

District: **HAWKS POINT COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Tuesday, November 18, 2025

Time: 5:30 PM

Location: Hawks Point Clubhouse  
1223 Oak Pond Street  
Ruskin, FL 33570

Dial-in Number: 1-904-348-0776

Conference ID: 766 858 449#

### ***Meeting Agenda***

**I. Roll Call**

**II. Audience Comments** – *(limited to 3 minutes per individual)*

**III. Staff Reports**

A. District Counsel

B. District Engineer

C. District Manager

**IV. Landscape & Pond Maintenance Reports**

A. Extreme Cutz Report

B. Landscape Summary and Maintenance Quality Inspection – LMP

C. Irrigation Report – Ballenger

[Exhibit 1](#)

D. September Waterway Treatment Report – Steadfast

[Exhibit 2](#)

**V. Consent Agenda**

A. Consideration and Approval of Minutes of the October 21, 2025  
Regular Meeting

[Exhibit 3](#)

B. Consideration and Acceptance of the Unaudited October 2025  
Financial Statements

[Exhibit 4](#)

**VI. Business Matters**

A. Discussion of Individual On CDD Property

[Exhibit 5](#)

B. Consideration of Royce Bravo Gates Proposal – *Previously  
presented in June 2025*

[Exhibit 6](#)

**VII. Supervisors Requests**

**VIII. Audience Comments – New Business –** *(limited to 3 minutes per individual for non-agenda items)*

**IX. Quorum Check Next Meeting** – December 16, 2025, 5:30 PM at the Hawks Point Clubhouse

Williams	
Robert Wadsworth	
Russell Wadsworth	
Korte	
Reeves	

**X. Adjournment**

# EXHIBIT 1



*Enhancing landscape with water-conscious techniques*

11/10/25

Hawk's Point October Irrigation Maintenance Report

Routine maintenance was completed throughout the month.

**Several alarms to report:**

- **Clock 1: Pump not starting, station 12 has a bad decoder**
- **Clock 3: Mainline break and a broken spray head**
- **Clock 4: Whole controller needs to be replaced**
- **Clock 6: Bad decoder, 3 zones are CDD the rest are HOA**

Repairs attached to inspection report have been completed.

If you have any questions, comments or concerns, please feel free to contact us at your earliest convenience.

# EXHIBIT 2



## Hawk's Point CDD Aquatics

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**Inspection Date:**

11/6/2025 12:56 PM

**Prepared by:**

Matt Goldrick

Account Manager

STEADFAST OFFICE:  
[WWW.STEADFASTENV.COM](http://WWW.STEADFASTENV.COM)  
813-836-7940

# Inspection Report

## SITE: 1

Condition:    Excellent    ✓Great    Good    Poor    ✓Mixed Condition    Improving



### Comments:

Mild filamentous algae growth in shallower sections. A technician was on site today to treat this small bloom. Follow-ups will be applied next visit if needed.  
No nuisance grass observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

## SITE: 2

Condition:    Excellent    ✓Great    Good    Poor    Mixed Condition    Improving



### Comments:

One small patch of nuisance grass observed. this was included in today's treatment.  
No algae observed.

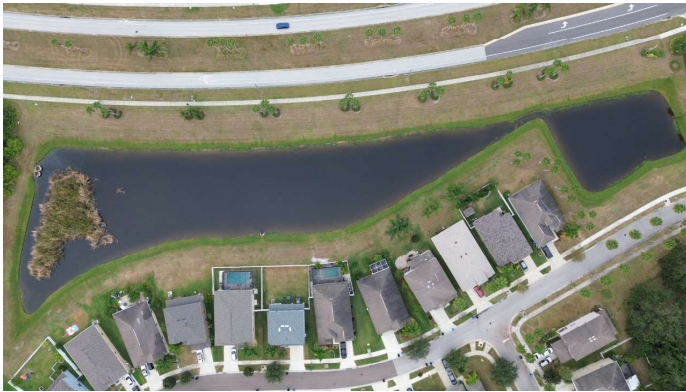
<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara



# Inspection Report

## SITE: 3

Condition:      Excellent      Great      ✓Good      Poor      Mixed Condition      Improving



### Comments:

Small patches of submerged grasses present around the perimeter. Technicians are actively treating to prevent spread; additional methods will be employed if control efforts do not yield results.  
No algae observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
Torpedo Grass	Pennywort	<input checked="" type="checkbox"/> Babytears	Chara
Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:	

## SITE: 4

Condition:      Excellent      ✓Great      Good      Poor      Mixed Condition      Improving



### Comments:

Two sections of submerged vegetation observed. Similar treatments to pond 3 are being used here.  
No algae observed.  
There is a small buildup of oil on the surface in one corner. I noticed a similar substance on other ponds, so I don't suspect any dumping.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
Torpedo Grass	Pennywort	<input checked="" type="checkbox"/> Babytears	Chara
Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:	



# Inspection Report

## SITE: 5

Condition:    Excellent    ☒Great    Good    Poor    Mixed Condition    Improving



### Comments:

Treatments for nuisance growth amid beneficial plants have continued.  
No shoreline weeds or algae observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

