



Rizzetta & Company

Greyhawk Landing Community Development District

Board of Supervisors' Meeting September 23, 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	Chairman
	Mark Bush	Vice Chairman
	Cheri Ady	Assistant Secretary
	Scott Jacuk	Assistant Secretary
	Gregory Perra	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.greylhawkcdd.org

September 17, 2021

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

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Greyhawk Landing Community Development District will be held on **Thursday, September 23, 2021 at 6:00 p.m.** at the Greyhawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, Florida 34212. The following is the **revised** agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. AUDIENCE COMMENTS**
- 3. CONTINUED BUSINESS ITEMS**
- A. Update Regarding New Gate Proposal**
- 4. BUSINESS ITEMS**
 - A. Discussion Regarding Communication Protocols and Actions by District Staff
 - B. Consideration of Resident Request for Easement Tab 1
 - C. Consideration of DoodyFree941 Proposal for Pet Waste Stations Tab 2
 - D. Consideration of Proposal from Elite Painting and Design for Painting Rec Center and Clubhouse..... Tab 3
 - E. Ratification of Execution of the Amenities Service Agreement..... **Tab 4**
 - F. Ratification of Execution of the Landscape Maintenance Inspection Contract..... Tab 5**
 - G. Consideration of Fiscal Year 2021/2022 Egis Insurance Proposal (under separate cover)
- 5. STAFF REPORTS & UPDATES**
 - A. Aquatics Report – Aquagenix Tab 6
 - B. Field Manager
 - C. Landscape Maintenance Update
 - D. District Engineer
 1. Lake Bank Repair Bid Package Tab 7
 2. Road Repair Bid Package..... Tab 8
 3. Pickleball Court Update
 4. Magnolia Point Force Main Update
 5. Re-Claimed Water Connection Permit Update
 6. Vegetation Removal Bid Package..... Tab 9
 7. Nature Trail Bid Package Tab 10
 - E. District Counsel
 1. Update Regarding Pulte Easement
 2. Update Regarding LMP Discussions
 - F. District Manager
 1. Presentation of Action Item List (under separate cover)
 2. Review of Monthly Financial Statements..... Tab 11

6. BUSINESS ADMINISTRATION

- A. Consideration of the Minutes of the Board of Supervisors'
Meeting held on August 26, 2021 Tab **12**
- B. Consideration of the Operations and Maintenance
Expenditures for the Months of July and August 2021 Tab **13**

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

Michelle Cramer at 712 Rosemary Circle provided the attached photos for access request along 117th for their pool install.

The dates have not been finalized and are scheduled into December/January with completion estimated March/April 2022.

Their contact information is below. I have also included my own Google Map screenshot of her requested access area. There are a series of bushes that are dead and needing replaced in the area she is requesting access through.

Michelle & Scott Cramer
712 Rosemary Circle
Bradenton, FL 34212

From: Michelle Cramer
Sent: Sunday, August 22, 2021 11:42 AM
To: Carleen FerroNyalka <AstFieldMgr@GreyhawkCDD.org>
Subject: Question

I have a question.....we are getting ready to put a pool in. We were wondering who we would talk to, to see if pool company could access our yard from 117th street. There's already a bush missing in the tree line, and they would possibly have to remove one more. We would be willing to replace both bushes at our cost, even the one currently missing. Is this possible? Who would we need to get permission from? I'm guessing it's CDD, because it's common area. If it's a definite no, no worries! Just thought it would be easier for them and street traffic in front of our house. Have a great weekend!

Michelle Cramer





708

712 Rosemary Cir,
Bradenton, FL 34212

Rosemary Cir

Rosemary Cir

Rosemary Cir

any Cir

716

Google



Tab 2

Here are the numbers and what we provide.

Install 12 dog waste stations \$300.00 per station total = \$3,600.00

Doody Free - Waste Station Management			
Number of Stations	One Visit Per Week	Two Visits Per Week	Three Visits Per Week
1 to 3	\$9.95	\$8.95	\$7.95
4 to 8	\$8.95	\$7.95	\$6.95
9+	\$7.95	\$6.95	\$5.95

Maintain dog waste stations once per week

\$7.95 per station X 12 = \$95.40 per visit = \$4960 per year = \$413.00 monthly

Maintain dog stations twice per week - 10% discount

\$6.25 per station X 12 = \$75.00 per visit = \$150.00 per week = \$7800.00 per year = \$650.00 monthly

(Rate card would be \$8,673 per year, saving \$873.00 per year)

Communities we currently service in LWR: Central Park, Polo Run, Cooperlefe, Lakewood National, Lorraine Lakes & Shoreview HOA



Example of dog waste station

Service will include:

- 1- Empty station and replace with a new trash liner.
- 2- Restock waste station bags as needed
- 3- Pick up any waste and debris within 30' radius
- 4- Bait fire-ant mounds within 30' radius
- 5- Treat waste station and turf with disinfectant/deodorizer to prevent parvo, roundworm, ringworm, fleas and ticks.

