



Rizzetta & Company

Greyhawk Landing Community Development District

**Board of Supervisors' Meeting
July 22, 2021**

**District Office:
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
239.936.0913**

www.greyhawkcdd.org

**GREYHAWK LANDING
COMMUNITY DEVELOPMENT DISTRICT**

Greyhawk Landing Clubhouse, 12350 Mulberry Avenue, Bradenton, Florida 34212

Board of Supervisors	Jim Hengel Mark Bush Cheri Ady Scott Jacuk Gregory Perra	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Belinda Blandon	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 (239) 936-0913. 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 · Ft. Myers, Florida · (239) 936-0913
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.greyhawkcdd.org

July 15, 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, July 22, 2021 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. AUDIENCE COMMENTS**
- 3. CONTINUED BUSINESS ITEMS**
 - A. Presentation by POA President
 - B. Consideration of MBS Capital Markets Engagement as Underwriter..... Tab 1
 - C. Consideration of Bank of Tampa Term Sheet (under separate cover)
 - D. Presentation of Supplemental Engineer's Report (under separate cover)
 - E. Presentation of Preliminary Supplemental Methodology Report (under separate cover)
 - F. Consideration of Resolution 2021-09, Declaring Special Assessments..... Tab 2
 - G. Consideration of Resolution 2021-10, Setting a Public Hearing on Special Assessments Tab 3
- 4. STAFF REPORTS & UPDATES**
 - A. Aquatics Report – Aquagenix
 - B. Field Manager Tab 4
 - C. Landscape Maintenance Update
 1. Discussion Regarding Tree Trimming
 2. Discussion Regarding Irrigation System Repairs
 - D. District Engineer
 - E. District Counsel
 1. Discussion Regarding Pulte Easement
 - F. District Manager
 1. Presentation of Action Item List
 2. Review of Monthly Financial Statements
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on June 24, 2021 Tab 5
 - B. Consideration of the Operations and Maintenance Expenditures for the Month of May 2021 Tab 6
- 6. BUSINESS ITEMS**

None
- 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 (239) 936-0913.

Respectfully,
Belinda Blandon
Belinda Blandon
District Manager

cc: Andrew Cohen: Persson, Cohen & Mooney, P.A.

Tab 1



MBS CAPITAL MARKETS, LLC

AGREEMENT FOR UNDERWRITING SERVICES GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

July 22, 2021

Board of Supervisors
Greyhawk Landing Community Development District

MBS Capital Markets, LLC (the "Underwriter") offers to enter into this agreement (the "Agreement") with the Greyhawk Landing Community Development District (the "District") which, upon your acceptance of this offer, will be binding upon the District and the Underwriter. This agreement relates to the proposed issuance of the District's Special Assessment Revenue Bonds, Series 2021 (the "Bonds") for the purpose of the funding certain public infrastructure improvements for the District. This Agreement will cover the engagement for the Bonds and will be supplemented for future bond issuances as may be applicable.

1. **Scope of Services:** MBS intends to serve as the underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.
 - Advice regarding the structure, timing, terms, and other similar matters concerning the particular municipal securities described above.
 - Preparation of rating strategies and presentations related to the issue being underwritten.
 - Preparations for and assistance with investor "road shows," if any, and investor discussions related to the issue being underwritten.
 - Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
 - Assistance in the preparation of the Preliminary Official Statement, if any, and the Final Official Statement.
 - Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
 - Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
 - Preparation of post-sale reports for the issue, if any.



MBS CAPITAL MARKETS, LLC

- Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.
2. **Fees:** The Underwriter will be responsible for its own out-of-pocket expenses other than the fees and disbursements of underwriter's or disclosure counsel which fees shall be paid from the proceeds of the Bonds. Any fees payable to the Underwriter will be contingent upon the successful sale and delivery or placement of the Bonds. The underwriting fee for the sale or placement of the Bonds will be 1.50% of the total par amount of Bonds issued.

The Underwriter shall also bear the cost of obtaining an investment grade rating with the actual cost of the rating to be paid from the proceeds of the Bonds only to the extent Bonds are issued.

