



Rizzetta & Company

# GreyHawk Landing Community Development District

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**Board of Supervisors' Meeting  
January 23, 2020**

District Office:  
9428 Camden Field Parkway  
Riverview, Florida 33578  
813.533.2950

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

**GREYHAWK LANDING  
COMMUNITY DEVELOPMENT DISTRICT**

GreyHawk Landing Clubhouse, 12350 Mulberry Ave., Bradenton, FL 34212

<b>Board of Supervisors</b>	Jim Hengel Mark Bush Jeffrey Evans Dennis Smith Cheri Ady	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Angel Montagna	Rizzetta & Company, Inc.
<b>District Attorney</b>	Andrew Cohen	Persson & Cohen, P.A.
<b>District Engineer</b>	Rick Schappacher	Schappacher Engineering, LLC

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. 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 • 9428 CAMDEN FIELD PARKWAY • RIVERVIEW, FL 33578  
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January 15, 2020

**Board of Supervisors  
GreyHawk Landing Community  
Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the GreyHawk Landing Community Development District will be held on **Thursday, January 23, 2020 at 6:00 p.m.** at the GreyHawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, Florida 34212. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. STAFF REPORTS & UPDATES**
  - A. Aquatics Report – Solitude Lake Management ..... Tab 1
  - B. Discussion Regarding Landscape Maintenance
    - i. Consideration of Landscape Proposals (if any)
  - C. District Engineer
  - D. District Counsel
    - i. Update on 311 Blackbird
  - E. Field Manager Report with Summary of Meetings ..... Tab 2
  - F. District Manager
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of Board of Supervisors' Meeting held on December 19, 2019..... Tab 3
  - B. Consideration of Operations & Maintenance Expenditures for December 2019..... Tab 4
- 4. BUSINESS ITEMS**
  - A. Consideration of Proposals for Security Services with Spreadsheet..... Tab 5
  - B. Discussion Regarding Splash and Play ..... Tab 6
  - C. Consideration of Establishment of Audit Committee
  - D. Consideration of Proposal for Electrical for Site 34 Aeration..... Tab 7
  - E. Presentation of Action Item List (under separate cover)
- 5. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
- 6. 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 (813) 933-5571.

Respectfully,  
*Angel Montagna*

Angel Montagna  
District Manager

Tab 1

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, December 19, 2019 at 6:00 p.m.** at the GreyHawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, Florida 34212.

Present and constituting a quorum:

Jim Hengel	<b>Board Supervisor, Chair</b>
Mark Bush	<b>Board Supervisor, Vice Chair</b>
Dennis Smith	<b>Board Supervisor, Assistant Secretary</b>
Jeffrey Evans	<b>Board Supervisor, Assistant Secretary</b>
Cheri Ady	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Angel Montagna	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
Andy Cohen	<b>District Counsel; Persson Cohen &amp; Mooney</b>
Rick Schappacher	<b>Schappacher Engineering</b>
Ed Maro	<b>Field Manager</b>
Miguel Mares	<b>Representative, LMP</b>
Matt Gough	<b>Representative, LMP</b>
Scott Carlson	<b>Representative, LMP</b>
Doug Agnew	<b>Representative, Solitude Lake Management</b>
Alex Johnson	<b>Representative, Solitude Lake Management</b>
Jason Jaszczak	<b>Representative, Solitude Lake Management</b>
Liz Roque	<b>Representative, Solitude Lake Management</b>

Audience

FIRST ORDER OF BUSINESS

Call to Order & Pledge of Allegiance

Ms. Montagna called the meeting to order and conducted roll call. All present then stood and recited the Pledge of Allegiance.

Mark Bush gave a commendation to Mitch Remmick for saving another resident's life who collapsed on the treadmill.

49 Audience comments were entertained regarding the improvement in the  
50 landscape maintenance, overgrown ponds, monument plantings, lack of agenda  
51 information, aeration, security and health insurance.

52  
53 **SECOND ORDER OF BUSINESS**

53 **Staff Reports and Updates**

54  
55 **A. Aquatics Update – Solitude Lake Management**

56 Ms. Roque gave an update regarding the lake maintenance. A discussion  
57 ensued regarding aeration, midge flies and fish stocking. The Board  
58 requested a monthly report on the pond maintenance at no additional  
59 charge. Mr. Agnew confirmed that Solitude Lake Management would provide  
60 a monthly pond report at no charge to the District.

61  
62 Ms. Montagna presented the proposals for Midge Fly Treatment, Aeration  
63 and Fish Stocking. The Board decided to table these proposals until budget  
64 discussions next year.

65  
66 **B. Landscape/Irrigation Update**

67  
68 **i. Discussion Regarding Landscape Maintenance**

69  
70 Mr. Carlson updated the Board on LMP's landscape improvements in the  
71 District.