Thank you for the opportunity,

Dave Karshick

www.doodyfree941.com

941-323-7318

Tab 3

ELITE PAINTING AND DESIGN INTERIOR PROPOSAL

Customer: GREYHWAK LANDINGS CDD

ATTN : Carleen FerroNyalka

941 228 6084

SCOPE : BELOW ARE DETAILS TO PAINT THE RE CENTER AND PAINTING AT THE CLUBHOUSE.

Description INTERIOR :	
PAINTING AT REC CENTER WALLS AND ALL TRIM : OPTION 1 AS REQUESTED :	
1. ALL INTERIOR WALLS INCLUDES ALL ROOMS,WORKOUT ROOMS AND HALLWAY,BATHROOMS: CAULK ANY HOLES THAT MAY BE PRESENT ,OR ANY CRACKS IN DRYWALL THEN APPLY SHERWIN WILLIAMS FLAT TO ALL INTERIOR WALLS LISTED ABOVE 2. ALL INTERIOR DOORS,JAMS,BASEBOARDS,CHAIR RAIL : CAULK ALL SEAMS AND NAIL HOLES WITH SW 950 CAULK.SHERWIN WILLIAMS PRO MAR 200 SEMI GLOSS WHITE (NO CROWN AND NO CEILINGS TO BE PAINTED) TOTAL LABOR AND MATERIAL FOR ALL ITEMS LISTED ABOVE \$5,975 PAINTING FOR CLUBHOUSE : FOR OFFICE : PAINT ALL WALLS AND TRIM,NO CEILING TOTAL LABOR AND MATERIAL : \$495.00 FOR WALLS AND TRIM AND DOORS	





Tab 4

CONTRACT FOR PROFESSIONAL AMENITY SERVICES

DATE: September 1, 2021

BETWEEN: **RIZZETTA AMENITY SERVICES, INC.**
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "**Consultant**")

AND: **GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT**
9530 Marketplace Road
Fort Myers, FL 33912

(Hereinafter referred to as "**District**," and together with Consultant, the "**Parties**.")

PURPOSE; SCOPE OF SERVICES:

- I. The purpose of this contract for professional amenity services (hereinafter referred to as "**Contract**") is for the Consultant to provide professional amenity services to the District pursuant to Chapter 190, Florida Statutes. A brief description of these services is provided below and a detailed description is provided in **Exhibit A** to this Contract.

A. STANDARD ON-GOING SERVICES. The Consultant shall provide the following Standard On-Going Services to the District pursuant to this Contract:

- i. **Management** - services include professional management and oversight to perform the services outlined in this Contract. These responsibilities include duties associated with managing the personnel, such as recruiting, hiring, training, oversight and evaluation. The Consultant will upon request, attend meetings in person or via phone to provide any updates or address concerns. The Consultant will be available to any board member for open and direct communications regarding any questions they may have;
- ii. **Personnel** - the Consultant shall employ an Operations Manager, Assistant Manager and General Maintenance Staff that will be assigned to the District. A general description of this position is provided below:



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- a) **Operations Manager:** Shall be employed as a full-time, hourly position to oversee, supervise, and act as the point person for all community matters involving the District's responsibility. They are the onsite representative of the Consultant. The Operations Manager shall have the responsibilities of overseeing all Rizzetta onsite personnel along with outside maintenance services, managing resident relations, coordinating with other outside entities as needed, and interacting with the District's Board of Supervisors and District Manager. This person is directly responsible for the oversight of all the Rizzetta amenities staff as it pertains to the District.
- b) **Assistant Manager:** Shall be employed as a full-time hourly position to support the Operations Manager and assists in the day-to-day operations of the District.
- c) **General Maintenance Staff:** Shall be employed as a full-time, hourly position to assist in the day-to-day maintenance of the amenity facilities.

All persons performing the services as generally described above and as more specifically set forth in **Exhibit A** of this Contract, at the amenity facilities, will be employees of the Consultant. Consultant and the District each acknowledge and agree that persons performing services pursuant to this contract are not employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or otherwise.

Following termination of this Contract by either party per Section X below or as otherwise stated herein, the employees of the Consultant under this Contract shall be assigned by the Consultant to the District at no extra charge and become employees of the District. However, If the District, in its sole and absolute discretion, by written consent waives the assignment of the employees to the District, the Consultant may continue to employ the persons and assign them to a different Rizzetta-managed community.