3. **Termination:** Both the District and the Underwriter will have the right to terminate this Agreement without cause upon 90 days written notice to the non-terminating party.
4. **Purchase Contract:** At or before such time as the District gives its final authorization for the Bonds, the Underwriter and its counsel will deliver to the District a purchase or placement contract (the "Purchase Contract") detailing the terms of the Bonds.
5. **Notice of Meetings:** The District shall provide timely notice to the Underwriter for all regular and special meetings of the District. The District will provide, in writing, to the Underwriter, at least one week prior to any meeting, except in the case of an emergency meeting for which the notice time shall be the same as that required by law for the meeting itself, of matters and items for which it desires the Underwriter's input.
6. **Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17.** The Municipal Securities Rulemaking Board's Rule G-17 requires underwriters to make certain disclosures to issuers in connection with the issuance of municipal securities. Those disclosures are attached hereto as "Exhibit A." By execution of this Agreement, you are acknowledging receipt of the same. If you or any other Issuer officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with the Issuer's own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate. It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.



MBS CAPITAL MARKETS, LLC

This Agreement shall be effective upon your acceptance hereof and shall remain effective until such time as the Agreement has been terminated in accordance with Section 3 hereof.

We are required to seek your acknowledgement that you have received the disclosures referenced herein and attached hereto as Exhibit A. By execution of this agreement, you are acknowledging receipt of the same.

Sincerely,
MBS Capital Markets, LLC

A handwritten signature in blue ink, appearing to read 'Brett Sealy', is positioned above a horizontal line.

Brett Sealy
Managing Partner

Approved and Accepted By: _____

Title: _____

Date: _____



MBS CAPITAL MARKETS, LLC

EXHIBIT A

Disclosures Concerning the Underwriter's Role

- (i) MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- (ii) The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriters has financial and other interests that differ from those of the District.
- (iii) Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the District under the federal securities laws and are, therefore, is required by federal law to act in the best interests of the District without regard to their own financial or other interests.
- (iv) The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
- (v) The underwriter will review the official statement for the Bonds in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.

Disclosure Concerning the Underwriter's Compensation

The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Conflicts of Interest

The Underwriter has not identified any additional potential or actual material conflicts that require disclosure including those listed below.

Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.



MBS CAPITAL MARKETS, LLC

Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

Disclosures Concerning Complex Municipal Securities Financing

Since the Underwriter has not recommended a "complex municipal securities financing" to the Issuer, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

Tab 2

RESOLUTION 2021-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE, TYPE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Greyhawk Landing Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended; and

WHEREAS, the Board of Supervisors of the District (the "Board") has determined to borrow funds to construct, re-construct and/or repair certain new and/or aging infrastructure of the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct, or reconstruct, enlarge, or extend, equip, acquire, operate and/or maintain the infrastructure improvements (the "Improvements") described in the District's Engineer's Report dated July [REDACTED], 2021 (the "Engineer's Report") as same may be amended from time to time, and as same is attached hereto as **Exhibit "A"** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the costs of the Improvements by special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain the Improvements and to impose, levy and collect the Assessments (as defined below); and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits has been determined and that special assessments will be made in proportion to the benefits received as set forth in the Preliminary Special Assessment Allocation Report (the "Assessment Methodology

Report”) as same may be supplemented from time to time, and as same is attached hereto as **Exhibit “B”** and incorporated herein by reference. The Improvements as set forth in the Engineer’s Report and the Assessments as set forth in the Assessment Methodology Report are on file at the office of the District Manager, Rizzetta & Company, 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 (the “District Records Office”); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE BOARD OF SUPERVISORS OF THE GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT:

1. Assessments shall be levied to defray the cost of the Improvements.
2. The nature, type and general location of, and plans and specifications for, the Improvements, as well as the assessment plat denoting the lands upon which the Improvements shall be made and Assessments levied, including all costs of the Improvements associated therewith which shall be paid by Assessments, are on file at the District Records Office. **Exhibit “A”** and **Exhibit “B”** are also on file and available for public inspection at the same location and further describes the costs of the Improvements, amount of Assessments, manner in which the Assessments shall be paid, the timeframe for paying the Assessments and all such additional information as required by Sections 170.03 through 170.07, Florida Statutes. A description of the lands upon which the Improvements shall be made and Assessments levied (the “Lands”) are described as: all lots and lands adjoining and contiguous or bounding and abutting the Improvements or specially benefitted thereby and further designated by the assessment plat, as hereinafter provided.
3. The total estimated cost of the Improvements is [REDACTED] (the “Estimated Cost”).
4. The Assessments will defray approximately \$ [REDACTED], which includes part of the Estimated Cost, plus estimated financing-related costs.
5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit “B”** including provisions for additional and supplemental assessment resolutions.
6. The Assessments shall be levied within the District on all lots and lands adjoining and contiguous or bounding and abutting upon such Improvements or specially benefitted thereby and further designated by the assessment plat as hereinafter provided.
7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.

8. Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll in accordance with the method of assessment described in **Exhibit "B"** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Improvements, the cost thereof, the manner of payment therefore or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Manatee County, Florida, and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this _____ day of _____, 2021.

ATTEST:

**BOARD OF SUPERVISORS OF THE
GREYHAWK LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chair / Vice-Chairman

Attachments:

Exhibit "A": Engineer's Report dated July _____, 2021, as amended.

Exhibit "B": Preliminary Special Assessment Allocation Report, as amended.

Tab 3

RESOLUTION 2021-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON AUGUST 26, 2021, AT 5:30 P.M. AT THE GREYHAWK LANDING CLUBHOUSE, 12350 MULBERRY AVENUE, BRADENTON, FLORIDA 34212, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING A SPECIAL ASSESSMENT ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197 FLORIDA STATUTES.

WHEREAS, the Board of Supervisors of the Greyhawk Landing Community Development District ("Board") has previously adopted Resolution 2021-09 entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE, TYPE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, in accordance with Resolution 2021-09, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, Florida Statutes, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents, including a description of each property to be assessed and the amount to be assessed to each piece or parcel of property, are available for public inspection at the offices of Rizzetta & Company, 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT:

1. There is hereby declared a public hearing to be held on August 26, 2021, at 5:30 P.M. at the Greyhawk Landing Clubhouse, 12350 Mulberry Avenue, Bradenton, Florida 34212 for the purpose of hearing comment and objections to the proposed

special assessments securing the District's proposed financing, as identified in the preliminary assessment roll affecting all property located within the boundaries of Greyhawk Landing Community Development District, a copy of which is on file. Affected parties may appear at the hearing or submit their comments in writing prior to the meeting to the office of the District Manager (Belinda Blandon) at Rizzetta & Company, 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Manatee County. The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, notice that information concerning all assessments may be ascertained at the Office of the District Manager at Rizzetta & Company, 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 and other information as may be required by applicable law. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall rescind, overrule, replace, and supersede all other Resolutions of the District in conflict herewith this Resolution.

4. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this ____th day of _____, 2021.

ATTEST:

BOARD OF SUPERVISORS OF
GREYHAWK LANDING COMMUNITY
DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 4

Field Manager Report: **July 2021**

***** Short report due to Gator absence; property could not be toured like usual.**

Recreation Center:

Issues/Open Items:

- N/A.

Accomplishments:

- Pavers fixed at recreational center pool; high and loose ones repaired or replaced.
- Play n' Spray cleaned.

Board Action Items:

- N/A.

Clubhouse:

Issues/Open Items:

- N/A.

Accomplishments:

- Pool shocked for black algae.

Board Action Items:

- N/A.

Field Manager Report: **July 2021 (cont.)**

Security/Guardhouse:

Issues/Open Items:

- N/A.

Accomplishments:

- Height pole installed.

Board Action Items:

- N/A.

Operations/Maintenance:

Issues/Open Items:

- N/A.

Accomplishments:

- Replaced American flag on State Route 64.
- Bulrush thinned out and removed on Pond #14.
- Moved rocks on Harriers Place gate.
- Replaced three light globes on Greyhawk Blvd.
- Removed fallen limb from nature trail.
- New 4x4 Gator received.

Board Action Items:

- N/A.

Tab 5

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, June 24, 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 (via Zoom)
Scott Jacuk Board Supervisor, Assistant Secretary
Greg Perra Board Supervisor, Assistant Secretary

Also present were:

- Scott Brizendine Vice President of Operations Rizzetta & Company, Inc.
Belinda Blandon District Manager, Rizzetta & Company, Inc. (via Zoom)
Andy Cohen District Counsel, Persson Cohen & Mooney
Rick Schappacher District Engineer, Schappacher Engineering
Ed Maro Field Manager
Carleen FerroNyalka Assistant Field Manager (via Zoom)
John MacNeill Aquagenix

Audience

FIRST ORDER OF BUSINESS

Call to Order

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

The Board recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Brizendine opened the floor to audience comments.