72  
73 The Board requested a weekly report from Mr. Carlson that they would like  
74 sent to Ms. Montagna and she will then forward it on to the Board.

75  
76 Two proposals were presented from LMP. The Board decided to table these  
77 proposals until their February meeting.

78  
79 **C. District Engineer**

80  
81 Mr. Schappacher reviewed his report for the Board and gave an update on  
82 the following items:

- 83  
84 • Phase 5B may need to be added to the maintenance map. Mr.  
85 Schappacher will check on this.
- 86  
87 • 319 Blackbird – The cost for the sod replacement at 319 Blackbird.  
88 A discussion ensued.

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On a Motion by Mr. Evans, seconded by Mr. Hengel, with all in favor, the Board of Supervisors approved splitting the cost of 41,870 with the resident at 319 Blackbird (the District to pay \$935.00) for the GreyHawk Landing Community Development District.

- 90  
91 • Rodgers still committed to finishing the trail. A discussion  
92 ensued. Ms. Montagna will obtain an ETA and copy the Board.

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**D. District Counsel**

**i. Update on 311 Blackbird**

Mr. Cohen gave the Board an update on 311 Blackbird. He stated that he still has not received a response and no work has been done. Mr. Cohen stated that he tried to reach out to the HOA's counsel. He had a conversation with the attorney, and she is working on the issue on the HOA side.

Mr. Cohen gave an update on Phase 5B Conveyance and prior phases. He discussed the remittance of \$5,000 in exchange for the general release. The District is holding on to the general release. Mr. Cohen stated that they have the title work in hand and are working through it.

On a Motion by Mr. Smith, seconded by Ms. Ady, with all in favor, the Board of Supervisors authorized District Chairman to accept the conveyance documents and release the release when ready (subject to District staff's approval) for the GreyHawk Landing Community Development District.

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Mr. Cohen stated that he will work with them on revisions.

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**E. Field Manager**

Mr. Maro outlined his report and addressed and answered general questions from the Board. He gave the Board an update on Welch Tennis.

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**F. District Manager**

Ms. Montagna announced that the next regular meeting will be held on Thursday, January 23, 2020 at 6:00 p.m. at the GreyHawk Landing Clubhouse located at 12350 Mulberry Avenue, Bradenton, Florida 34212.

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**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of  
Board of Supervisors' Meeting  
held November 21, 2019**

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Ms. Montagna presented the minutes of the Board of Supervisors' meeting held on November 21, 2019 to the Board for consideration. The Board made changes to page 3 and 4 of the meeting minutes.

On a Motion by Mr. Smith, seconded by Ms. Ady, with all in favor, the Board of Supervisors approved the November 21, 2019 meeting minutes as amended for the GreyHawk Landing Community Development District.

131

132 **FOURTH ORDER OF BUSINESS** **Consideration of Operations &**  
133 **Maintenance Expenditures for**  
134 **November 2019**  
135

136 Ms. Montagna presented the Operations & Maintenance expenditures for  
137 November 2019 to the Board for ratification.  
138

On a Motion by Mr. Evans, seconded by Mr. Hengel, with all in favor, the Board of Supervisors ratified the Operations & Maintenance expenditures for November 2019 (\$124,307.25) for the GreyHawk Landing Community Development District.

139  
140 **FIFTH ORDER OF BUSINESS** **Consideration of Proposals for**  
141 **Security Services with**  
142 **Spreadsheet**  
143

144 Ms. Montagna presented the proposals for Security Services with an attached  
145 spreadsheet breaking down the proposals. A discussion ensued. This item was tabled  
146 until their next meeting.  
147

148 **SIXTH ORDER OF BUSINESS** **Consideration of Revised**  
149 **Amenity Services Proposal**  
150

151 This item was not discussed and will not be brought back before the Board.  
152

153 **SEVENTH ORDER OF BUSINESS** **Discussion Regarding**  
154 **Employee Insurance Stipend**  
155

156 A discussion ensued regarding the employee insurance stipend.  
157

On a Motion by Ms. Ady, seconded by Mr. Evans, with all in favor, the Board of Supervisors approved an amount of \$500.00 as a monthly health stipend for the District's employees for the GreyHawk Landing Community Development District.

158  
159 **EIGHTH ORDER OF BUSINESS** **Consideration of Proposal for**  
160 **Pool Monitors**  
161

162 This item was not discussed and will not be brought back before the Board.  
163

164 **NINTH ORDER OF BUSINESS** **Consideration of Conveyance**  
165 **Documents for Phase 5B**  
166

167 This item was discussed under District Counsel's report.  
168

169 **TENTH ORDER OF BUSINESS** **Consideration of Proposed GHL**  
170 **Events Group Calendar**  
171



172 Ms. Montagna presented the proposed GHL Events Group Calendar.  
173

On a Motion by Mr. Evans, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved the proposed GHL Events Group Calendar as presented for the GreyHawk Landing Community Development District.