## SITE: 6

Condition:    ☒Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

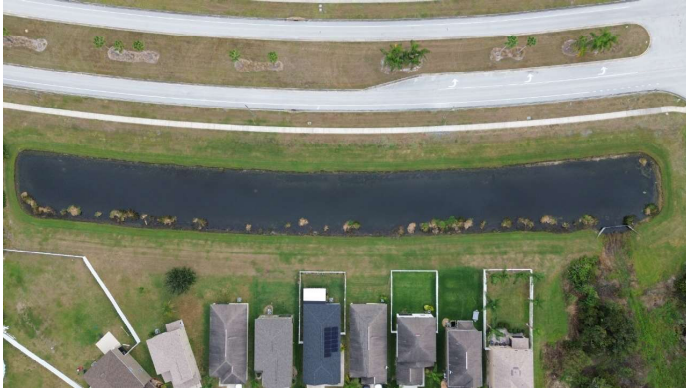
No algae or nuisance grasses observed. Routine monitoring and treatments as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

# Inspection Report

## SITE: 7

Condition:    Excellent    ✓Great    Good    Poor    Mixed Condition    Improving



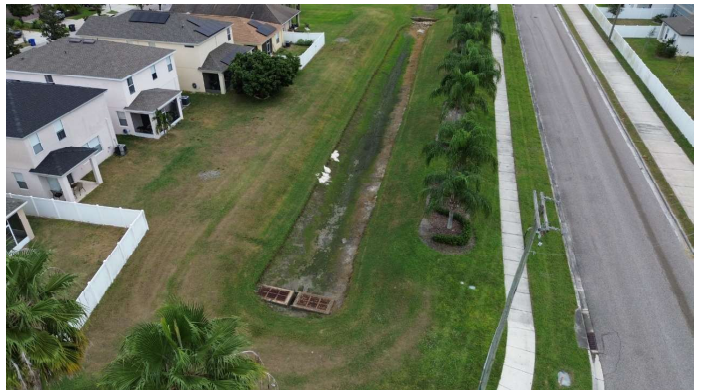
### Comments:

Previous treatments to nuisance grasses are evident. Ongoing treatments are occurring to treat any new growth.  
No algae observed.

<u>WATER:</u>	✗ Clear	Turbid	Tannic	
<u>ALGAE:</u>	✗ N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	✗ Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	✗ Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

## SITE: 8/E

Condition:    Excellent    Great    ✓Good    Poor    Mixed Condition    Improving



### Comments:

The pond is mostly dry and more of a swale at this point. Some terrestrial grasses have begun growing on the exposed banks. Technicians will treat these to keep the pond clear.  
The white piles on the bank appears to be play sand.  
Minimal nuisance growth in the mitigation area.

<u>WATER:</u>	✗ Clear	Turbid	Tannic	
<u>ALGAE:</u>	✗ N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	Minimal	✗ Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	



# Inspection Report

**SITE: 9**

Condition:    Excellent    ☒Great    Good    Poor    Mixed Condition    Improving



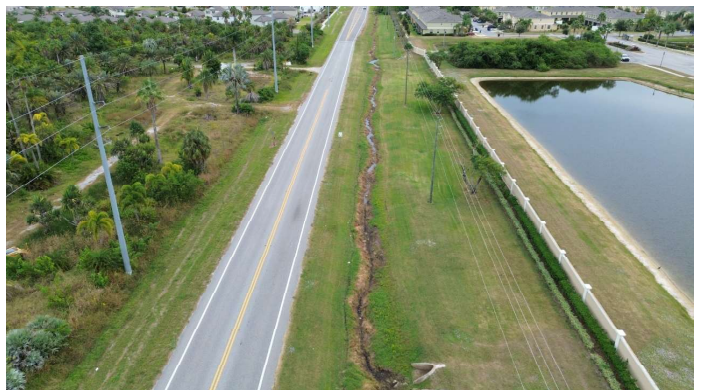
## Comments:

Any new nuisance growth amid beneficial plants will be treated by a technician today.  
No shoreline weeds or algae observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

**SITE: 22**

Condition:    Excellent    ☒Great    Good    Poor    Mixed Condition    Improving



## Comments:

Most of the nuisance growth in the ditch is decayed and water is flowing freely.  
Regular treatments will continue during the dry season to keep it clear.

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

## MANAGEMENT SUMMARY



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As we enter November, we are finally seeing a change in the weather conditions influencing the ponds. Cooler temperatures will become more commonplace in the mornings and nights, though higher daytime temperatures and sunshine still contribute to rapid algae growth during the day. As the days shorten and the season progresses, these bloom events will taper off. Rain events are becoming less frequent, leading to extended decay times for surface algae. Additionally, water levels across most ponds will/are decreasing. Technicians on-site are currently providing both reactive and proactive treatment to the growth. If any algal activity is found growing around the shoreline and shallow areas, it is immediately targeted with algaecides. Ponds which historically (in our experience) produce algal activity are pre-treated with algaecides even if none are present in an effort to get ahead of the growth.

Overall, ponds are in great shape. Various species of submerged vegetation are the largest issue. Technicians are aware of these and prepared to address them next visit. Algae and shoreline nuisance grasses are almost nonexistent, which will keep ponds healthy during the upcoming periods of reduced growth.

## RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

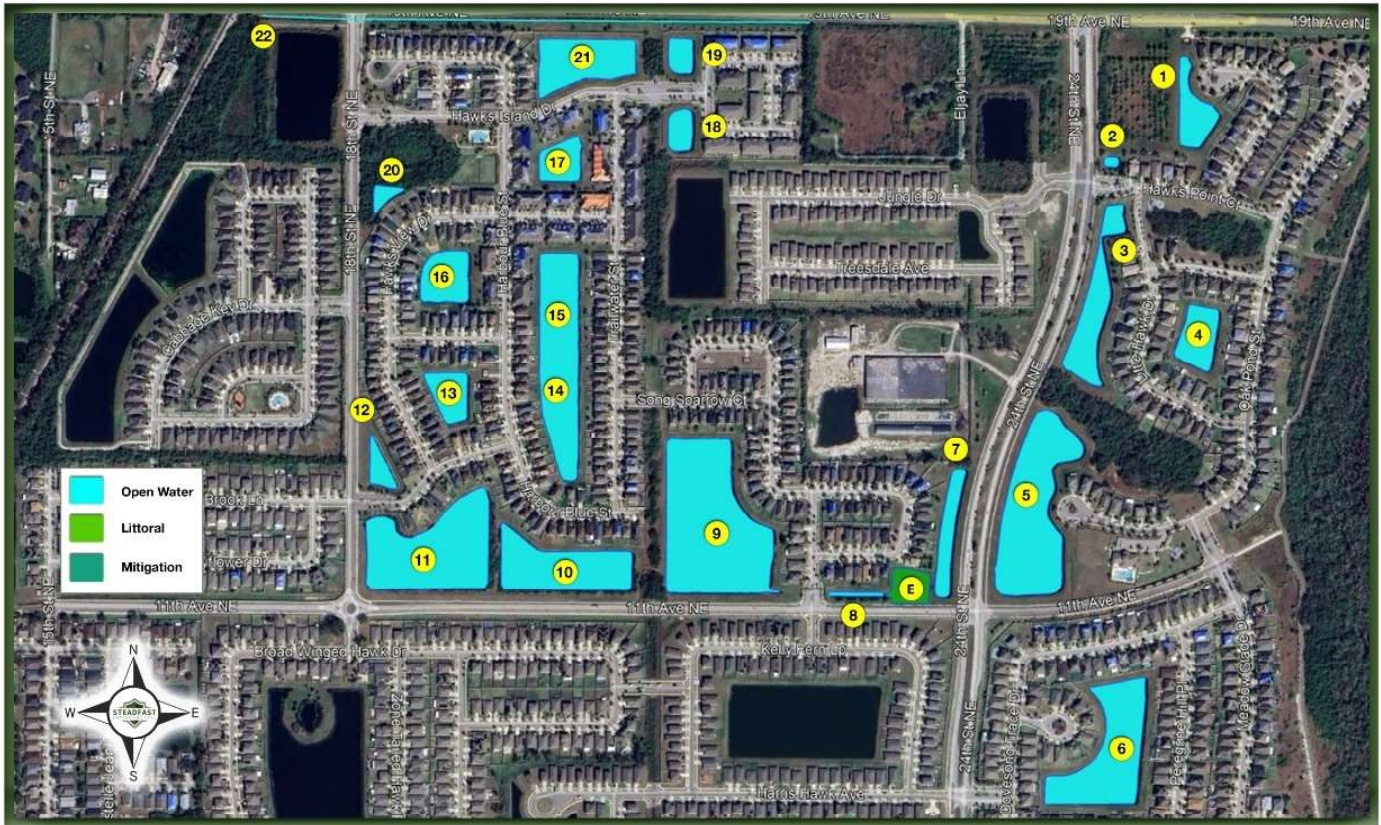
Thank you for choosing Steadfast Environmental!



## MAINTENANCE AREA



Gate Code: #1016



# EXHIBIT 3





Mr. Jeskewich noted that LMP was moving to the bi-weekly mowing schedule for the winter, the permit for removing a large tree from wetlands had been received from the County and this work was scheduled for October 23, and that a discount was being offered by Mr. Manfrin for approval of both submitted proposals by the end of the calendar year.

C. Irrigation Report – Ballenger

- Exhibit 1: Discussion of Ballenger Irrigation Maintenance Contract Renewal - \$8,726.40/yr (\$727.20 monthly)

On a MOTION by Ms. Williams, SECONDED by Ms. Korte, WITH ALL IN FAVOR, the Board approved the Ballenger Irrigation Maintenance Contract Renewal for the Hawks Point Community Development District.

D. Exhibit 2: September Waterway Treatment Report – Steadfast

Mr. Riemensperger provided an overview of the whole pond treatment plan being employed, and comments were heard from the Board regarding improvements to conditions.

- Exhibit 3: Discussion of Steadfast Aquatic Maintenance Proposal FY 2025-2026 - \$18,984 (*tabled from previous meeting*)

On a MOTION by Ms. Williams, SECONDED by Mr. Russell Wadsworth, WITH ALL IN FAVOR, the Board approved the Steadfast Aquatic Maintenance Renewal Proposal for FY 2025-2026, for the Hawks Point Community Development District.

**FIFTH ORDER OF BUSINESS – Consent Agenda**

A. Exhibit 4: Consideration and Approval of Minutes of the September 16, 2025 Regular Meeting

B. Exhibit 5: Consideration and Acceptance of the Unaudited September 2025 Financial Statements

On a MOTION by Ms. Williams, SECONDED by Ms. Korte, WITH ALL IN FAVOR, the Board approved all items of the Consent Agenda, for the Hawks Point Community Development District.

**SIXTH ORDER OF BUSINESS – Business Matters**

A. Exhibit 6: Consideration & Adoption of **Resolution 2026-01**, General Election

On a MOTION by Ms. Williams, SECONDED by Mr. Robert Wadsworth, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-01**, setting a General Election, for the Hawks Point Community Development District.