Mr. Wulczak addressed the Board regarding proposed budget increase and the

48 potential to issue bonds; he advised that the District needs to keep up with the market and
49 improve the community.

50
51 Ms. Blandon called on each Zoom attendee for public comments. There were none.

52
53 Ms. Wilson addressed the Board regarding missing stop signs at Chantilly and
54 Ragdoll. Mr. Schappacher advised he will cover the concern in his report.

55
56 **THIRD ORDER OF BUSINESS** **Presentation by POA President**

57
58 This item was tabled to the July meeting.

59
60 **FOURTH ORDER OF BUSINESS** **Discussion Regarding Pulte**
61 **Easement**

62
63 Mr. Cohen advised that at the last meeting the Board directed him to contact Pulte;
64 he advised that he has not heard back from Pulte. He advised that he will continue to follow
65 up.

66
67 **FIFTH ORDER OF BUSINESS** **Staff Reports**

68
69 A. Aquatic Report – Aquagenix
70 Mr. John MacNeill advised that Aquagenix was on site several times in May
71 treating algae in several ponds. He advised that ponds 43 and 44 continue to
72 be an issue, pond 49 was treated today for water lettuce, and the bull rush was
73 manually removed from pond 14. Mr. MacNeill advised that water levels
74 continue to be extremely low.

75
76 Mr. Brizendine advised that on June 7th the District received a communication
77 from the SWFWMD advising that shoreline grasses were removed behind 667
78 and 705 Rosemary Court; he advised removal of the grasses is prohibited by
79 the permit. Mr. Brizendine advised that the SWFWMD is not demanding that
80 the grasses be restored but has requested that the CDD send notification to the
81 two homes demanding that they refrain from any further removal as well as a
82 community wide notification reminding them that the shoreline vegetation is not
83 to be removed. Mr. Brizendine asked that Mr. MacNeill advise his team to keep
84 an eye on the shoreline grasses.

85
86 B. Field Manager Report
87 Mr. Maro advised that the recreation center pavers and splash pad were
88 repaired. Mr. Hengel asked that Mr. Maro have signs made prohibiting golf
89 carts. The Board directed Mr. Cohen to provide the appropriate language for
90 the signage and Mr. Maro to determine locations for signage. Discussion
91 ensued regarding the repercussions related to golf carts being used on District
92 roadways.

93
94 C. Landscape Maintenance Update

95 Mr. Brizendine advised that Yellowstone started service on June 14th; he
96 advised that that Staff will remind Yellowstone that they are to attend meetings.

97
98 Mr. Cohen provided an overview of the ongoing concerns with LMP's counsel
99 related to payment of invoices and terminating the service contract. He advised
100 that LMP is demanding \$81,609.20 from the District and the District has offered
101 \$15,969.50; he advised that LMP is asking to be paid for maintenance services
102 for April, May, and thirteen days of June totaling \$63,264.70. Mr. Hengel
103 advised that LMP was not on site the entire first week of June and in May and
104 April they did not trim trees and Yellowstone has provided a proposal in the
105 amount of \$39,000.00 for tree trimming and \$18,320.00 for non-standard
106 maintenance. Discussion ensued. The Board authorized District Counsel to
107 offer mediation to LMP's counsel. Further discussion ensued.
108

On a Motion by Mr. Jacuk, seconded by Mr. Perra, with all in favor, the Board Directed District Counsel to Offer Mediation with LMP and if Mediation is not Accepted by LMP, then Offer an Amount Not to Exceed \$40,000.00 to Resolve the Issue, for the Greyhawk Landing Community Development District.

109
110 D. District Engineer

111 Mr. Schappacher advised that the depression on Mulberry Avenue has gotten
112 worse and the proposal received for \$4,055 did not include curb repair; he
113 recommended moving forward with the repair including fixing the curb.
114

On a Motion by Mr. Hengel, seconded by Mr. Jacuk, with all in favor, the Board Approved a Not to Exceed Amount of \$4,500, for Necessary Repairs at Mulberry Avenue, Including Curb Repair, for the Greyhawk Landing Community Development District.

