



Rizzetta & Company

GreyHawk Landing Community Development District

**Board of Supervisors' Meeting
December 17, 2020**

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

www.greyhawkcdd.org

December 10, 2020

**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, December 17, 2020 at 6:00 p.m.**, at the GreyHawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, FL 34212. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS & UPDATES**
 - A. Aquatics Report – Solitude Lake ManagementTab 1
 - B. Field Manager
 1. Presentation of Field Manager Report.....Tab 2
 - C. Landscape Maintenance Update
 - D. District Engineer
 - E. District Counsel
 - F. District Manager
 1. Presentation of Action Item List.....Tab 3
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting held on November 19, 2020Tab 4
 - B. Consideration of Operations & Maintenance Expenditures for November 2020.....Tab 5
- 5. BUSINESS ITEMS**
 - A. Consideration of Walk Bridge Presentation by John Rhodes
- 6. SUPERVISOR REQUESTS**
- 7. 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) 533-2950.

Respectfully,

Gary S. Moore

Gary S. Moore
District Manager

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, November 19, 2020 at 6:01 p.m.** at the GreyHawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, FL 34212.

Present and constituting a quorum:

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

Also present were:

Gary Moore	District Manager, Rizzetta & Company, Inc.
Andy Cohen	District Counsel, Persson Cohen & Mooney
Rick Schappacher	District Engineer, Schappacher Engineering
Ed Maro	Field Manager
Carleen FerroNyalka	Asst. Field Manager
Alex Johnson	Representative, Solitude Lake Management
Patrick Bell	Representative, LMP

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Moore called the meeting to order and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

An audience member spoke about concerns regarding traffic on Ragdoll Run. An audience member raised concern regarding speeding on Goldenrod Avenue and Ragdoll Run. An Audience member raised questions regarding an Events Calendar for 2021.

THIRD ORDER OF BUSINESS

Administration of Oath of Office

Mr. Moore administered Oath of Office to Mr. Jacuk and Mr. Perra. Mr. Cohen reviewed Chapter 190 FL Statutes, Sunshine Laws and Code of Ethics.

51 Mr. Moore presented Consideration of Resolution 2021-01, Designating Officers of
52 the District.
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On a Motion by Ms. Ady, seconded by Mr. Jacuk, with all in favor, the Board of Supervisors approved Resolution 2021-01, Designating Officers of the District to maintain current positions, for the GreyHawk Landing Community Development District.

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FOURTH ORDER OF BUSINESS

Aquatics Update

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57 Mr. Johnson presented the Aquatics Report. A discussion ensued. Mr. Bush
58 requested to accompany Solitude on an upcoming service.
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FIFTH ORDER OF BUSINESS

MBS Capital Markets

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62 Representative of MBS Capital Markets presented possible bond refunding
63 options.
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On a Motion by Mr. Hengel, seconded by Mr. Bush, with all in favor, the Board of Supervisors approved MBS underwriting agreement, for the GreyHawk Landing Community Development District.

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On a Motion by Mr. Hengel, seconded by Ms. Ady, with all in favor, the Board of Supervisors approved to engage with MBS, for the GreyHawk Landing Community Development District.

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68 MBS to provide financial options for bonds at BOS Meeting in December or
69 January with an expected closing of February 1, 2021.

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SIXTH ORDER OF BUSINESS

Landscape Update

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73 Mr. Bell presented Landscape update. A discussion ensued. Concerns were raised
74 in regards to weed control along GreyHawk Blvd.

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SEVENTH ORDER OF BUSINESS

District Engineer Update

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78 Mr. Schappacher presented the District Engineer Update. He is working with
79 SWFWMD regarding grants for reclaim water.
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82 Concerns were raised regarding puddling water, nature trail at circle, debris being
83 found downstream. Mr. Schappacher will solicit for proposals to remove.
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86 The Board discussed 319 Blackbird still having some erosion issues, Mr.
87 Schappacher will send the vendor back out to explore possible solutions.

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EIGHTH ORDER OF BUSINESS

District Counsel Update

Mr. Cohen presented District Counsel updates.

On a Motion by Mr. Hengel, seconded by Mr. Bush, with all in favor, the Board of Supervisors approved to ratify the Actions taken at the October 22, 2020 Board Meeting, for the GreyHawk Landing Community Development District.

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Mr. Cohen reported the litigation regarding 311 Blackbird has made a settlement offer of \$250.00.

