-31, 2023, totaled \$106,107.44. She asked if there were any questions. There was a question about the vendors submitting their invoices on time. A discussion ensued.

On a Motion by Mr. Hengel, seconded by Ms. Ady, with all in favor, the Board Ratified the Operations and Maintenance Expenditures for the Month of July 1-31, 2023 (\$106,107.44), for the Greyhawk Landing Community Development District.

FIFTEENTH ORDER OF BUSINESS

Ratification of Special Assessment Revenue Bonds, Series 2021 (2021 Project), Requisitions 44, and 46

Ms. Bandon discussed requisitions 44, and 46 totaling \$40,300.00 and asked if there were any questions. There were none.

On a Motion Ms. Ady, seconded by Mr. Hengel, with all in favor, the Board Ratified Payment of Requisitions 44, and 46 totaling \$40,300.00, for the Greyhawk Landing Community Development District.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Bandon opened the floor to Supervisor Requests.

Mr. Hengel asked about the RFID. Ms. Bandon answered questions about the installation.

He also states that he finds the Facebook posts baffling as people who are not attending the CDD meetings are answering questions that should go to the Field Operations Manager.

Mr. Jacuk states that the pines look good. He stated the area by the well pumps between Petrel and Greyhawk Blvd needs to be cleaned. Ms. FerroNyalka stated she would take care of the area.

Ms. Ady states that the pocket parks look nice. She noticed a lot of dead grass areas and bare spots need to be replaced along with moss removals.

Ms. FerroNyalka states usually tree maintenance happens during the winter months when mowing is at a minimum. She also advised that two trees are diseased. She advised the pressure washing needs to be completed on the nature trail to help make the area look cleaner.

The Board asked Ms. FerroNyalka to obtain pricing for cleaning of the curb gutters.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

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

On a Motion Mr. Jacuk, seconded by Ms. Ady, with all in favor, the Board Adjourned the Meeting at 6:32 p.m., for the Greyhawk Landing Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 15

Requisition No.	Vendor	Amount
47	Bellmore Electric, Inc.	\$4,110.00
	Total	\$4,110.00