115
116 Mr. Schappacher advised that the low bid, from ANJ, for the swale repair on the
117 south side of pond #16 is \$2,400.
118

On a Motion by Mr. Hengel, seconded by Mr. Bush, with all in favor, the Board Approved the ANJ Proposal in the Amount of \$2,400 for Repairs to the Swale on Pond #16, for the Greyhawk Landing Community Development District.

119
120 Mr. Schappacher advised that the striping/repainting of the stop bars is set to
121 be begin no later the Monday, June 28th.
122

123 Mr. Schappacher advised that the resident at 433 Chantilly extended a drainage
124 pipe onto CDD property; he advised that the Board previously approved running
125 the pipe underground to a bubbler box and he recommended allowing the same
126 repair method for this drain pipe. The Board directed Staff to send a letter to the
127 homeowner.

128 Mr. Schappacher advised that repairs to the ditch should be completed by the
129 end of the month.
130

131
132 Mr. Schappacher advised that regarding the reclaimed water connection, he
133 received comments from the County, and he hopes to have approved plans in
134 a couple of weeks.
135

136 Mr. Schappacher distributed the roadway life span maps. Discussion ensued
137 regarding the repaving process.
138

139 Mr. Brizendine advised that a couple of staff calls have been held and a full list
140 has been provided to MBS for review and MBS has drafted a credit memo that
141 has been sent to the Bank of Tampa for approval of the issuance of bonds and
142 MBS is also gauging the Bank of Tampa interest in purchasing the bonds.
143

144 E. District Counsel

145 Mr. Cohen advised that he had no report but would be happy to answer any
146 questions.
147

On a Motion by Mr. Jacuk, seconded by Mr. Perra, with all in favor, the Board Delegated Authority to the Chairman to Work with Counsel to Retain Litigation Counsel, if Necessary, Related to the Dispute with LMP, for the Greyhawk Landing Community Development District.

148
149 F. District Manager
150 Mr. Brizendine advised that the action item list has been updated with the
151 assistance of the Chairman; he further advised that the Action Item List as well
152 as the Financial Statements are on the tablets for Board review.
153

154 Mr. Brizendine reviewed the May financial statements for the Board. Mr.
155 Brizendine advised the 2013 US Bank CD for the debt service reserve matures
156 on August 23rd; he advised that the investment will default to a sweep treasury
157 obligations class Y account at .01% and he has reached out to the bank to
158 review available options. Mr. Brizendine advised that he will work with Ms. Ady
159 related to the reinvestment.
160

161 Mr. Brizendine advised that the next regular meeting of the Board of
162 Supervisors is scheduled for Thursday, July 22nd at 6:00 p.m.
163

164 Ms. Blandon advised that she welcomes feedback from the Board on the Action
165 Items List.
166

167 **SIXTH ORDER OF BUSINESS**

168 **Consideration of the Minutes of the**
169 **Board of Supervisors' Meeting held**
on May 20, 2021

170 Mr. Brizendine presented the minutes of the Board of Supervisors' meeting held on
171 May 20, 2021 and asked if there were any questions. Mr. Hengel advised that a light was out
172 on Falcon Trace, and he believes that Ms. FerroNyalka has taken care of it.
173
174

On a Motion by Mr. Perra, seconded by Mr. Jacuk, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on May 20, 2021, for the Greyhawk Landing Community Development District.

175
176 **SEVENTH ORDER OF BUSINESS** **Consideration of the Operations**
177 **and Maintenance Expenditures for**
178 **the Month of April 2021**
179

180 Mr. Brizendine advised that the Operations and Maintenance expenditures for the
181 period of April 1-30, 2021 total \$138,981.16. He asked if there were any questions. There
182 were none.
183

On a Motion by Mr. Hengel, seconded by Mr. Bush, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of April 2021 (\$138,981.16), for the Greyhawk Landing Community Development District.

