



Rizzetta & Company

Greyhawk Landing Community Development District

**Board of Supervisors' Meeting
February 25, 2021**

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

www.greyhawkcdd.org

**GREYHAWK LANDING
COMMUNITY DEVELOPMENT DISTRICT**

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

Board of Supervisors	Jim Hengel Mark Bush Gregory Perra Scott Jacuk Cheri Ady	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
Interim District Manager	Scott Brizendine	Rizzetta & Company, Inc.
District Attorney	Andrew Cohen	Persson Cohen & Mooney, P.A.
District Engineer	Rick Schappacher	Schappacher Engineering, LLC

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (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.

February 18, 2021

**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, February 25, 2021 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. CONTINUED BUSINESS ITEM**
 - A. Consideration of Aquatic Services Proposals
(Under Separate Cover)
 - B. Continued Discussion/Update on Bar Code Style
System for Entrances
- 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
 - E. District Counsel
 1. Discussion of E-Verify Requirement
 - F. District Manager
 1. Presentation of Action Item List..... Tab 3
 2. Review of Monthly Financial Statements Tab 4
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors’
Meeting held on January 28, 2021 Tab 5
 - B. Consideration of Operations & Maintenance
Expenditures for January 2021(Under Separate Cover)
- 6. BUSINESS ITEMS**
 - A. Consideration of Pressure Washing Proposals
 1. Gorilla Kleen..... Tab 6
 2. Pristine Protection Services Tab 7
 - B. Review of MCSO Off-Duty Patrol Reports Tab 8
 - C. Review of Pricing and Locations for Bollards to Prohibit
Golf Cart Traffic
 - D. Update on Bridge and Nature Trail Progress by Volunteers

- 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,

Scott Brizendine

Scott Brizendine
Interim 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, January 28, 2021 at 6:00 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
Greg Perra	Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine	Interim 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
Miguel Mares	Representative, LMP
Sara Zare	Representative, MBS Capital Markets
Rod Bettini	Representative, Public Trust Advisors

Audience

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

POA President reminded everyone that golf carts are not permitted in the neighborhood. Mr. Cohen opined that the streets are CDD owned and could designate them for golf carts but has not done so. Mr. Hengel explained the difference between golf carts and LSVs (Low Speed Vehicles).

An audience member gave an update on the Cox Chevrolet lawsuit. The audience member is waiting for a hearing with the judge.

51 An audience member made a comment about ants in the common areas.

52
53 **THIRD ORDER OF BUSINESS** **Discussion of Potential Refunding**
54 **of the Series 2011 Bonds**
55

56 Ms. Sara Zare reviewed the refunding options with the Board. The Board asked several
57 questions and a discussion ensued regarding the term sheets of a few banks.

58
59 Mr. Bush made a motion to accept BBVA's term sheet. The motion failed due to lack
60 of a second.

61
62 Mr. Hengel motioned to accept Bank of Tampa's term sheet with changes to the due
63 date for providing the financial audit to coincide with state statute, removal of indemnification
64 language and the insurance requirement. Ms. Zare will go back to the bank with the changes
65 and informed the Board that the term sheet will need to be signed by February 15, 2021 if the
66 bank agrees to the changes.

On a Motion by Mr. Hengel, seconded by Mr. Perra, with all in favor, the Board of Supervisors accepted the Bank of Tampa's term sheets with changes, for the Greyhawk Landing Community Development District.

67
68 Mr. Brizendine introduced Mr. Bettini to assist in the discussion on investment options
69 for the CD which recently matured. Mr. Bettini reviewed the options available to the Board
70 per the restrictions of state law and the District's investment policy. Mr. Bettini provided details
71 on a local government investment pool in which his firm serves as the financial advisor,
72 FLCLASS. After discussion, the Board authorized Ms. Ady to serve as the board liaison to
73 open an account with FLCLASS and invest the \$180,000 of the District's Series 2013 Debt
74 Service Reserve.

On a Motion by Mr. Jacuk, seconded by Ms. Ady, with all in favor, the Board authorized Ms. Ady to work with staff and Public Trust Advisors to open an account with FLCLASS and invest \$180,000, for the Greyhawk Landing Community Development District.

78
79 **FOURTH ORDER OF BUSINESS** **Aquatics Report – Solitude Lake**
80 **Management**
81

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

83
84 Mr. Jacuk commented that Pond 8 looks like an oil slick.

85
86 Mr. Bush asked Mr. Johnson how many days a week is Solitude on site. Mr. Johnson
87 advised that Solitude has scheduled 2 days per week for onsite visits.