B. RESPONSIBILITIES. A detailed description of these services is provided in **Exhibit A** to this contract.

C. TIME FRAME. The Standard On-Going Services shall be provided on a monthly basis as detailed in this Contract.

II. ADDITIONAL SERVICES. In addition to the Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the Consultant. Any services not specifically provided for in the scope of services, or necessary to carry out the services as described herein, as well as any changes in the scope requested by the District, will be considered additional services. Such additional services may include, but are not limited to attendance at additional meetings, presentations, and vendor meetings or responses.



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If any additional services are required or requested, the Consultant will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The Consultant shall undertake the additional services after the District has issued its written approval of the description and fees for such services to the Consultant.

- III. **LITIGATION SUPPORT SERVICES.** Upon the District's request, the Consultant shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the Consultant will provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The Consultant shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the Consultant.
- IV. **TERM.** The Consultant's services as provided in this Contract shall commence upon execution of this Contract. This Contract shall automatically renew annually unless terminated pursuant to its terms. The Consultant acknowledges that the prices of this Contract are firm and that the Consultant may change the prices only with the District's written consent. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.
- V. **FEES AND EXPENSES; PAYMENT TERMS.**

A. FEES AND EXPENSES.

- i. A schedule of fees for the services described in Sections I, II, and III, of this Contract is shown in **Exhibit B** to this Contract, which is attached hereto and incorporated herein. The District shall pay the Consultant for the services provided under the terms of this Contract in accordance with the schedule of fees in **Exhibit B**. For purposes of the Consultant's compensation for services provided pursuant to this Contract, the District shall compensate the Consultant only for those services provided under the terms of this Contract. Unless otherwise specified by this Contract, the Consultant will invoice the District for the Consultant's services as soon as may be practicable bi-weekly in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Contract is approved will be provided to the District at such time as those services are required. Payment shall be made by the District within thirty (30) days of receipt of a correctly submitted invoice.
- ii. The District agrees to pay Consultant in an amount equal to all Consultant's costs directly related to the personnel of the Consultant providing the services at the amenity facilities including: wages, benefits, applicable payroll-related tax withholdings, workers' compensation, payroll administration and processing, fees for background checks and drug testing.



- iii. Upon the execution of this contract, the District will provide a one-time payroll deposit to the Consultant for use in paying salaries and related costs for personnel assigned and providing services to the District. This payroll deposit is defined as one month of maximum total services costs.
- iv. Fees for the Standard On-Going Services in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses.
- v. In the event the District authorizes a change in the scope of services requested, Consultant shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before Consultant is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
- vi. For the purposes of this Contract, an out-of-pocket expense is an unexpected expense that the Consultant or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services will be subject to reimbursement at cost. These expenses include, but are not limited to, airfare, mileage, transportation/parking, lodging, postage, copies, and binding.
- vii. Fees for services to be billed on an hourly basis will be billed at the Consultant's current hourly rates at the time of the execution of this Contract, as set forth in **Exhibit B**. The hourly rate for the services may be amended from time to time pursuant to the amendment procedure in this Contract and in advance of such proposed change. Consultant's current hourly rates are shown in **Exhibit B** to this Contract. Any proposed change shall indicate the new hourly fee for such services.

B. PAYMENT TERMS.

- i. **Standard On-Going Services.** Standard-On Going Services will be billed bi-weekly pursuant to the schedule shown in **Exhibit B**.
- ii. **Additional Services.** Additional Services will be billed monthly on an hourly basis for the hours incurred at the Consultant's current hourly rate as shown in **Exhibit B**.



- iii. **Litigation Support Services.** Litigation Support Services will be billed monthly on an hourly basis for the hours incurred at the Consultant's current hourly rate as shown in **Exhibit B**.
- iv. **Out-of-Pocket expenses.** Out-of-Pocket expenses of the Consultant will be billed monthly as incurred.

All invoices will be due and payable thirty (30) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

- VI. **SUSPENSION OF SERVICES FOR NON-PAYMENT.** The Consultant shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay Consultant's invoices in a timely manner, which shall be construed as thirty (30) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 Florida Statutes. Consultant shall notify the District, in writing, at least ten (10) days prior to suspending services.
- VII. **NON-CONTINGENCY.** The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.
- VIII. **AMENDMENT.** Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the Consultant.
- IX. **RESPONSIBILITIES.**
 - A. **DISTRICT RESPONSIBILITIES.** The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the Consultant to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.
 - B. **LIMITATIONS OF RESPONSIBILITIES.** To the extent not referenced herein, Consultant shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the Consultant. Consultant shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.
- X. **TERMINATION.** This Contract may be terminated as follows:
 - A. By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the Consultant. Termination for "good cause" shall be effected by written notice to Consultant at the address noted herein.