184
185 **EIGHTH ORDER OF BUSINESS** **Update Regarding Bond Process**
186

187 This was provided during the District Engineer Staff Report.
188

189 **NINTH ORDER OF BUSINESS** **Review and Acceptance of Fiscal**
190 **Year End September 30, 2020 Audit**
191 **as Prepared by Berger, Toombs,**
192 **Elam, Gaines & Frank**
193

194 Mr. Brizendine advised that there were no adverse findings and the prior year finding
195 of the district exceeding the budget was corrected with the amended budget. He asked if
196 there were any questions related to the Audit. There were none.
197

On a Motion by Mr. Hengel, seconded by Mr. Bush, with all in favor, the Board Accepted the Audit for Fiscal Year End September 30, 2020, as Prepared by Berger, Toombs, Elam, Gaines & Frank, and Directed Staff to Submit to the Required Governmental Agencies, for the Greyhawk Landing Community Development District.

198
199 **TENTH ORDER OF BUSINESS** **Consideration of LLS Tax**
200 **Solutions Engagement Letter for**
201 **Arbitrage Services**
202

203 Mr. Brizendine reviewed the engagement letter with LLS Tax Solutions related to the

204 Series 2021 Bonds as well as the engagement letter with LLS Tax Solutions related to the
205 Series 2013 Bonds, advising that the agreements are for three years at a cost of \$1,500 or
206 \$500 per year per Series.
207

On a Motion by Mr. Jacuk, seconded by Mr. Perra, with all in favor, the Board Approved the LLS Tax Solutions Engagement Letters with LLS Tax Solutions for the Series 2021 Bonds and the Series 2013 Bonds, for the Greyhawk Landing Community Development District.

208
209 **ELEVENTH ORDER OF BUSINESS** **Consideration of EarthBalance**
210 **Price Quote for Wetland K, F, & L**
211 **Maintenance, Three Events**
212

213 Mr. Brizendine advised that EarthBalance has provided a proposal for chemical
214 treatment of the exotic vegetation consisting of a one-year agreement for three events, with
215 no manual removal. Ms. Bandon advised that invoicing would occur after each event and the
216 first event would occur in the second week of July.
217

On a Motion by Mr. Hengel, seconded by Mr. Jacuk, with all in favor, the Board Approved the EarthBalance Price Quote for Wetland K, F, & L Maintenance, in the Amount of \$9,885.00, Subject to Preparation of an Agreement by Counsel, for the Greyhawk Landing Community Development District.

218
219 **TWELFTH ORDER OF BUSINESS** **Consideration of Proposals for**
220 **Replacement of Utility Vehicle**
221

222 Mr. Brizendine advised that the current gator is no longer operable, and Mr. Maro was
223 able to get the John Deere pricing down to \$12,000.00 which caused it to fall within the
224 Chairman's spending authority and so the Chairman approved the purchase. He advised that
225 the Board now needs to ratify the purchase and determine whether the funds should be taken
226 from reserves. He further advised that the replacement gator was included in the list for the
227 bonds, and if approved, would reimburse the reserve fund.
228

On a Motion by Mr. Jacuk, seconded by Mr. Perra, with all in favor, the Board Ratified the Purchase of the John Deere Utility Vehicle and Authorized Payment from Reserves, for the Greyhawk Landing Community Development District.

229
230 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2021-**
231 **08, Field Manager Spending**
232 **Authorization**
233

234 Mr. Brizendine advised that the Board requested the resolution in order to allow for
235 Mr. Maro to pay non-continuing expenses, not to exceed \$5,000.00.
236

On a Motion by Mr. Perra, seconded by Mr. Bush, with all in favor, the Board Adopted Resolution 2021-08, Field Manager Spending Authorization, for the Greyhawk Landing Community Development District.

237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Brizendine opened the floor to Supervisor Requests.

Mr. Hengel advised that a large branch from an oak tree fell in the nature trail and is in need of removal. Discussion ensued regarding communication with the new landscape vendor. Mr. Hengel further advised that a resident has requested to use the clubhouse as a pickup point in October for a bake sale. Ms. FerroNyalka advised that it is a high school student who is looking to get her volunteer hours. The Board approved the request.

Mr. Bush advised that a former Board member has passed away and recommended that the CDD send flowers or a donation. Mr. Maro and Ms. FerroNyalka will handle this.

Ms. Ady inquired as to an update related to the open space; she asked that Mr. Maro stay on top of it. She advised that flowers need to be installed in the round about and other areas. Mr. Maro advised that he will address the concern.

FIFTEENTH ORDER OF BUSINESS

Adjournment

Mr. Brizendine advised that there was no further business to come before the Board and asked for a motion to adjourn.