B. Exhibit 7: Consideration of Steadfast Proposal for Removal and Disposal of Pond 11 Bank Vegetation - \$2,717.00

This item was tabled indefinitely. The Board indicated that they would not consider this proposal until deemed necessary.

C. Exhibit 8: Presentation of Confirmation of FY26 Insurance Coverage from Egis Insurance

On a MOTION by Ms. Williams, SECONDED by Mr. Reeves, WITH ALL IN FAVOR, the Board approved the Egis Insurance Confirmation of FY26 Insurance Coverage, for the Hawks Point Community Development District.

D. Exhibit 9: Consideration of Easement to Pond 20

79 Mr. Novak discussed the Hawks Point West HOA's decision to fund the vegetation removal and  
80 the methodology.

81 On a MOTION by Ms. Williams, SECONDED by Mr. Robert Wadsworth, WITH ALL IN FAVOR, the  
82 Board approved the Steadfast proposal to mulch forestry and remove vegetation along the access path to  
83 Pond 20, as presented to be billed to Hawks Point West HOA, for the Hawks Point Community  
84 Development District.

85 E. Exhibit 10: Consideration of CDD and HOA Easement Agreement for Gate Improvements

86 On a MOTION by Ms. Williams, SECONDED by Mr. Reeves, WITH ALL IN FAVOR, the Board  
87 approved the CDD and HOA Easement Agreement for Gate Improvements, for the Hawks Point  
88 Community Development District.

89 F. Exhibit 11; Consideration of LMP Proposals

90 ➤ Redmond Brook entrance Beds – Proposal #345631 - \$16,545.40

91 This item was tabled to Spring 2026.

92 ➤ Ivory Goose Fenceline Cutback – Proposal #345811 - \$5,925.00

93 On a MOTION by Ms. Williams, SECONDED by Ms. Korte, WITH ALL IN FAVOR, the Board approved  
94 the LMP proposal for the Ivory Goose Fenceline Cutback, in the amount of \$5,925.00, for the Hawks Point  
95 Community Development District.

96 **SEVENTH ORDER OF BUSINESS – Supervisors Requests**

97 Ms. Williams noted that the signage issue had been improved and individuals appeared to have  
98 been picking up after signs while she had been traveling.

99 **EIGHTH ORDER OF BUSINESS – Audience Comments – New Business – (limited to 3 minutes per**  
100 *individual for non-agenda items)*

101 Audience comments were heard expressing concerns regarding vegetation overgrowth around a  
102 pond by Golden Falcon Drive, and landscaping issues on Redmond Brook.

103 **NINTH ORDER OF BUSINESS – Quorum Check Next Meeting – November 18, 2025, 5:30 PM at the**  
104 Hawks Point Clubhouse

105 All Board members present stated that they would be in attendance at the next meeting in person,  
106 which would constitute a quorum.

107 **TENTH ORDER OF BUSINESS – Adjournment**

108 Mr. Jeskewich asked for final questions, comments, or corrections before requesting a motion to  
109 adjourn the meeting. There being none, Ms. Williams made a motion to adjourn the meeting.

110 On a MOTION by Ms. Williams, SECONDED by Mr. Russell Wadsworth, WITH ALL IN FAVOR, the  
111 Board adjourned the meeting at 7:02 p.m. for the Hawks Point Community Development District.

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

115 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
116 **meeting held on \_\_\_\_\_.**

117

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**Signature**

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**Printed Name**

118   **Title:**   ☐ **Secretary**   ☐ **Assistant Secretary**

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**Signature**

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**Printed Name**

**Title:**   ☐ **Chairman**   ☐ **Vice Chairman**

# EXHIBIT 4

*Hawks Point  
Community Development District*

*Financial Statements  
(Unaudited)*

*October 31, 2025*





# Hawks Point CDD

## Balance Sheet

### October 31, 2025

	General Fund	Capital Reserve Fund	Debt Service 2017	TOTAL
<b>1 ASSETS</b>				
2 Operating Account	\$ 107,596	\$ -	\$ -	\$ 107,596
3 Money Market Account	598,029	-	-	598,029
4 Trust Accounts:				-
5 Revenue Fund	-	-	156,224	156,224
6 Interest Fund	-	-	115,238	115,238
7 Principal Fund	-	-	-	-
8 Sinking Fund	-	-	2	2
9 Prepayment Fund	-	-	-	-
10 Reserve Fund	-	-	304,755	304,755
11 Accounts Receivable	890	-	-	890
12 Assessments Receivable	504,086	24,200	526,344	1,054,629
13 Due From GF	-	52,534	-	52,534
14 Undeposited Funds	-	-	-	-
15 Prepaid Items	1,535	-	-	1,535
16 Deposits	302	-	-	302
<b>17 TOTAL ASSETS</b>	<b>\$ 1,212,438</b>	<b>\$ 76,734</b>	<b>\$ 1,102,563</b>	<b>\$ 2,391,734</b>
<b>18 LIABILITIES</b>				
19 Accounts Payable	\$ 7,133	\$ -	\$ -	\$ 7,133
20 Accrued Wages Payable	-	-	-	-
21 Accrued Interest Payable DS 2017	-	-	-	-
22 Deferred Revenue	504,086	24,200	526,344	1,054,629
23 Due To Other Funds	52,534	-	-	52,534
<b>24 TOTAL LIABILITIES</b>	<b>563,752</b>	<b>24,200</b>	<b>526,344</b>	<b>1,114,296</b>
<b>25 FUND BALANCE</b>				
26 Nonspendable				
27 Prepaid & Deposits	1,837	-	-	1,837
28 Capital Reserves	115,300	-	-	115,300
29 Operating Capital	84,281	-	-	84,281
30 Unassigned	447,267	52,534	576,219	1,076,020
<b>31 TOTAL FUND BALANCE</b>	<b>648,685</b>	<b>52,534</b>	<b>576,219</b>	<b>1,277,438</b>
<b>32 TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 1,212,438</b>	<b>\$ 76,734</b>	<b>\$ 1,102,563</b>	<b>\$ 2,391,734</b>