On a Motion by Mr. Hengel, seconded by Mr. Bush, with all in favor, the Board of Supervisors approved the Litigation Settlement for 311 Blackbird in the amount of \$250.00, for the GreyHawk Landing Community Development District.

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Mr. Cohen report a settlement for guardhouse damages in the amount of \$11,696.00 was made, discussion ensued.

On a Motion by Mr. Hengel, seconded by Mr. Bush, with all in favor, the Board of Supervisors approved to settle if the insurance company matches the repair proposal of \$13,835.00 or the vendor will complete at \$11,696.00, for the GreyHawk Landing Community Development District.

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NINTH ORDER OF BUSINESS

Field Manager Update

Mr. Maro presented his Field Manager Report for November 2020. Mr. Maro will Contact Sam Rodgers regarding Cyprus trees that have fallen over.

Mr. Maro will get estimates for repairing pavers at the pools. Mr. Maro will collect several proposals for the Board to review.

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TENTH ORDER OF BUSINESS

District Manager

Mr. Moore announced the next regular meeting will be held on Thursday, December 17, 2020 at 6:00 p.m. and currently planned to be held in person.

Mr. Moore presented his Action Item List for the Board. The Board asked Mr. Moore to add bond information to the list

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ELEVENTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Meeting held October 22, 2020

Mr. Moore presented the minutes of the Board of Supervisors' meeting held on October 22, 2020 to the Board for consideration.

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On a Motion by Mr. Jacuk, seconded by Mr. Bush, with all in favor, the Board of Supervisors approved the October 22, 2020 meeting minutes, for the GreyHawk Landing Community Development District.

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124 **TWELFTH ORDER OF BUSINESS** **Consideration of Operations &**
125 **Maintenance Expenditures for**
126 **October 2020**
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128 Mr. Moore presented the Operations and Maintenance Expenditures for October
129 2020 to the Board for ratification.
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On a Motion by Mr. Hengel, seconded by Ms. Ady, with all in favor, the Board of Supervisors approved to ratify the payment of the invoices in the Operations & Maintenance Expenditures for October 2020 \$110,598.44, for the GreyHawk Landing Community Development District.

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132 **THIRTEENTH ORDER OF BUSINESS** **Consideration of District**
133 **Services Contract**
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135 Mr. Moore presented the District Services Contract. A discussion ensued.
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On a Motion by Mr. Hengel, seconded by Mr. Bush, with all in favor, the Board of Supervisors ratified the District Services Contract, for the GreyHawk Landing Community Development District.

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138 **FOURTEENTH ORDER OF BUSINESS** **Discussion Regarding Golf Cart**
139 **Use in the District**
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141 The Board discussed golf cart use in the District. POA states that no golf carts are
142 to be used in GreyHawk Landing, the policy will need to be reviewed. Mr. Bush suggested
143 implementing a CDD licensing fee, suggestion tabled to future meeting.

144 **FIFTEENTH ORDER OF BUSINESS** **Supervisor Requests**

145 The CDD received \$10,000.00 grant from Manatee County.

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148 Mr. Brizendine advised that CDs are maturing. He will work with Ms. Ady on
149 reinvesting those CDs.

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151 The Board put forward a consideration on building a bridge to connect fishing lake
152 path to path going to Chantilly, using volunteer labor. Mr. Moore will verify insurance
153 coverage with EGIS.

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157 **SIXTEENTH ORDER OF BUSINESS** **Adjournment**

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159 Mr. Moore requested a motion to adjourn the meeting.

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On a Motion by Mr. Hengel, seconded by Mr. Jacuk, with all in favor, the Board of Supervisors approved to adjourn the meeting at 7:19 p.m. for the GreyHawk Landing Community Development District.