- B.** By the Consultant for “good cause”, immediately which shall include, but is not limited to, failure of the District to timely pay Consultant for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for Consultant to undertake any action or implement a policy of the Board which Consultant deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for “good cause” shall be effected by written notice to District at the address noted herein.
- C.** By the Consultant or District, for any reason, upon provision of a minimum of sixty (60) days written notice of termination to the address noted herein.
- D.** Upon any termination, Consultant will be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any off-sets that the District may have for services not performed. Consultant will make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

XI. GENERAL TERMS AND CONDITIONS.

- A.** All invoices are due and payable within thirty (30) days of invoice date, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70. Florida Statutes. Invoices not paid within thirty (30) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- B.** In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney’s fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- C.** This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Manatee County, Florida.
- E.** In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- D.** The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the Consultant.
- E.** The Consultant and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The Consultant agrees to take steps to repair any damage resulting from the Consultant’s activities and work pursuant to the Contract within twenty-four hours (24) hours.
- F.** Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.



XII. INDEMNIFICATION.

A. DISTRICT INDEMNIFICATION. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), and except and to the extent caused by the negligence or reckless and/or willful misconduct of the Consultant, the District agrees to indemnify, defend, and hold harmless the Consultant and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Consultant may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Consultant may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

CONSULTANT INDEMNIFICATION. The Consultant agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the Consultant. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

B. SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS. Nothing herein shall be construed to limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

XIII. INSURANCE.

- A.** The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Contract.
- B.** The Consultant shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:
 - i.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.



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- ii. General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
 - iii. Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
 - iv. Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
 - v. Comprehensive Automobile Liability Insurance for all vehicles used by the Consultant's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
 - vi. Commercial Crime insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
- C. Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees will be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. Consultant will furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- D. If the Consultant fails to secure or maintain the required insurance, the District has the right (without any obligation to do so, however) to secure such required insurance, in which event the Consultant shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.
- XIV. **ASSIGNMENT.** Except as provided in this section, neither the District nor the Consultant may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the Consultant or the District without the prior written approval of the other party is void.
- XV. **COMPLIANCE WITH PUBLIC RECORDS LAWS.** Consultant understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, Consultant agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Consultant acknowledges that the designated public records custodian for the District is Rizzetta & Company, Inc. ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Consultant shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Consultant does not transfer the



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records to the Public Records Custodian of the District; and 4) upon completion of the Contract, transfer to the District, at no cost, all public records in Consultant's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Consultant, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

- XVI. NOTICES.** All notices, requests, consents and other communications under this Contract ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District:

Greyhawk Landing Community
Development District
9530 Marketplace Road
Fort Myers, FL 33912
Attn: District Manager

With a copy to:

Persson, Cohen & Mooney, P.A.
6853 Energy Court
Lakewood Ranch, FL 34240
Attn: District Counsel

If to the Consultant:

Rizzetta Amenity Service, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Contract would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the Consultant may deliver Notice on behalf of the District and the Consultant, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties



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and addressees set forth herein.

- XVII. EFFECTIVE DATE.** This Contract shall become effective upon execution by both the District and the Consultant, and shall remain effective until terminated by either the District or the Consultant in accordance with the provisions of this Contract.
- XVIII. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.
- XIX. AGREEMENT; CONFLICTS.** This instrument, together with accompanying **Exhibit A**, shall constitute the final and complete expression of this Contract between the District and the Consultant relating to the subject matter of this Contract. To the extent of any conflict between this instrument and **Exhibit A**, this instrument shall control.
- XX. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either the District or the Consultant under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.
- XXI. THIRD PARTY BENEFICIARIES.** This Contract is solely for the benefit of the District and the Consultant and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the Consultant any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the Consultant and their respective representatives, successors, and assigns.
- XXII. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Consultant shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances. If the Consultant fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the Consultant or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.



- XXIII. ARM'S LENGTH TRANSACTION.** This Contract has been negotiated fully between the District and the Consultant as an arm's length transaction. The District and the Consultant participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- XXIV. COUNTERPARTS.** This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- XXV. EXPENSES RELATED TO FACILITY.** All purchases will be in accordance with and subject to the District's procurement and purchasing policies, Rules of Procedure and subject to all requirements for District procurement and purchases imposed by Florida law.
- XXVI. FACILITY REVENUE.** The Consultant will remit any gross revenue derived from income generating services and programs to the District on a monthly basis, which revenue will be used to defray the operations and maintenance costs of the amenity facilities. The Consultant shall keep close accounting of all revenue and expenditures.
- XXVII. TAX EXEMPT STATUS.** The parties agree that the amenity facilities will be operated and maintained for an exclusively public purpose, and that any monies generated from the operation of the amenity facilities will be remitted to the District and used to defray the public expense associated with operating and maintaining the amenity facilities consistent with the terms of this contract. The District agrees to pay any applicable ad valorem taxes.
- XXVIII. E-VERIFICATION.** Pursuant to Section 448.095(2), Florida Statutes,
- A.** Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
 - B.** If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
 - C.** If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.