**Hawks Point CDD**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2025 to October 31, 2025**

	<b>FY 2025 Adopted Budget</b>	<b>FY 2025 Month of October</b>	<b>FY 2025 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>	<b>% Actual YTD / FY Budget</b>
<b>1 REVENUES</b>					
2 Assessments On Roll (Net)	\$ 504,086	\$ -	\$ -	\$ (504,086)	0%
3 Fund Balance Forward	-	-	-	-	
4 Interest Revenue	-	1,865	1,865	1,865	
5 Miscellaneous Revenue	-	-	-	-	
6 Electricity Cost Share with the HOA	1,600	-	-	(1,600)	0%
<b>7 TOTAL REVENUES</b>	<b>\$ 505,686</b>	<b>\$ 1,865</b>	<b>\$ 1,865</b>	<b>\$ (503,821)</b>	<b>0%</b>
<b>8 EXPENDITURES</b>					
<b>9 GENERAL ADMINISTRATIVE</b>					
10 Board of Supervisors	\$ 12,000	\$ 1,000	\$ 1,000	\$ (11,000)	8%
11 Payroll Taxes	918	77	77	(842)	8%
12 Payroll Service Fee	625	50	50	(575)	8%
13 Management Consulting Services	45,644	3,804	3,804	(41,840)	8%
14 General Administrative	4,968	414	414	(4,554)	8%
15 Miscellaneous	500	-	-	(500)	0%
16 Auditing	3,600	-	-	(3,600)	0%
17 Mass Mailing	1,250	-	-	(1,250)	0%
18 Regulatory and Permit Fees	175	-	-	(175)	0%
19 Legal Advertisements	1,500	-	-	(1,500)	0%
20 Engineering Services	7,000	-	-	(7,000)	0%
21 Legal Services	24,000	-	-	(24,000)	0%
22 Website Administration	1,650	1,557	1,557	(93)	94%
23 Reserve Study	5,000	-	-	(5,000)	0%
<b>24 TOTAL GENERAL ADMINISTRATIVE</b>	<b>108,830</b>	<b>6,901</b>	<b>6,901</b>	<b>(101,929)</b>	<b>6%</b>
<b>25 INSURANCE</b>					
26 Insurance (Liability, Property & Casualty)	10,264	9,649	9,649	(615)	94%
<b>27 TOTAL INSURANCE</b>	<b>10,264</b>	<b>9,649</b>	<b>9,649</b>	<b>(615)</b>	<b>94%</b>
<b>28 DEBT SERVICE ADMINISTRATION</b>					
29 Dissemination Agent	1,035	1,035	1,035	-	100%
30 Trustee Fees	3,500	-	-	(3,500)	0%
31 Trust Fund Accounting	1,553	129	129	(1,423)	8%
32 Arbitrage	650	-	-	(650)	0%
33 Assessment Administration	5,175	431	431	(4,744)	8%
<b>34 TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>11,913</b>	<b>1,596</b>	<b>1,596</b>	<b>(10,317)</b>	<b>13%</b>
<b>35 UTILITIES</b>					
36 Electricity-Irrigation	2,500	144	144	(2,356)	6%
<b>37 TOTAL UTILITIES</b>	<b>2,500</b>	<b>144</b>	<b>144</b>	<b>(2,356)</b>	<b>6%</b>
<b>38 FIELD OPERATIONS</b>					
39 Irrigation Inspections & Maintenance	35,000	727	727	(34,273)	2%
40 Pond Monitoring & Maintenance	19,080	3,335	3,335	(15,745)	17%
41 Stormwater Maint. & Pond Plantings	5,000	-	-	(5,000)	0%
42 Wetland Monitoring	4,000	-	-	(4,000)	0%
43 Landscape Maintenance	209,000	16,618	16,618	(192,382)	8%
44 Landscaping Replenishment	56,515	-	-	(56,515)	0%
45 Tree Trimming	16,800	5,333	5,333	(11,468)	32%
46 Streetlights	2,000	-	-	(2,000)	0%
47 Privacy Wall Maintenance	11,000	-	-	(11,000)	0%
48 Miscellaneous Field Expense	13,785	840	840	(12,945)	6%
<b>49 TOTAL FIELD OPERATIONS</b>	<b>372,180</b>	<b>26,853</b>	<b>26,853</b>	<b>(345,327)</b>	<b>7%</b>
<b>50 TOTAL EXPENDITURES</b>	<b>505,686</b>	<b>45,143</b>	<b>45,143</b>	<b>(460,543)</b>	<b>9%</b>
<b>51 REVENUES OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>(43,278)</b>	<b>(43,278)</b>	<b>(43,278)</b>	