88
89 Mr. Cohen reminded the Board that one contract for the ponds expires at the end of

90 February, as well as one for the preserve areas.

91
92 Mr. Bush advised Solitude that there are 30 days for the company to clean up the
93 issues in some of the ponds.

94
95 **FIFTH ORDER OF BUSINESS** **Field Manager Update**

96
97 Mr. Maro presented the Field Manager Report. Mr. Maro reported that the signs are
98 complete, the gate has been repaired, the back gates are being remodeled, the flowers have
99 been replaced, and updated the Board on irrigation repairs.

100
101 **SIXTH ORDER OF BUSINESS** **Landscape Maintenance Update**

102
103 Mr. Mares reported that every Friday the streets will be blown for the leaves. Mr.
104 Mares informed that the ant hills are growing because mowing has been cut back due to the
105 cold and non-growth of the grass.

106
107 Mr. Jacuk asked when the trees are scheduled to be trimmed on Greyhawk Blvd, Mr.
108 Mares advised that trimming will be on an as-needed basis.

109
110 **SEVENTH ORDER OF BUSINESS** **District Engineer**

111
112 Mr. Schappacher presented the District Engineer update. A general discussion
113 ensued:

114
115 Mr. Schappacher explained the SWFMD matching program of 50% up to
116 \$20,000.00 for the reclaim water line repairs. The low bid that came in was less
117 than \$20,000.00. Mr. Schappacher will work with staff to submit the paperwork
118 to SWFWMD. The District will be responsible to pay half of the cost.

119
120 Mr. Schappacher informed the Board that the nature trail repair is ongoing and
121 that the vendor will do the work next week.

122
123 Mr. Schappacher reported that Pond Bank 23 repair is scheduled for next week.

124
125 Mr. Schappacher advised that he is waiting for bids on vegetation removal.

126
127 **EIGHTH ORDER OF BUSINESS** **District Counsel**

128
129 Mr. Cohen stated that his list was already covered.

130
131 Mr. Bush voiced concern to Mr. Cohen with regard to liability of the District with golf
132 cart use on the roads of the community. Mr. Cohen advised that the District does not have
133 police powers. The District policy is no golf carts, and off-duty patrols can cite.

134

135 **NINTH ORDER OF BUSINESS**

District Manager

136
137 Mr. Brizendine announced the next regular meeting will be held on Thursday, February
138 25, 2021 at 6:00 p.m.

139
140 Mr. Brizendine presented his Action Item List for the Board. Ms. Ady asked a question
141 about the gates. Mr. Maro stated that he is working on it.

142
143 The Board asked a question about walkways. Should a card reader be added? A
144 discussion ensued. No decision was made.

145
146 The Board asked that the roundabout be power washed.

147
148 Mr. Brizendine provided a financial status update for the first quarter of operations.

149
150 The Board requested that the financial statements to be included in agendas.

151
152 **TENTH ORDER OF BUSINESS** **Consideration of Minutes of Board**
153 **of Supervisors' Meeting held**
154 **December 17, 2020**
155

156 Mr. Brizendine presented the minutes of the Board of Supervisors' meeting held on
157 December 17, 2020 to the Board for consideration.

On a Motion by Mr. Perra, seconded by Ms. Ady, with all in favor, the Board of Supervisors approved the December 17, 2020 meeting minutes, for the Greyhawk Landing Community Development District.

159
160 **ELEVENTH ORDER OF BUSINESS**

Consideration of Operations &
Maintenance Expenditures for
December 2020

161
162
163
164 Mr. Brizendine presented the Operations and Maintenance Expenditures for
165 November 2020 to the Board for ratification.

On a Motion by Ms. Ady, seconded by Mr. Hengel, with all in favor, the Board of Supervisors approved to ratify the payment of the invoices in the Operations & Maintenance Expenditures for December 2020 in the amount of \$153,163.40, for the Greyhawk Landing Community Development District.

167
168 **TWELFTH ORDER OF BUSINESS**

Consideration of Aquatics Services
RFP

169
170
171 Mr. Hengel asked if the Board had received a copy of the RFP that went out. Mr. Hengel
172 doesn't feel that the RFP was correct because of discrepancies in pricing. The Board wants
173 proposals at the next meeting.

174

175 The Board has tabled the Aquatics Services RFP.

176
177 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Provista Sod**
178 **Proposals**

179
180 The Board reviewed the two proposals received for Provista Sod installation. Mr.
181 Hengel reviewed the proposals and informed the Board he talked with Gulf Coast Grass about
182 only doing 1/3 of the work now and Gulf Coast Grass said they could.

