



Rizzetta & Company

# GreyHawk Landing Community Development District

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**Board of Supervisors' Meeting  
January 28, 2021**

**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 Gregory Perra Scott Jacuk Cheri Ady	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Gary S. Moore	Rizzetta & Company, Inc.
<b>District Attorney</b>	Andrew Cohen	Persson Cohen & Mooney, 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.

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

January 21, 2021

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the GreyHawk Landing Community Development District will be held on **Thursday, January 28, 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. BUSINESS ITEMS - PART 1**
  - A. Discussion of Potential Refunding of the Series 2011 Bonds
- 4. STAFF REPORTS & UPDATES**
  - A. Aquatics Report – Solitude Lake Management..... Tab 1
  - B. Field Manager
    1. Presentation of Field Manager Report..... Tab 2
  - C. Landscape Maintenance Update
  - D. District Engineer
    1. Current District Engineer Projects Report..... Tab 3
  - E. District Counsel
  - F. District Manager
    1. Presentation of Action Item List..... Tab 4
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors’ Meeting held on December 17, 2020 ..... Tab 5
  - B. Consideration of Operations & Maintenance Expenditures for December 2020 ..... Tab 6
- 6. BUSINESS ITEMS - PART 2**
  - A. Consideration of Aquatics Service RFP ..... Tab 7
  - B. Consideration of Provista Sod Proposal
    1. Gulf Coast Grass..... Tab 8
    2. Landscape Professionals Inc..... Tab 9
  - C. Consideration of Placing Bollards at Strategic Access Points
  - D. Consideration of Requesting Proposals for Bar Code Style System for Entrances
  - E. Review of MCSO Off-Duty Patrol Reports ..... Tab 10
- 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 (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, December 17, 2020 at 6:02 p.m.** at the GreyHawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, FL 34212.

Present and constituting a quorum:

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

Also present were:

Gary Moore	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Andy Cohen	<b>District Counsel, Persson Cohen &amp; Mooney</b>
Rick Schappacher	<b>District Engineer, Schappacher Engineering</b>
Ed Maro	<b>Field Manager</b>
Carleen FerroNyalka	<b>Asst. Field Manager</b>
Alex Johnson	<b>Representative, Solitude Lake Management</b>
Miguel Mares	<b>Representative, LMP</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

On a Motion by Ms. Ady, seconded by Mr. Jacuk, with all in favor, the Board of Supervisors approved to recognize Mr. Hengel's attendance by phone, for the GreyHawk Landing Community Development District.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

An audience member provided information regarding Save Gates Creek and it's Neighborhoods, Inc., and more information can be found at <https://www.savegatescreek.org/>

47 **THIRD ORDER OF BUSINESS**

**Consideration of Walk Bridge  
Presentation by John Rhodes**

48  
49  
50 Mr. Rhodes presented the Walk Bridge presentation to the Board. A discussion  
51 ensued.

52 Mr. Rhodes will provide plans and documents for District Engineers to review and  
53 approve.

54

On a Motion by Mr. Jacuk, seconded by Ms. Ady, with all in favor, the Board of Supervisors approved the Walk Bridge project Not to Exceed \$30,000.00, for the GreyHawk Landing Community Development District.

55

56 **FOURTH ORDER OF BUSINESS**

**Aquatics Report**

57

58 Mr. Johnson presented the Aquatics Report. A general discussion ensued.

59

60 Mr. Johnson and Mr. Maro toured the ponds on Tuesday, December 15, 2020 and  
61 treated troublesome ponds.

62

63 Mr. Johnson reported that Alum will be added to the problematic ponds to slow down  
64 algae growth and Solitude will take Total Phosphorus (TP) samples free of charge.

65

66 Mr. Johnson's request to add dye to ponds was denied by the Board.

67

68 Mr. Bush will accompany Solitude on a future service prior to the January 2021  
69 board meeting.

70

71 Mr. Moore and Mr. Maro will gather additional quotes for aquatic services and  
72 present at next meeting.

73

74 Mr. Cohen will review the Solitude contract.

75

76 **FIFTH ORDER OF BUSINESS**

**Field Manager Update**

77

78 Mr. Maro presented his Field Manager Report for December 2020. A general  
79 discussion ensued.

80

81 Mr. Maro will request quotes for the installation of physical gates (Ed)

82

83 Mr. Maro and Mr. Moore will investigate a camera issue and resolve with the  
84 vendor.

85

86 Mr. Maro will investigate the need for a lamp post replacement.

87

88

89 **SIXTH ORDER OF BUSINESS** **Landscape Maintenance Update**  
90

91 Mr. Mares presented the Landscape update. A general discussion ensued. Mr.  
92 Mares will address concerns about overgrowth of preserves edges.