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ACCEPTED BY:

BY:

TITLE: President

DATE: 9.8.2021

BY:

TITLE: Chairman/Vice Chairman

DATE:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name _____

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Exhibit A – Scope of Services

Exhibit B – Schedule of Fees

EXHIBIT A Scope of Services

STANDARD ON-GOING SERVICES: These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District.

MANAGEMENT:

- A. Provide professional management and oversight to perform the services outlined in this contract.
- B. Upon request, attend meetings in person or via phone to provide any updates or address concerns.
- C. Be available to any board member for open and direct communications regarding any questions they may have.
- D. Managing the recruiting, hiring, training, oversight and evaluation of personnel.

PERSONNEL:

The Consultant shall provide the services of an Operations Manager, Assistant Manager and a General Maintenance Staff person that will be assigned to the District. A general description of these positions is provided below:

1. **Operations Manager:** Shall be employed as a full-time, hourly position to oversee, supervise, and act as the point person for all community matters involving the District's responsibility. They are the onsite representative of the Consultant. The Operations Manager shall have the responsibilities of overseeing all Rizzetta onsite personnel along with outside maintenance services, managing resident relations, coordinating with other outside entities as needed, and interacting with the District's Board of Supervisors and District Manager. This person is directly responsible for the oversight of all the Rizzetta amenities staff as it pertains to the District.
2. **Assistant Manager:** Shall be employed as a full-time hourly position to support the Operations Manager and assists in the day-to-day operations of the District.
3. **General Maintenance Staff:** Shall be employed as a full-time, hourly position to assist in the day-to-day maintenance of the amenity facilities.



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RESPONSIBILITIES:

The onsite management personnel will be responsible for the following services, a detailed description of these services is provided below:

- Responsible for day-to-day operations, managing vendor contracts relating to the amenity facilities, development of standard operation policies and procedures.
- Ensure a presentable overall appearance of the amenities.
- Check Resident access cards.
- Monitor the guest and visitor policies.
- Design, promote and implement a calendar of events and activities.
- Notify residents of upcoming events, meetings, and general information.
- Maintain preventative maintenance records, inventories, purchases, and review of invoices.
- Display flexibility in handling after-hours emergency calls.
- Work with assigned contractors to ensure quality service is provided to the community.
- Oversee workplace operations to maintain and improve effectiveness and efficiency.
- Full knowledge/awareness of all rules and regulations of the amenities.
- Enforce the rules and regulations of the facility.
- Interaction with residents and guests on a day-to-day basis.
- Provide the best possible customer service to the residents and guests to maintain a safe and comfortable environment.
- Prepare a monthly management report.
- Negotiate purchasing and potential bidding of contracted services.
- Document all complaints, injuries, and maintenance issues.
- Prepare any incident or accident reports and forward them appropriately to the District Manager.
- Process and manage work orders as needed.
- Maintain and manage warranties, regular maintenance, and inspections for the facilities as needed (fire inspections, pest control, mechanical systems, security alarms.)
- Responsible for booking all event rentals. These duties include scheduling, collection of fees and documents, preparation of rooms before event and reviewing space for post event follow up.
- When requested, attend Board and Committee meetings.

General Maintenance:

- Swimming Pool Deck: Blow off entire pool deck, arrange furniture, empty, and clean all receptacles, adjust umbrellas.
- Picnic Areas and Parks: Empty waste receptacles and pick up debris.
- Main Entrance: pick up debris.
- Attend to Doggie Stations.
- Replace light bulbs.
- Control cobwebs around the Clubhouse.
- Check conditions of roads, sidewalks, and curbs.
- Parking Lot: Pick up litter, blow off debris.
- Cleaning the outdoor furniture.
- Touch up paint interior and exterior.



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- Oversee the maintenance of the community parks. Check playground equipment, empty receptacles and pick up debris.
- Check and assess street signs, monuments, and informational signs.
- Perform minor repairs to equipment and facilities as needed.
- Install flowers and perform miscellaneous landscaping tasks.