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164 _____
Asst. Secretary

Chair / Vice Chair

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GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures November 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2020 through November 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$104,649.99**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2020 Through November 30, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
A N J Excavation LLC	009765	25	Pot Hole Repair 10/20	\$ 2,250.00
A N J Excavation LLC	009773	27	Bank Stabilization 10/20	\$ 3,525.00
A-NIKS LLC	009779	53526	Refill Service 10/28/20	\$ 277.50
ADP Easypay	PR ppe 111520	PR ppe 111520	Payroll PPE 11/15/20 PD 11/20/20	\$ 5,076.11
ADP Easypay	PR Fees 110120	PR Fees 110120	Payroll fees ppe 11/01/20	\$ 116.95
ADP Easypay	PR Fees 111520	PR Fees 111520	Payroll fees ppe 11/15/20	\$ 116.95
ADP Easypay	PR ppe 110120	PR ppe 110120	Payroll PPE 11/01/20 PD 11/06/20	\$ 6,576.11
Bright House Networks, LLC	009786	046658101111620	1400 Greyhawk Blvd 11/20	\$ 106.82
Bright House Networks, LLC	009774	046721701103120	Guardhouse Internet 11/20	\$ 92.95
Bright House Networks, LLC	009786	072388301111620	700 Greyhawk Blvd 11/20	\$ 206.66
Department of Economic Opportunity	009780	82856	Special District Fee FY20/21	\$ 175.00
Fitness Logic, Inc.	009767	98141	Monthly Maintenance and Cleaning 10/20	\$ 125.00
Florida Power & Light Company	009787	FPL Electric Summary 11/20	FPL Electric Summary Bill 11/20	\$ 3,475.88
Florida Power & Light Company	009788	FPL Summary #2 10/20	FPL Electric Summary #2 Bill 10/20	\$ 2,045.29

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2020 Through November 30, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Department of Revenue	009781	Sales Tax 10/20	Sales & Use Tax 10/20	\$ 41.94
Florida Patio Furniture, Inc.	009768	58392	Patio Furniture 07/20	\$ 438.00
Florida Patio Furniture, Inc.	009768	58674	Flat Tube Lounges 08/20	\$ 280.00
Florida Patio Furniture, Inc.	009768	58877	Repair Umbrella 08/20	\$ 75.00
Florida Patio Furniture, Inc.	009768	59113A	Flat Tube Lounges 09/20	\$ 40.00
Frontier Florida LLC	009775	941-708-3290-042407-5	Frontier Services 11/20	\$ 68.23
Frontier Florida LLC	009789	941-745-5603-070120-5	Frontier Services 11/20	\$ 71.16
Frontier Florida LLC	009775	941-746-6670-062013-5	Frontier Services GHW 11/20	\$ 376.73
Frontier Florida LLC	009769	941-750-9046-070120-5	Frontier Services 11/20	\$ 95.85
Greyhawk Landing CDD	CD1427	CD1427	Debit Card Replenishment	\$ 1,676.62
Greyhawk Landing CDD	CD1428	CD1428	Debit Card Replenishment	\$ 955.29
Landscape Maintenance	009782	155811	Monthly Landscape Maintenance 11/20	\$ 26,049.33
Landscape Maintenance	009782	156089	Fertilizer 10/20	\$ 10,030.00
Landscape Maintenance	009782	156090	Pest Control 10/20	\$ 280.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2020 Through November 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Manatee County Utilities Department	009776	MCUD Summary 10/20	Garbage/Utility Services 10/20	\$ 911.94
Persson, Cohen & Mooney, P.A.	009777	25308	General/Monthly Legal Services 10/20	\$ 1,444.80
Pools by Lowell, Inc.	009770	218870	Service Call 10/20	\$ 21.85
Pools by Lowell, Inc.	009783	219024	Service Call 10/20	\$ 49.63
Pools by Lowell, Inc.	009783	219390	Clubhouse Pool Service 11/20	\$ 1,500.00
Pools by Lowell, Inc.	009783	219391	Rec Pool Service 11/20	\$ 2,100.00
Rizzetta & Company, Inc.	009771	INV0000054272	District Management Fees 11/20	\$ 4,703.34
Rizzetta Technology Services, LLC	009772	INV0000006554	Email & Website Hosting Services 11/20	\$ 205.00
Securt Holdings LLC	009766	28444102920	Service Call 10/20	\$ 185.00
State Alarm Inc.	009784	205692	Monthly Alarm Monitoring Service 11/20	\$ 151.00
State Alarm Inc.	009784	205693	Monthly Alarm Monitoring Service 11/20	\$ 25.00
State Alarm Inc.	009784	205694	Monthly Alarm Monitoring Service 11/20	\$ 23.00
TECO-Peoples Gas	009790	211012697549 10/20	12350 Mulberry Ave 10/20	\$ 11.40
TFR Cleaning Services Inc.	009785	63605	Janitorial Services 11/20	\$ 759.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2020 Through November 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Universal Protection Service, LLC	009778	10619782	Security 9/25/2020-10/29/2020	<u>\$ 27,914.66</u>
Report Total				<u>\$ 104,649.99</u>