174  
175 **ELEVENTH ORDER OF BUSINESS** **Presentation of Action Item List**  
176

177 Ms. Montagna presented the current Action Item List. She reviewed the status of  
178 the items on the list. A discussion ensued regarding multiple items. The following motions  
179 were made.  
180

On a Motion by Mr. Hengel, seconded by Ms. Ady, with all in favor, the Board of Supervisors to allow the District Chairman to attend the planning Board Meeting on January 16th for the Auto Dealership on behalf of the District and voice opposition for the GreyHawk Landing Community Development District.

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On a Motion by Mr. Hengel, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved closing the 117<sup>th</sup> gates of Rosamary during the day at 7:00 a.m. and adjust to 5:00 p.m. and closed on Sundays for the GreyHawk Landing Community Development District.

183  
184 Ms. Montagna will notify Mr. Rodgers regarding the gates.  
185

186 **TWELFTH ORDER OF BUSINESS** **Audience Comments/Supervisor**  
187 **Requests**  
188

189 Ms. Montagna asked if there were any Supervisor requests. Mr. Hengel discussed  
190 the proposals.  
191

On a Motion by Mr. Hengel, seconded by Mr. Smith, with all in favor, the Board of Supervisors accepted Earth Balance's proposal for removal of invasive species for Wetland's #21 and Chantilly/Honeyflower for \$12642 and \$13150 respectively contingent of grant approval of \$10,000.00 for the GreyHawk Landing Community Development District.

192  
193 Mr. Bush discussed the recommendation of a fence around the basketball court,  
194 pools, sound abatement, and the tennis and basketball and pickleball courts being  
195 redone.  
196

On a Motion by Mr. Bush, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved \$7,500.00 for fence and lining of the pickleball courts for the GreyHawk Landing Community Development District.

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Mr. Smith addressed all audience comments. Mr. Maro will provide a hard copy of the meeting agenda in clubhouses for residents to view.

**THIRTEENTH ORDER OF BUSINESS** **Adjournment**

Ms. Montagna asked for a motion to adjourn the meeting.

On a Motion by Mr. Evans, seconded by Mr. Smith, with all in favor, the Board of Supervisors adjourned the meeting at 8:23 p.m. for the GreyHawk Landing Community Development District.

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Asst. Secretary

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Chair / Vice Chair

DRAFT

Tab 2

# GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

## Operation and Maintenance Expenditures December 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2019 through December 31, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$95,098.97**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Greyhawk Landing Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2019 Through December 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
A-NIKS LLC	009282	47725	Refill Service 11/19	\$ 192.50
ADP Easypay	PR ppe 120119	Payroll PPE 12/01/19	Payroll PPE 12/01/19 PD 12/06/19	\$ 5,076.11
ADP Easypay	PR ppe 121519	Payroll PPE 12/15/19	Payroll PPE 12/15/19 PD 12/20/19	\$ 5,076.11
ADP Easypay	PR Fees 120119	Payroll fees ppe 12/01/19	Payroll fees ppe 12/01/19	\$ 111.38
ADP Easypay	PR Fees 121519	Payroll fees ppe 12/15/19	Payroll fees ppe 12/15/19	\$ 111.38
Aquagenix	009309	4067684	Treatment of 3,820 LF in Wetland 10/19	\$ 9,550.00
Aquagenix	009309	4068134	Quarterly Mitigation & Wetland Maintenance 11/19	\$ 2,475.00
Bright House Networks, LLC	009298	0036325323-01 12/19	700 Greyhawk Blvd - Gym 12/19	\$ 17.16
Bright House Networks, LLC	009298	046721701120119	Guardhouse Internet 12/19	\$ 82.95
Central Systems & Security Services, Inc.	009285	5499870	Central Station Monitoring Service 19/20	\$ 252.00
Cheryl Ady	009283	CA112119	Board of Supervisors Meeting 11/21/19	\$ 200.00
Dennis M. Smith	009296	DS112119	Board of Supervisors Meeting 11/21/19	\$ 200.00
Fitness Logic, Inc.	009287	92979	Monthly Maintenance and Cleaning 11/19	\$ 125.00
Florida Power & Light Company	009320	Electric Summary 12/19	FPL Electric Summary Bill 12/19	\$ 3,213.53