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**Exhibit B
SCHEDULE OF FEES**

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **September 1, 2021 to September 30, 2021.**

PERSONNEL: (1 MONTHS)

Operations Manager

- Full Time Personnel – 40 hrs/wk

General Maintenance

- Full Time Personnel – 40 hrs/wk

Assistant Manager

- Full Time Personnel – 40 hrs/wk

ANNUAL

Budgeted Personnel Total ⁽¹⁾

\$ 12,376

General Management and Oversight ⁽²⁾

\$ 1,000

Total Services Cost:

\$ 13,376



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**Exhibit B
SCHEDULE OF FEES**

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2021 to September 30, 2022.**

PERSONNEL: (12 MONTHS)

Operations Manager

Full Time Personnel - 40 hr/wk

General Maintenance:

Full Time Personnel - 40 hr/wk

Assistant Manager

Full Time Personnel - 40 hr/wk

ANNUAL

Budgeted Personnel Total ⁽¹⁾	\$ 160,885
General Management and Oversight ⁽²⁾	\$ 12,000

Total Services Cost:	\$ 172,885
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One-time Payroll Deposit ⁽³⁾	\$ 12,486
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(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta Amenity Services, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.

(3). Payroll Deposit: A one-time deposit required for use in paying salaries and related costs for personnel assigned and providing services to the District. This payroll deposit is defined as one month of maximum total services costs.

The District shall be responsible for any of the following costs associated with the operation of the amenity facilities:

Preemployment Testing: Background and substance abuse reports shall be ordered for candidates identified to fill amenity positions.

Uniforms: Personnel shall wear community specific shirts provided by the District if required.

Cell Phone: Management personnel shall require a cell phone or a cell phone allowance. This phone will also be used as the contact number for the District for after hour emergencies.

Office Equipment: Personnel will require a dedicated computer, printer and a digital camera as well as convenient access to an onsite copier and fax machine, provided by the District.

Mileage Reimbursement: Personnel shall receive mileage reimbursement incurred while performing the District's responsibilities when using a personal vehicle. Mileage shall be reimbursed at the rate approved by the Internal Revenue Service.



ADDITIONAL AND LITIGATION SUPPORT SERVICES:

Additional and Litigation Support services will be billed hourly pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Principal	\$300.00
Vice President	\$250.00
Chief Financial Officer	\$250.00
Director	\$225.00
Regional District Manager	\$200.00
Regional Licensed Community Association Manager	\$200.00
Financial Services Manager	\$200.00
Accounting Manager	\$200.00
District Manager	\$175.00
Licensed Community Association Manager	\$175.00
Amenity Services Manager	\$175.00
Supervisor, Field Services	\$175.00
Clubhouse Manager	\$175.00
Financial Analyst	\$150.00
Senior Field Services Manager	\$150.00
Senior Accountant	\$150.00
Field Services Manager	\$125.00
Community Association Coordinator	\$100.00
Financial Associate	\$100.00
Staff Accountant	\$100.00
Accounting Clerk	\$ 85.00
Administrative Assistant	\$ 85.00



Tab 5

CONTRACT FOR PROFESSIONAL LANDSCAPE INSPECTION SERVICES

DATE: October 1, 2021

BETWEEN: **RIZZETTA & COMPANY, INC.**
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "**Consultant**")

AND: **GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT**
9530 Marketplace Road
Suite 209
Fort Myers, Florida 33912

(Hereinafter referred to as "**District**," and together with Consultant, the "**Parties**.")

PURPOSE; SCOPE OF SERVICES:

- I. The purpose of this contract for professional landscape inspection services (hereinafter referred to as "**Contract**") is for the Consultant to provide professional landscape inspection services to the District pursuant to industry standards and best practices. A detailed description of these services is provided below.

A. STANDARD ON-GOING SERVICES. The Consultant shall provide the following Standard On-Going Services to the District pursuant to this Contract:

- i. Perform one (1) quarterly landscape maintenance inspection to ensure oversight of onsite landscape maintenance contractors and compliance with the District's landscape maintenance and irrigation contracts – should the District desire additional inspections, the Parties agree to negotiate a fee for such additional services in good faith and such additional fee(s) shall be produced in writing and executed by both Parties.
- ii. Provide the District with one (1) quarterly landscape maintenance



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inspection report, which shall be provided in the District's agenda package and include, among other things, recommended action items.

- iii. Upon request of the District, attend District board of supervisor meetings, up to four (4) meetings per year, in person or via phone to review landscape maintenance inspection report.
- iv. Notify landscape maintenance contractors about deficiencies in service or need for additional care.
- v. Monitor the progress of landscape maintenance contractors in accordance with scope of work provided in maintenance contracts with the District, which may be amended from time to time.
- vi. Provide input for preparation of the District's annual budget.
- vii. Upon request, prepare and develop a scope of services for landscape maintenance proposals and oversee bidding process. This service is only to be provided once per fiscal year at no additional charge to the District. Additional requests for this service will require a proposal be presented to the Board and approval by the District prior to conducting such additional services.
- viii. Obtain landscape maintenance proposals as requested by the District and provide them to the District Manager.