On a Motion by Mr. Hengel, seconded by Mr. Bush, with all in favor, the Board Adjourned the Meeting at 7:25 p.m., for the Greyhawk Landing Community Development District.

260
261
262
263

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 6

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · Ft. Myers, FLORIDA (239) 936-0913
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures May 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2021 through May 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: \$148,257.61

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

<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	010038	16B	Sidewalk and Curb Repairs 05/21	\$ 8,360.00
A N J Excavation LLC	010038	29	30' stop sign installed 05/21	\$ 1,060.00
AAA Striping Plus Sod & Signs, Inc.	010015	1343	Repaint Street Lines at North Gate 04/21	\$ 1,277.32
ADP Easy pay	PR ppe 050221	PR ppe 050221	Payroll PPE 05/02/21 PD 05/07/21	\$ 6,576.11
ADP Easy pay	PR ppe 051621	PR ppe 051621	Payroll PPE 05/16/21 PD 05/21/21	\$ 5,076.11
ADP Easy pay	PR Fees 050221	PR Fees 050221	Payroll fees ppe 05/02/21	\$ 116.95
ADP Easy pay	PR Fees 051621	PR Fees 051621	Payroll fees ppe 05/16/21	\$ 116.95
Aquagenix	010039	4109791	Monthly Preserve Management 04/21	\$ 3,750.00
Aquagenix	010039	4109801	Monthly Pond Management 04/21	\$ 4,582.00
Bradenton Herald, Inc.	010025	17042	Legal Advertising 04/21	\$ 256.23
Bright House Networks, LLC	20210531-1	0036325323-01 05/21	700 Greyhawk Blvd - Gym 05/21	\$ 17.16
Bright House Networks, LLC	20210531-5	046658101041621	1400 Greyhawk Blvd 04/21	\$ 107.86
Bright House Networks, LLC	20210531-2	046721701050121	Guardhouse Internet 05/21	\$ 92.95
Bright House Networks, LLC	20210531-3	072388301041621	700 Greyhawk Blvd 04/21	\$ 208.72

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Fitness Logic, Inc.	010017	101008	Equipment Repair 04/21	\$ 79.00
Florida Power & Light Company	010051	FPL Electric Summary 05/21	FPL Electric Summary Bill 05/21	\$ 3,482.30
Florida Power & Light Company	010046	FPL Summary #2 04/21	FPL Electric Summary #2 Bill 04/21	\$ 2,157.64
Florida Department of Revenue	010037	Sales Tax 04/21	Sales & Use Tax 04/21	\$ 52.42
Florida Patio Furniture, Inc.	010018	63001	Flat Tube Lounges 04/21	\$ 210.00
Frontier Florida LLC	20210531-4	062013-5 05/21	Frontier Services 05/21	\$ 361.97
Frontier Florida LLC	20210531-4	941-708-3290-042407-5 05/21	Frontier Services 05/21	\$ 60.92
Frontier Florida LLC	20210531-4	941-745-5603-070120-5	Frontier Services 01/21	\$ 65.42
Frontier Florida LLC	20210531-4	941-750-9046-070120-5 05/21	Frontier Services 05/21	\$ 104.74
Gregory Perra	010035	GP032521	Board of Supervisors Meeting 03/25/21	\$ 200.00
Gregory Perra	010035	GP042221	Board of Supervisors Meeting 04/22/21	\$ 200.00
Greyhawk Landing CDD	CD1478	CD1478	Debit Card Replenishment	\$ 1,148.92
Greyhawk Landing CDD	CD1477	CD1477	Debit Card Replenishment	\$ 942.45
Landscape Maintenance Professionals, Inc.	010040	157695	Monthly Landscape Maintenance 02/21	\$ 26,049.33