	<b>FY 2025 Adopted Budget</b>	<b>FY 2025 Month of October</b>	<b>FY 2025 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>	<b>% Actual YTD / FY Budget</b>
52 <b>OTHER FINANCING SOURCES &amp; USES</b>					
53   Transfers In	-	-	-	-	
54   Transfers Out	-	-	-	-	
55 <b>TOTAL OTHER FINANCING SOURCES &amp; USES</b>	-	-	-	-	
56 <b>NET CHANGE IN FUND BALANCE</b>	-	(43,278)	(43,278)	(43,278)	
57   Fund Balance - Beginning	604,001		691,963	87,962	
58 <b>FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 604,001</b>		<b>\$ 648,685</b>	<b>\$ 44,684</b>	

**Hawks Point CDD**  
**Capital Reserve Fund (CRF)**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2025 to October 31, 2025**

	<b>FY 2025 Adopted Budget</b>	<b>FY 2025 Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUES</b>			
2 Special Assessments - On Roll (Net)	\$ 24,200	\$ -	\$ (24,200)
3 Misc. Revenue	-	-	-
<b>4 TOTAL REVENUES</b>	<b>24,200</b>	<b>-</b>	<b>(24,200)</b>
<b>5 EXPENDITURES</b>			
6 Increase in Capital Reserve Fund	24,200	-	24,200
7 Capital Improvements	-	-	-
<b>8 TOTAL EXPENDITURES</b>	<b>24,200</b>	<b>-</b>	<b>24,200</b>
<b>9 REVENUES OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>10 OTHER FINANCING SOURCES &amp; USES</b>			
11 Transfers In	-	-	-
12 Transfers Out	-	-	-
<b>13 TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>14 NET CHANGE IN FUND BALANCE</b>	<b>-</b>	<b>-</b>	<b>-</b>
15 Fund Balance - Beginning	48,932	52,534	3,602
<b>16 FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 48,932</b>	<b>\$ 52,534</b>	<b>\$ 3,602</b>

**Hawks Point CDD**  
**Debt Service - Series 2017**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2025 to October 31, 2025**

	FY 2025 Adopted 2017 A-1	FY 2025 Adopted 2017 A-2	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
<b>1 REVENUE</b>					
2 Special Assessments - On Roll (Net)	\$ 495,306	\$ 31,038	\$ 526,344	\$ -	\$ (526,344)
3 Interest Revenue			-	1,798	1,798
4 Misc. Revenue			-	-	-
<b>5 TOTAL REVENUES</b>	<b>495,306</b>	<b>31,038</b>	<b>526,344</b>	<b>1,798</b>	<b>(524,546)</b>
<b>6 EXPENDITURES</b>					
7 Interest Expense					
8 * November 1, 2024	108,063	7,175	115,238	-	115,238
9 May 1, 2025	108,063	7,175	115,238	-	115,238
10 November 1, 2025	102,463	6,838	109,300	-	109,300
11 Principal Retirement				-	
12 May 1, 2025	280,000	15,000	295,000	-	295,000
13 Trustee Fees				-	
<b>14 TOTAL EXPENDITURES</b>	<b>490,525</b>	<b>29,013</b>	<b>519,538</b>	<b>-</b>	<b>634,775</b>
<b>15 REVENUES OVER (UNDER) EXPENDITURES</b>	<b>4,781</b>	<b>2,025</b>	<b>6,806</b>	<b>1,798</b>	<b>110,229</b>
<b>16 OTHER FINANCING SOURCES &amp; USES</b>					
17 Transfers In	-	-	-	-	-
18 Transfers Out	-	-	-	-	-
<b>19 TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>20 NET CHANGE IN FUND BALANCE</b>	<b>4,781</b>	<b>2,025</b>	<b>6,806</b>	<b>1,798</b>	<b>110,229</b>
21 Fund Balance - Beginning				574,421	574,421
<b>22 FUND BALANCE - ENDING - PROJECTED</b>			<b>\$ 6,806</b>	<b>\$ 576,219</b>	<b>\$ 569,413</b>