93 The Board will consider an installation of Provista St. Augustine Sod in small area  
94 for a trial period.

95 Mr. Bush joined the meeting by phone.

96 **SEVENTH ORDER OF BUSINESS** **District Engineer**  
97

98 Mr. Schappacher presented District Engineer update. A general discussion ensued:  
99

100 Mr. Schappacher reported that he investigated Pond 23's possible erosion  
101 problem, the work was recently completed in the area and the vendor will  
102 repair as needed.

103  
104 Mr. Schappacher informed the Board that a resident at 405 Petrel Trail is  
105 going to install underground pipes to help direct gutter runoff downslope  
106 behind the property.

107  
108 Mr. Schappacher is preparing bid documents for the community's tying into  
109 the reclaim water system that will service from the guardhouse to the circle.

110  
111 Mr. Schappacher will investigate Pulte plans regarding the reclaimed water  
112 for possible service usage to the back of community.

113  
114 Mr. Schappacher is preparing bid documents for vegetation removal from the box  
115 culvert at Magpie.

116  
117 **EIGHTH ORDER OF BUSINESS** **District Counsel**  
118

119 Mr. Cohen presented the District Counsel update.  
120

121 Mr. Cohen reported the litigation regarding 311 Blackbird has been settled and the  
122 funds have been received. Once the funds have cleared, he will file dismissal documents.  
123

124 **NINTH ORDER OF BUSINESS** **District Manager**  
125

126 Mr. Moore announced the next regular meeting will be held on Thursday, January  
127 28, 2021 at 6:00 p.m.  
128

129 Mr. Moore presented his Action Item List for the Board. The Board asked Mr. Moore,  
130 Mr. Maro, and Ms. FerroNyalka to push vendors to submit proposals for Play & Splash.  
131

132 Ms. Wilson presented the GreyHawk Landing proposed events calendar.  
133  
134

On a Motion by Ms. Ady, seconded by Mr. Perra, with all in favor, the Board of Supervisors approved the events calendar contingent COVID restrictions, for the GreyHawk Landing Community Development District.

135  
136 **TENTH ORDER OF BUSINESS** **Consideration of Minutes of**  
137 **Board of Supervisors' Meeting**  
138 **held November 19, 2020**  
139

140 Mr. Moore presented the minutes of the Board of Supervisors' meeting held on  
141 November 19, 2020 to the Board for consideration. The Board voted to amend line 136  
142 and replace ratified with approved.  
143

On a Motion by Mr. Jacuk, seconded by Ms. Ady, with all in favor, the Board of Supervisors approved the November 19, 2020 meeting minutes as amended, for the GreyHawk Landing Community Development District.

144  
145 **ELEVENTH ORDER OF BUSINESS** **Consideration of Operations &**  
146 **Maintenance Expenditures for**  
147 **November 2020**  
148

149 Mr. Moore presented the Operations and Maintenance Expenditures for November  
150 2020 to the Board for ratification.  
151

On a Motion by Ms. Ady, seconded by Mr. Perra, with all in favor, the Board of Supervisors approved to ratify the payment of the invoices in the Operations & Maintenance Expenditures for November 2020 in the amount of \$104,649.99, for the GreyHawk Landing Community Development District.

152  
153 **TWELFTH ORDER OF BUSINESS** **Supervisor Requests**

154 The Board wished everyone a Merry Christmas and Happy Holidays.

155  
156  
157 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**

158 Mr. Moore requested a motion to adjourn the meeting.  
159  
160

On a Motion by Mr. Jacuk, seconded by Mr. Perra, with all in favor, the Board of Supervisors approved to adjourn the meeting at 7:25 p.m., for the GreyHawk Landing Community Development District.



# GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

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

## Operation and Maintenance Expenditures December 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2020 through December 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$153,163.40**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# Greyhawk Landing Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
A N J Excavation LLC	009810	26	Restoration Bid 10/20	\$ 8,206.00
A N J Excavation LLC	009810	28	Restoration Bid 12/20	\$ 670.00
A-NIKS LLC	009824	54095	Refill Service 12/20	\$ 185.00
Abbotts' Construction Services, Inc.	009791	36904	Marine Deposit 10/20	\$ 650.00
Abbotts' Construction Services, Inc.	009791	40072	Marine Work Final Payment	\$ 5,877.00
ADP Easy pay	PR ppe 112920	PR ppe 112920	Payroll PPE 11/29/20 PD 12/04/20	\$ 6,576.11
ADP Easy pay	PR ppe 122720	PR ppe 122720	Payroll PPE 12/27/20 PD 01/01/21	\$ 6,576.11
ADP Easy pay	PR Fees 112920	PR Fees 112920	Payroll fees ppe 11/29/20	\$ 116.95
ADP Easy pay	PR ppe 121320	PR ppe 121320	Payroll PPE 12/13/20 PD 12/18/20	\$ 5,076.11
ADP Easy pay	PR Fees 121320	PR Fees 121320	Payroll fees ppe 121325	\$ 116.95
Bright House Networks, LLC	009818	0036325323-01	700 Greyhawk Blvd - Gym 12/20	\$ 17.16
Bright House Networks, LLC	009818	046721701120120	Guardhouse Internet 12/20	\$ 92.95
Build Signs Online	009811	20382	Signs 12/20	\$ 1,348.00
Central Systems & Security Services, Inc.	009812	6276121	Clubhouse Monitoring Service 12/20	\$ 252.00

# Greyhawk Landing Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Chucko's Stucko Inc.	009795	101920	Stucco Guardshack Patch 10/20	\$ 150.00
Club Care, Inc.	009794	29322	Flowers 11/20	\$ 1,414.50
Club Care, Inc.	009794	29323	Potting Soil 11/20	\$ 1,422.00
Club Care, Inc.	009794	29324	Flowers 11/20	\$ 1,271.00
Club Care, Inc.	009794	29338	Flowers 11/20	\$ 1,464.50
Elena M Marino	009803	111920 Marino	Refund for Cancelled Event 11/20	\$ 106.80
Fitness Logic, Inc.	009796	98549	Monthly Maintenance and Cleaning 11/20	\$ 125.00
Fitness Logic, Inc.	009826	98882	Fitness Equipment Repair 12/20	\$ 178.20
Florida Power & Light Company	009827	FPL Summary #2 11/20	FPL Electric Summary #2 Bill 11/20	\$ 2,388.64
Florida Department of Revenue	009822	Sales Tax 11/20	Sales & Use Tax 11/20	\$ 10.49
Florida Patio Furniture, Inc.	009797	60081	Fiberglass Tops 11/20	\$ 624.00
Florida Patio Furniture, Inc.	009797	60082	Flat Tube Lounges 11/20	\$ 140.00
Frontier Florida LLC	009819	941-708-3290-042407-5 12/20	Frontier Services 12/20	\$ 68.23
Frontier Florida LLC	009819	941-750-9046-070120-5 12/20	Frontier Services 12/20	\$ 110.56

# Greyhawk Landing Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 31, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Frontier Florida LLC	009828	941-750-9046-070120-5 12/5/20	Frontier Services 12/20	\$ 71.16
G & S Pool Supply	009798	23066	Pool Repairs 11/20	\$ 1,281.00
Inc, Gator Air Conditioning,	009799	0002034801	Air Conditioner Repair 10/20	\$ 89.00
Inc. Giella Designs, LLC	009829	372	Holiday Decorations - Balance	\$ 6,000.00
Gorilla Kleen, LLC	009800	21675	Sidewalk Cleaning 11/20	\$ 795.00
Gregory Perra	009806	GP111920	Board of Supervisors Meeting 11/19/20	\$ 200.00
Greyhawk Landing CDD	CD1438	CD1438	Debit Card Replenishment	\$ 981.92
Greyhawk Landing CDD	CD1439	CD1439	Debit Card Replenishment	\$ 1,196.44
Greyhawk Landing CDD	CD1440	CD1440	Debit Card Replenishment	\$ 823.38
HomeTeam Pest Defense, Inc.	009801	73322196	Sentricon Monitoring 11/20	\$ 126.20
Landscape Maintenance	009802	156221	Irrigation Repairs 11/20	\$ 399.57
Landscape Maintenance	009830	156473	Monthly Landscape Maintenance 12/20	\$ 26,049.33
Landscape Maintenance	009814	156643	Irrigation Repairs 11/20	\$ 44.76
Landscape Maintenance	009830	156727	Pest Control 11/20	\$ 275.00