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	010040	157950	Pest Control 01/21	\$ 290.00
Landscape Maintenance Professionals, Inc.	010040	158312	Monthly Landscape Maintenance 03/21	\$ 26,049.33
Landscape Maintenance Professionals, Inc.	010040	158587	Pest Control 02/21	\$ 285.00
Landscape Maintenance Professionals, Inc.	010027	158629	Irrigation Repairs 03/21	\$ 627.28
Landscape Maintenance Professionals, Inc.	010040	159380	Pest Control 03/21	\$ 295.00
Landscape Maintenance Professionals, Inc.	010019	159436	Irrigation Repairs 04/21	\$ 336.34
Landscape Maintenance Professionals, Inc.	010019	159448	Irrigation Repairs 04/21	\$ 42.58
Landscape Maintenance Professionals, Inc.	010019	159681	Irrigation Repairs 04/21	\$ 454.32
Landscape Maintenance Professionals, Inc.	010027	160153	Irrigation Repairs 05/21	\$ 62.50
Manatee County Utilities Department	010028	MCUD Summary 04/21	Garbage/Utility Services 04/21	\$ 1,610.89
Mark E Bush	010034	MB032521	Board of Supervisors Meeting 03/25/21	\$ 200.00
Mark E Bush	010034	MB042221	Board of Supervisors Meeting 04/22/21	\$ 200.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	010020	8150	Street Lights Maintenance 11/20	\$ 1,400.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	010047	8726	Street Lights Maintenance 05/21	\$ 1,400.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

<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.	010029	8735	Service Call 05/21	\$ 717.25
Nostalgic Lampposts & Mailboxes Plus, Inc.	010029	8749	Service Call 05/21	\$ 510.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	010029	8750	Service Call 05/21	\$ 310.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	010029	8754	Service Call 05/21	\$ 557.50
Nostalgic Lampposts & Mailboxes Plus, Inc.	010041	8766	Service Call 05/21	\$ 737.65
Nostalgic Lampposts & Mailboxes Plus, Inc.	010047	8777	Service Call 05/21	\$ 145.00
Persson, Cohen & Mooney, P.A.	010030	547	General/Monthly Legal Services 04/21	\$ 3,483.00
Pools by Lowell, Inc.	010031	224113	Pool Repairs 04/21	\$ 45.05
Pools by Lowell, Inc.	010021	226492	Pool Repairs 04/21	\$ 169.47
Pools by Lowell, Inc.	010042	226493	Pool Repairs 04/21	\$ 49.05
Pools by Lowell, Inc.	010021	226517	Pool Repairs 04/21	\$ 188.66
Pools by Lowell, Inc.	010048	227130	Clubhouse Pool Service 05/21	\$ 1,500.00
Pools by Lowell, Inc.	010048	227131	Rec Pool Service 05/21	\$ 2,100.00
Rizzetta & Company, Inc.	010022	INV0000058213	District Management Fees 05/21	\$ 4,166.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Technology Services, LLC	010023	INV0000007529	Email & Website Hosting Services 05/21	\$ 205.00
Robert Scott Jacuk	010036	SJ032521	Board of Supervisors Meeting 03/25/21	\$ 200.00
Robert Scott Jacuk	010036	SJ042221	Board of Supervisors Meeting 04/22/21	\$ 200.00
Say No to Bugs, Inc.	010043	050121	Pest Control 05/21	\$ 325.00
Schappacher Engineering, LLC	010044	1881	Engineering Services 04/21	\$ 1,498.08
Securt Holdings LLC	010016	32907042321	Service Call 04/21	\$ 377.10
Securt Holdings LLC	010026	32964050321	Service Call 05/21	\$ 1,630.61
State Alarm Inc.	010049	211863	Monthly Alarm Monitoring Service 06/21	\$ 151.00
State Alarm Inc.	010049	211864	Fire Alarm Monitoring GHW 06/21	\$ 25.00
State Alarm Inc.	010049	211865	Burg Alarm Monitoring GHW 06/21	\$ 23.00
State Alarm Inc.	010049	212440	Clubhouse CCTV 05/21	\$ 715.00
TECO-Peoples Gas	010045	211012697549 04/21	12350 Mulberry Ave 04/21	\$ 15.10
TFR Cleaning Services Inc.	010050	66263	Janitorial Services 05/21	\$ 759.00
Universal Protection Service, LLC	010032	11269174	Security 03/26/2021-04/29/2021	\$ 24,168.22

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Verizon Wireless	010033	9878163073	Telephone Services 04/21	\$ 80.16
Wholesale Landscape Supply, Inc.	010024	1582107	Boulders/ Delivery 04/21	<u>\$ 3,240.00</u>
Report Total				<u>\$ 148,257.61</u>