B. TIME FRAME. The Standard On-Going Services shall be provided on a quarterly basis as detailed in this Contract.

- II. ADDITIONAL SERVICES.** In addition to the Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the Consultant. Any services not specifically provided for in the scope of services above, or necessary to carry out the Services as described herein, as well as any changes in the scope requested by the District, will be considered additional services. Such additional services may include, but are not limited to, attendance at additional meetings, District presentations, and vendor responses. If any additional services are required or requested, the Consultant will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The Consultant shall undertake the additional services after the District has issued its written approval of the description and fees for such services to the Consultant.



- III. **LITIGATION SUPPORT SERVICES.** Upon the District's request, the Consultant shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the Consultant will provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The Consultant shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the Consultant.
- IV. **TERM.** The Consultant's services as provided in this Contract shall commence upon execution of this Contract. This Contract shall automatically renew annually unless terminated pursuant to its terms. The Consultant acknowledges that the prices of this Contract are firm and that the Consultant may change the prices only with the District's written consent. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.
- V. **FEES AND EXPENSES; PAYMENT TERMS.**

A. FEES AND EXPENSES.

- i. A schedule of fees for the services described in Sections I, II, and III of this Contract is shown in **Exhibit A** to this Contract, which is attached hereto and incorporated herein. The District shall pay the Consultant for the services provided under the terms of this Contract in accordance with the schedule of fees in **Exhibit A**. For purposes of the Consultant's compensation for services provided pursuant to this Contract, the District shall compensate the Consultant only for those services provided under the terms of this Contract. Unless otherwise specified by this Contract, the Consultant will invoice the District for the Consultant's services as soon as may be practicable in advance of each quarter and in the amounts set forth in **Exhibit A**. The fees for those services which are not being requested at the time this Contract is approved will be provided to the District at such time as those services are required. Payment shall be made by the District within thirty (30) days of receipt of a correctly submitted invoice.
- ii. Fees for the Standard On-Going Services in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any



expenses.

- iii. In the event the District authorizes a change in the scope of services requested, Consultant shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before Consultant is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
- iv. For the purposes of this Contract, an out-of-pocket expense is an unexpected expense that the Consultant or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in **Exhibit A**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services will be subject to reimbursement at cost. These expenses include, but are not limited to, airfare, mileage, transportation/parking, lodging, postage, copies, and binding.
- v. Fees for services to be billed on an hourly basis will be billed at the Consultant's current hourly rates at the time of the execution of this Contract, as set forth in **Exhibit A**. The hourly rate for the services may be amended from time to time pursuant to the amendment procedure in this Contract and in advance of such proposed change. Consultant's current hourly rates are shown in **Exhibit A** to this Contract. Any proposed change shall indicate the new hourly fee for such services.

B. PAYMENT TERMS.

- i. **Standard On-Going Services.** Standard-On Going Services will be billed quarterly as a fixed fee pursuant to the schedule shown in **Exhibit A**.
- ii. **Additional Services.** Additional Services will be billed monthly on an hourly basis for the hours incurred at the Consultant's current hourly rate as shown in **Exhibit A**.
- iii. **Litigation Support Services.** Litigation Support Services will be billed monthly on an hourly basis for the hours incurred at the Consultant's current hourly rate as shown in **Exhibit A**.



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- iv. Out-of-Pocket expenses.** Out-of-Pocket expenses of the Consultant will be billed quarterly as incurred.

All invoices will be due and payable thirty (30) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

- VI. SUSPENSION OF SERVICES FOR NON-PAYMENT.** The Consultant shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay Consultant's invoices in a timely manner, which shall be construed as thirty (30) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 Florida Statutes. Consultant shall notify the District, in writing, at least ten (10) days prior to suspending services.
- VII. NON-CONTINGENCY.** The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.
- VIII. AMENDMENT.** Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the Consultant.
- IX. RESPONSIBILITIES.**
- A. DISTRICT RESPONSIBILITIES.** The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the Consultant to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.
- B. LIMITATIONS OF RESPONSIBILITIES.** To the extent not referenced herein, Consultant shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the Consultant. Consultant shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.
- X. DISAGREEMENTS BETWEEN DISTRICT AND LANDSCAPE CONTRACTOR.** Consultant shall, as necessary, render a written opinion on all claims of District and the landscape contractor relating to the acceptability of the landscape contractor's work or the interpretation of the requirements of the landscape and irrigation contract documents pertaining to the progress of landscape contractor's work.