183

On a Motion by Mr. Hengel, seconded by Mr. Jacuk, with all in favor, the Board of Supervisors approved Gulf Coast Grass proposal, with only 1/3 of the work to be done now, for the GreyHawk Landing Community Development District.
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184
185 **FOURTEENTH ORDER OF BUSINESS** **Consideration of Placing Bollards**
186 **at Strategic Access Points**

187
188 Mr. Jacuk suggested placing bollards at certain locations to limit golf cart traffic.

189
190 Mr. Jacuk will work with Mr. Maro to find locations and a cost to be brought back for
191 the February meeting.

192
193 **FIFTEENTH ORDER OF BUSINESS** **Consideration of Requesting**
194 **Proposals for Bar Code Style**
195 **System for Entrances**

196
197 Mr. Jacuk suggested the Board to consider barcodes for vehicular traffic instead of
198 using the remotes. The Board asked to get pricing and bring back for the March meeting. Mr.
199 Jacuk volunteered to work on this.

200
201 **SIXTEENTH ORDER OF BUSINESS** **Review of MCSO Off-Duty Patrol**
202 **Reports**

203
204 The Board reviewed the MCSO Off-Duty Patrol Reports.

205
206 **SEVENTEENTH ORDER OF BUSINESS** **Supervisor Requests**

207
208 Mr. Hengel discussed the Rizzetta contract and concern with the turnover of District
209 Managers. Mr. Brizendine committed to the Board that he will work on the District until a new
210 experienced manager is assigned. Mr. Hengel informed the Board that two management
211 companies have contact him this week. Mr. Hengel asked the Board for permission to talk to
212 them and the Board agreed.

213

214 **EIGHTEENTH ORDER OF BUSINESS**

Adjournment

215
216

On a Motion by Ms. Ady, seconded by Mr. Perra, with all in favor, the Board of Supervisors approved to adjourn the meeting at 8:14 p.m., for the GreyHawk Landing Community Development District.

217
218
219
220

Asst. Secretary

Chair / Vice Chair

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



Estimate

Date	Invoice #
	17269

Billing Inquiries (941) 952-1000

Bill To

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

Service Location

Greyhawk Landing
700 Greyhawk Blvd
Bradenton, FL 34212

Quantity	Description	Price	Amount
	Community - Curbs and Miami gutters cleaned along Greyhawk Blvd and Mulberry Ave. This includes the landscaped islands at both entrances, around the guard house, plus all the curbs and gutters at the neighborhood entrances along Greyhawk Blvd. (Marked in Dark Blue on the attached maps)	6,795.00	6,795.00
	Community Sidewalks - Common areas cleaned along Greyhawk Blvd and Mulberry Ave plus at the neighborhood entrances along Greyhawk Blvd up to the first driveway. (Marked in Red on the attached maps)	7,495.00	7,495.00
	Paver Brick Cleaned - at the Greyhawk Blvd roundabout. We can use water from the neighborhood Fire Hydrants as we have a Manatee County water meter.	475.00	475.00
	One time discount This quote does not include the concrete nature Sidewalk or Clubhouse area sidewalks and curbs. *	-700.00	-700.00
	We will request a down payment of \$3,000.00 at the time of scheduling.		

Payment Terms: Net 15 days from date of service.
Progress payments may be required on large volume jobs.

DISCOUNT	\$700.00
SUBTOTAL	
TAX	
TOTAL	\$14,065.00
PAYMENTS	\$0.00
BALANCE	\$14,065.00

Thank you for your business

ESTIMATE



Jim Hengel
GreyHawk Landing
Bradenton, Florida 34212

Pristine protection services

13556 Old Creek Ct
Parrish, Florida 34219

Phone: (941) 803-7644

Email: pristineprotectionservices@gmail.com

Web: pristineprotectionservices.com

Estimate # 003327
Date 02/04/2021

Description

Total

Pressure Washing	\$12,000.00
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From back gate to front gate, all sidewalks and street gutters, roundabouts and paver areas around roundabouts. Also pressure treat from where mulberry meets greyhawk blvd, all the way up past mulberry clubhouse to end of block including all sidewalks, roundabouts, street gutters. Start end of feb/first week of march. 2.5-3 week completion time.
1/3 due upon job acceptance/agreement. \$4,000 to cover materials.

Subtotal	\$12,000.00
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Total	\$12,000.00
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By signing this document, the customer agrees to the services and conditions outlined in this document.

Jim Hengel