# Greyhawk Landing Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
LLS Tax Solutions Inc.	009839	002083	Arbitrage Rebate Calculation Series 2013 P/E 05/30/20	\$ 500.00
Manatee County Utilities Department Mark E Bush	009815 009792	MCUD Summary 11/20 MB111920	Garbage/Utility Services 11/20 Board of Supervisors Meeting 11/19/20	\$ 2,346.93 \$ 200.00
Matthew J Facciolla	009823	4211	Repair of Guardhouse Deposit 12/20	\$ 5,000.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	009805	7899	Service Call 08/20	\$ 2,195.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	009805	7902	Service Call 08/20	\$ 115.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	009805	7903	Service Call 08/20	\$ 658.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	009805	7926	Service Call 08/20	\$ 290.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	009805	7960	Service Call 09/20	\$ 141.25
Nostalgic Lampposts & Mailboxes Plus, Inc.	009805	8009	Service Call 09/20	\$ 230.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	009805	8074	Service Call 10/20	\$ 345.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	009805	8075	Service Call 10/20	\$ 1,135.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	009805	8107	Service Call 10/20	\$ 225.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	009805	8138	Service Call 10/20	\$ 285.00

# Greyhawk Landing Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Nostalgic Lampposts & Mailboxes Plus, Inc.	009805	8191	Service Call 11/20	\$ 512.50
Nostalgic Lampposts & Mailboxes Plus, Inc.	009805	8209	Service Call 11/20	\$ 664.15
Nostalgic Lampposts & Mailboxes Plus, Inc.	009805	8214	Service Call 11/20	\$ 240.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	009805	8217	Service Call 11/20	\$ 360.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	009805	8246	Service Call 11/20	\$ 434.25
Nostalgic Lampposts & Mailboxes Plus, Inc.	009831	8256	Street Lights Maintenance 12/20	\$ 1,400.00
Persson, Cohen & Mooney, P.A.	009820	25384	General/Monthly Legal Services 11/20	\$ 2,322.00
Pools by Lowell, Inc.	009832	220374	Clubhouse Pool Service 12/20	\$ 1,500.00
Pools by Lowell, Inc.	009832	220375	Rec Pool Service 12/20	\$ 2,100.00
Pools by Lowell, Inc.	009832	220676	Service Call 11/20	\$ 1,373.16
Pools by Lowell, Inc.	009832	220988	Clubhouse Pool Service 11/20	\$ 150.00
Pools by Lowell, Inc.	009832	220989	Rec Pool Service 11/20	\$ 150.00
Rizzetta & Company, Inc.	009807	INV0000054934	District Management Fees 12/20	\$ 4,166.00
Rizzetta Technology Services, LLC	009808	INV0000006654	Email & Website Hosting Services 12/20	\$ 205.00

# Greyhawk Landing Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Robert Scott Jacuk	009809	SJ111920	Board of Supervisors Meeting 11/19/2020	\$ 200.00
Say No to Bugs, Inc.	009840	115937	Annual Pest Control 20/21	\$ 395.00
Schappacher Engineering, LLC	009833	1759	Engineering Services 11/20	\$ 1,350.00
Securt Holdings LLC	009793	28475110520	Service Call 11/20	\$ 1,525.82
Securt Holdings LLC	009793	28510110620	Service Call 11/20	\$ 166.25
Securt Holdings LLC	009825	29779121120	Service Call 12/20	\$ 2,204.85
Securt Holdings LLC	009825	30818121520	Service Call 12/20	\$ 1,299.75
Solitude Lake Management LLC	009834	PI-A00518916	Lake & Pond Management 12/20	\$ 7,594.66
State Alarm Inc.	009835	206766	Monthly Alarm Monitoring Service 01/21	\$ 151.00
State Alarm Inc.	009835	206767	Fire Alarm Monitoring GHW 01/21	\$ 25.00
State Alarm Inc.	009835	206768	Burg Alarm Monitoring GHW 01/21	\$ 23.00
TECO-Peoples Gas	009836	211012697549 11/20	12350 Mulberry Ave 11/20	\$ 11.40
TFR Cleaning Services Inc.	009841	63172	Janitorial Services 10/20	\$ 759.00
TFR Cleaning Services Inc.	009837	64031	Janitorial Services 12/20	\$ 759.00

# Greyhawk Landing Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
U.S. Bank	009821	5945213	Trustee Fees S2011 11/1/2020-10/31/2021	\$ 4,148.38
Universal Protection Service, LLC	009816	10717425	Security 10/30/20-11/26/20	<u>\$ 19,740.03</u>
<b>Report Total</b>				<b><u>\$ 153,163.40</u></b>