# Greyhawk Landing Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2019 Through December 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Power & Light Company	009321	FPL Summary #2 11/19	FPL Summary #2 11/19	\$ 2,742.27
Florida Department of Revenue	009288	Sales Tax 11/19	Sales & Use Tax 11/19	\$ 66.42
Florida Patio Furniture, Inc.	009300	54892	Tube Lounges 11/19	\$ 890.00
Frontier Florida LLC	009301	062013-5 12/19	Frontier Services GHW 12/19	\$ 371.30
Frontier Florida LLC	009301	941-708-3290-042407-5 12/19	Frontier Services 12/19	\$ 66.63
Gorilla Kleen, LLC	009302	18851	Roof Cleaning 11/19	\$ 795.00
Greyhawk Landing CDD	CD1351	Debit Card Replenishment	Debit Card Replenishment	\$ 738.45
Greyhawk Landing CDD	CD1350	Debit Card Replenishment	Debit Card Replenishment	\$ 489.65
HomeTeam Pest Defense, Inc.	009290	66459550	Sentricon Monitoring 11/25/19	\$ 126.20
Innersync Studio, Ltd	009303	17816	Website Services - Annual Service	\$ 1,537.50
James Hengel	009289	JH112119	Board of Supervisors Meeting 11/21/19	\$ 200.00
Jeffrey P. Evans	009286	JE112119	Board of Supervisors Meeting 11/21/19	\$ 200.00
Landscape Maintenance	009291	148582	Irrigation Repairs 11/19	\$ 231.02
Landscape Maintenance	009304	148727	Fertilizer 11/19	\$ 600.00

# Greyhawk Landing Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2019 Through December 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance	009304	148728	Pest Control 11/19	\$ 300.00
Landscape Maintenance	009310	148895	Irrigation Repairs 12/19	\$ 283.93
Landscape Maintenance	009310	148924	Irrigation Repairs 12/19	\$ 32.50
Landscape Maintenance	009310	148957	Plant Removal 11/19	\$ 150.00
Manatee County Utilities Department	009292	MCUD Summary 11/19	Garbage/Utility Services 11/19	\$ 1,678.50
Mark E Bush	009284	MB112119	Board of Supervisors Meeting 11/21/19	\$ 200.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	009311	7220	Street Lights Maintenance 12/19	\$ 1,400.00
Persson, Cohen & Mooney, P.A.	009305	23335	General/Monthly Legal Services 11/19	\$ 2,128.50
Pools by Lowell, Inc.	009293	206397	Pool Repairs 11/19	\$ 179.78
Pools by Lowell, Inc.	009312	206626	Clubhouse Pool Service 12/19	\$ 1,900.00
Pools by Lowell, Inc.	009312	206627	Rec Pool Service 12/19	\$ 2,700.00
Pools by Lowell, Inc.	009312	206776	Pool Repairs 11/19	\$ 475.00
Rizzetta & Company, Inc.	009294	INV0000045238	District Management Fees 12/19	\$ 4,405.05
Rizzetta Technology Services, LLC	009295	INV0000004988	Email & Website Hosting Services 12/19	\$ 205.00
Schappacher Engineering, LLC	009313	1486	Engineering Services 11/19	\$ 1,537.50

# Greyhawk Landing Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2019 Through December 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Securt Holdings LLC	009319	10968070318	Service Call 07/18	\$ 23.75
Securt Holdings LLC	009319	11323090618	Service Call 09/18	\$ 496.10
Securt Holdings LLC	009319	11727111518	Service Call 11/18	\$ 192.20
Securt Holdings LLC	009319	12157013119	Service Call 01/19	\$ 386.50
Securt Holdings LLC	009319	12434032019	Service Call 03/19	\$ 192.20
Securt Holdings LLC	009319	12882060319	Service Call 06/19	\$ 1,665.06
Securt Holdings LLC	009319	12948061419	Service Call 06/19	\$ 1,983.70
Securt Holdings LLC	009299	13974111319	Service Call 11/19	\$ 191.30
Signal 88 Security	009306	3391790	Security 12/01/19-12/31/19	\$ 23,192.29
Solitude Lake Management LLC	009314	PI-A00327541	Fountain Repair 12/19	\$ 333.50
Solitude Lake Management LLC	009314	PI-A00328464	Lake & Pond Management 12/19	\$ 7,470.00
State Alarm Inc.	009297	193176	Service Call - Gate - 11/19	\$ 494.72
State Alarm Inc.	009315	193656	Monthly Alarm Monitoring Service 12/19	\$ 151.00
State Alarm Inc.	009315	193657	Fire Alarm Monitoring GHW 12/19	\$ 25.00
State Alarm Inc.	009315	193658	Burg Alarm Monitoring GHW 12/19	\$ 23.00



# Greyhawk Landing Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2019 Through December 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO-Peoples Gas	009316	97549 11/19	12350 Mulberry Ave 11/19	\$ 11.40
TFR Cleaning Services Inc.	009317	58790	Janitorial Services 12/19	\$ 759.00
U.S. Bank	009318	5560288	Trustee Fees Series 2011 11/01/19-10/31/20	\$ 4,148.38
Verizon Wireless	009307	9842665329	Telephone Services 11/19	<u>\$ 46.55</u>
<b>Report Total</b>				<b><u>\$ 95,098.97</u></b>