\* financed by prior year revenues

**Hawks Point CDD**  
**Check Register - FY2026**

Date	Number	Name	Memo	Deposits	Payments	Balance
<b>09/30/2025</b>		<b>Beginning of Year</b>				<b>98,696.77</b>
10/01/2025	100355	SchoolNow	Invoice: INV-SN-975 (Reference: Website Hosting. )		1,515.00	97,181.77
10/07/2025	100356	Landscape Maintenance Professionals, Inc.	Invoice: 360060 (Reference: #356184 - Hawks Point CDD 2025/2026 Maintenance Landscape Renewal Oc...		12,718.48	84,463.29
10/07/2025	100357	Steadfast Alliance	Invoice: SA-16035 (Reference: Routine Aquatic Maintenance. )		1,534.80	82,928.49
10/07/2025	100358	VESTA DISTRICT SERVICES	Invoice: 428933 (Reference: Oct25 Management fees. )		4,820.00	78,108.49
10/08/2025	1409	Egis Insurance & Risk Advisors	FY Insurance Policy# 100125101 10/01/25 - 10/01/26		9,649.00	68,459.49
10/08/2025	100359	VESTA DISTRICT SERVICES	Invoice: 428979 (Reference: FY2026 Dissmination Agent Fee. )		1,035.00	67,424.49
10/08/2025	100360	Extreme Cutz LLC	Invoice: 6634 (Reference: Hawks Point CDD 8 entrance sections September Service. )		5,200.00	62,224.49
10/10/2025	100361	VESTA DISTRICT SERVICES	Invoice: 429050 (Reference: Billable Expenses - Sep 2025. )		16.59	62,207.90
10/14/2025	100362	Romaner Graphics	Invoice: 22852 (Reference: o Trespassing - Alligator signs Mounted on u-channel posts. )		840.00	61,367.90
10/15/2025	100363	STANTEC CONSULTING SERVICES, INC.	Invoice: 2467432 (Reference: Engineering service. )		374.75	60,993.15
10/20/2025			Funds Transfer	50,000.00		110,993.15
10/23/2025	100364	STRALEY ROBIN VERICKER	Invoice: 27358 (Reference: Legal services. )		1,407.50	109,585.65
10/24/2025	01ACH102425	TAMPA ELECTRIC	1416 Little Hawk Dr. 08.28.25- 09.26.25		47.97	109,537.68
10/24/2025	02ACH102425	TAMPA ELECTRIC	2160 Golden Falcon Dr 08.28.25- 09.26.25		96.30	109,441.38
10/24/2025	102425BOS1	Caryn Williams	BOS MTG 10/24/25		184.70	109,256.68
10/24/2025	102425BOS2	David Reeves	BOS MTG 10/24/25		184.70	109,071.98
10/24/2025	102425BOS3	Engage PEO	BOS MTG 10/24/25		203.00	108,868.98
10/24/2025	102425BOS4	Mary Korte	BOS MTG 10/24/25		184.70	108,684.28
10/24/2025	102425BOS5	Robert Wadsworth	BOS MTG 10/24/25		184.70	108,499.58
10/24/2025	102425BOS6	Russell O Wadsworth	BOS MTG 10/24/25		184.70	108,314.88
10/28/2025	100365	Ballenger Landcare, LLC	Invoice: 416 (Reference: #214 - Irrigation Maintenance Agreement 2025-2026 October 2025. )		727.20	107,587.68
10/31/2025			Interest	8.21		107,595.89
<b>10/31/2025</b>		<b>Beginning of Year</b>		<b>50,008.21</b>	<b>41,109.09</b>	<b>107,595.89</b>



# EXHIBIT 5

## Christian Dimaculangan

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**From:** Caryn Williams <caryn.williamsccddhawkspoint@gmail.com>  
**Sent:** Monday, November 10, 2025 2:55 PM  
**To:** Donald Novak  
**Cc:** Barry Jeskewich; Christian Dimaculangan  
**Subject:** Re: Homeless Individual on CDD property

Good afternoon Don!

I certainly appreciate you letting us know about the homeless person on the property.

Several months ago, I brought this area to the attention of the Board and presented them with a proposal from Marcelo with Royce Bravo Fence to put gates at two entrances ... one at the end of pond #9 and the other on 11th Ave. This was not only to keep homeless people out of a space where there had at one point been a homeless encampment but to also keep people from bringing their small boats into ponds #10 and #11, behind Redmond Brook Dr.

**Christian** ... would you be so kind as to add the email from Don Novak to our Agenda for November 18th? I would also like the Proposal from Bravo Fence that was presented several months ago ... probably 3 to 4 months ago ... to be added to our Agenda.

**Barry** ... do you by chance remember which month it was that we addressed the gate proposal? I will look back now and see what I can come up with. Also, would it be okay if Don contacts the County and puts in the violation request?

Thank you all for your assistance with this issue!

Warmest Regards ...

Caryn

On Saturday, November 8, 2025, Donald Novak <[hpw.donnovak@yahoo.com](mailto:hpw.donnovak@yahoo.com)> wrote:  
Hi,

I know this happened before and the person was moved, but there is a homeless person again on either the CDD property or the property still owned by the county behind Trailwater where it butts up to 11th Ave NE.

If it is CDD land, you can have the person moved via trespassing them.

If it is county land, we can request the county move him via Florida statue HB 1365 which prohibits counties from allowing public camping and public sleeping on public property without it being designated for that purpose.

I'll be happy to put in a violation request through the county if you would like, but I wanted to coordinate with you both before I did anything. While we sympathize with the homeless situation,

there are resources for help. And since children walk past that area on the way to school and back, it would be a good precaution to have the person relocated before an incident occurs.

Let me know your thoughts. Thanks and have a great weekend!

Don

**Don Novak**

**President, Hawks Point West Home Owner's Association**

[HPW.DonNovak@yahoo.com](mailto:HPW.DonNovak@yahoo.com)

<https://www.myhawkspointwest.com/>

# EXHIBIT 6



**Design and Installation of Commercial  
And Industrial Fence, Gates, Railing,  
Access Controls, and DOT Rail**

www.BravoFence.com • 11302 N. Nebraska Ave., Tampa, FL 33612 • Phone: (813) 885-2777 • Fax: (813) 885-2444

Date: 5/27/2025  
Project: TAN PVC FENCE, CHAIN LINK GATES, ALUMINUM  
Drawings:  
Location: 2408 Hawks Point Ct Ruskin FL 33570

Client: HAWKS POINT CDD  
Contact: Caryn Williams  
Phone: 8135466413  
Email: [Caryn.williamsdhdhawspoint@gmail.com](mailto:Caryn.williamsdhdhawspoint@gmail.com)

We are pleased to offer the following supply & install proposal for:

PROPOSAL		Units	Unit Price	Extended
Install New 6'FT High x 12'FT Wide Double Drive Black Vinyl chain link Gate with 3"Steel post Heavy duty 180 Hinges and industrial cargo latch - install them to prevent people from accessing the lake		1	\$ 1,730.00	\$ 1,730.00
Install New 6'FT High x 15'FT Wide Double Drive Black Vinyl chain link Gate with 3"Steel post Heavy duty 180 Hinges and industrial cargo latch - install them to prevent people from accessing the lake		1	\$ 1,980.00	\$ 1,980.00
<b>RETENTION POND #19</b> Reinstall the 6' high Black aluminum panels that fell due to the storm with the existing material, replace 2 post and reset 96'FT all post set with new concrete footers		96	\$ 10.00	\$ 960.00
<b>RETENTION POND #18</b> Reinstall the 6' high Black aluminum panels that fell due to the storm with the existing material, replace 2 post and reset 144'FT all post set with new concrete foot		144	\$ 10.00	\$ 1,440.00
Install New 6'FT High Tan Privacy PVC Fence with 5"x5"x9'FT Post set in concrete footer install 6'FT on center - Install between the two columns of the precast wall		72	\$ 27.25	\$ 1,962.00
<b>Re-leveling existing TAN PVC fence approximately 60ft at Lake #19 at no charge. This is part of the previous repair and is under warranty.</b>				\$ 6,342.00

**Additional Conditions:**

- Due to volatility of material costs, bids are valid for 30 days.
- LEED Certification, Certified Payroll, and Buy American are excluded unless otherwise specified.
- All jobs are subject to site and plan review prior to contract; proposed pricing is based on all items listed.
- Pricing is based on information provided, and are subject to final field measurements.
- Bids exclude bonding costs, engineer calculations and permits unless otherwise indicated herein.
- Underground utilities / water lines are responsibility of Owner. Bravo to order Sunshine locates.
- All lines shall be cleared, graded and staked prior to work start.
- All work is to be performed under (1) mobilization; add'l mobilizations will be billed at \$300.00 per occurrence.
- All designs and installations are approved by Owner.
- Access to fence lines for concrete trucks may be required.

Please do not hesitate to contact me with any questions or comments. Should you accept this proposal, please sign below and fax back to the number listed above. Our receipt of your signature will serve as authorization and notice to proceed. We appreciate the opportunity to be of service to you.

Sincerely,  
Marcelo Sprung

Customer Name:  
Signature:

General Manager

Date:

#### STANDARD TERMS AND CONDITIONS

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS 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 OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE 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. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

**Application of Terms and Conditions:** The terms and conditions set forth in these Standard Terms and Conditions (these "Terms and Conditions") shall govern and apply to all purchases of materials and services provided by Royce Bravo to its customers. By signing the Acceptance of Proposal on the front of this Contract Customer expressly agrees to these Terms and Conditions.

**Credit and Engineering Approval:** Royce Bravo reserves the right to make performance under this Contract contingent upon receipt of approval from its credit department and its engineering representative. If for any reason the Contract is disapproved by its credit department or engineering representative, then Royce Bravo shall refund to Customer any amount paid under this Contract, and the Contract will thereafter be null and void and of no further effect.

**Fence Line Designation and Hold Harmless:** Customer hereby assumes full responsibility for locating and staking the line upon which the fence materials are to be installed and Customer agrees to defend and hold harmless and indemnify Royce Bravo from and against all claims, liabilities, and expenses for injury, death, or damage to persons or property, trespass, and all other damage or loss arising out of the installation or location of the fence materials. Further, Royce Bravo shall not be responsible for damage to sod or landscaping that is not reasonably avoidable in the access or fence installation processes. All excess materials will remain the property of and be returned to Royce Bravo.

**Underground Conditions:** Customer is solely responsible for all underground obstructions, including without limitation sprinkler lines and utility lines. Royce Bravo reserves the right to pass onto the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this Contract.

**Warranties:** All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard industry practices. Warranties as to material shall be limited to the manufacturer's warranties. Royce Bravo hereby disclaims all other warranties, express or implied.

**Force Majeure:** Royce Bravo shall not be responsible or liable for any delay, damage, or default under this Contract occasioned by war, strikes, shortages of labor, material, or transportation, acts of civil or military authorities, weather or other Acts of God, or other causes beyond the reasonable control of Royce Bravo, the Customer hereby waiving any such claim.

**Cancellation or Delay of Job by Customer:** If the work contemplated under this Contract ("the work") is cancelled by Customer with at least 48 hours notice, Royce Bravo shall return within 10 days any deposit monies less the cost of any custom materials. If the work is cancelled by Customer with less than 48 hours notice, Royce Bravo shall return within 10 days any deposit monies less the cost of any custom materials less a \$100 cancellation charge. If the work is delayed or cancelled by Customer once the crew has delivered the fencing material, Royce Bravo will charge Customer \$20.00 per man hour for the time actually worked by its employees or subcontractors.

**Payment, Remedies, and Collection Costs:** Royce Bravo reserves the right to require advance payment for all materials to be provided under the Contract at the time the Contract is signed or otherwise before initiating work. All remaining sums owed by Customer must be paid within 7 days after job completion. Failure to make timely payment pursuant to this paragraph shall entitle Royce Bravo to (1) charge interest on the unpaid amount at the lower of (a) 1.5% per month or (b) the maximum rate of interest allowed by law, (2) file a Claim of Lien against the property on which the work was conducted, and (3) repossess all materials used on the jobsite without recourse. All material shall remain the property of Royce Bravo until all amounts due from Customer are fully paid. If Royce Bravo is required to initiate legal action of any kind upon a default by Customer, Customer agrees to pay all attorney's fees and costs incurred by Royce Bravo.

**Entire Agreement:** This Contract constitutes the entire agreement between Customer and Royce Bravo relating to the services contemplated herein and the Contract may only be amended by a written agreement signed by Customer and Royce Bravo.

END OF DOCUMENT