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XI. TERMINATION. This Contract may be terminated as follows:

- A.** By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the Consultant. Termination for "good cause" shall be effected by written notice to Consultant at the address noted herein.
- B.** By the Consultant for "good cause", immediately which shall include, but is not limited to, failure of the District to timely pay Consultant for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for Consultant to undertake any action or implement a policy of the Board which Consultant deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for "good cause" shall be affected by written notice to District at the address noted herein.
- C.** By the Consultant or District, for any reason, upon provision of a minimum of thirty (30) days written notice of termination to the address noted herein.
- D.** Upon any termination, Consultant will be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any off-sets that the District may have for services not performed. Consultant will make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

XII. GENERAL TERMS AND CONDITIONS.

- A.** All invoices are due and payable within thirty (30) days of invoice date, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70. Florida Statutes. Invoices not paid within thirty (30) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- B.** In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- C.** This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Manatee County, Florida.
- E.** In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity



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shall not affect the remaining provisions of the Contract which shall remain in full force and effect.

- D. The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the Consultant.
- E. The Consultant and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The Consultant agrees to take steps to repair any damage resulting from the Consultant's activities and work pursuant to the Contract within twenty-four hours (24) hours.
- F. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

XIII. INDEMNIFICATION.

A. DISTRICT INDEMNIFICATION. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), and except and to the extent caused by the negligence or reckless and/or willful misconduct of the Consultant, the District agrees to indemnify, defend, and hold harmless the Consultant and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Consultant may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Consultant may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

CONSULTANT INDEMNIFICATION. The Consultant agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the Consultant. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.



B. SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS. Nothing herein shall be construed to limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

XIV. INSURANCE .

- A.** The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Contract.
- B.** The Consultant shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:
- i.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - ii.** General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
 - iii.** Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
 - iv.** Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
 - v.** Comprehensive Automobile Liability Insurance for all vehicles used by the Consultant's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
- C.** Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees will be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. Consultant will furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.



D. If the Consultant fails to secure or maintain the required insurance, the District has the right (without any obligation to do so, however) to secure such required insurance, in which event the Consultant shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

XV. ASSIGNMENT. Except as provided in this section, neither the District nor the Consultant may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the Consultant or the District without the prior written approval of the other party is void.

XVI. COMPLIANCE WITH PUBLIC RECORDS LAWS. Consultant understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, Consultant agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Consultant acknowledges that the designated public records custodian for the District is Rizzetta & Company, Inc. ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Consultant shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Consultant does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Contract, transfer to the District, at no cost, all public records in Consultant's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Consultant, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.



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- XVII. NOTICES.** All notices, requests, consents and other communications under this Contract ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District: Greyhawk Landing Community
Development District
9530 Marketplace Road, Suite 206
Fort Myers, FL 33912
Attn: District Manager

With a copy to: Persson, Cohen & Mooney, P.A.
6853 Energy Court
Lakewood Ranch, FL 34240
Attn: District Counsel

If to the Consultant: Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Contract would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the Consultant may deliver Notice on behalf of the District and the Consultant, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- XVIII. EFFECTIVE DATE.** This Contract shall become effective upon execution by both the District and the Consultant and shall remain effective until terminated by either the District or the Consultant in accordance with the provisions of this Contract.
- XIX. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.
- XX. AGREEMENT; CONFLICTS.** This instrument, together with accompanying **Exhibit A**, shall constitute the final and complete expression of this Contract between the District and the Consultant relating to the subject matter of this Contract. To the extent of any conflict between this instrument and **Exhibit A**, this



Rizzetta & Company

2019-07-11 – WJR/ED

instrument shall control.

- XXI. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either the District or the Consultant under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.
- XXII. THIRD PARTY BENEFICIARIES.** This Contract is solely for the benefit of the District and the Consultant and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the Consultant any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the Consultant and their respective representatives, successors, and assigns.
- XXIII. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Consultant shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances. If the Consultant fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the Consultant or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.
- XXIV. ARM'S LENGTH TRANSACTION.** This Contract has been negotiated fully between the District and the Consultant as an arm's length transaction. The District and the Consultant participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.



Rizzetta & Company

2019-07-11 – WJR/ED

XXV. COUNTERPARTS. This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

XXVI. E-VERIFICATION. Pursuant to Section 448.095(2), Florida Statutes:

Consultant represents that Consultant is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021. If the District has a good faith belief that the Consultant has knowingly violated Section 448.09(1), Florida Statutes, the District may terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Consultant otherwise complied with its obligations thereunder, the District shall promptly notify the Consultant and the Consultant will immediately terminate its contract with the subcontractor. If this Agreement is terminated in accordance with this section, then the Consultant will be liable for any additional costs incurred by the District.

[Remainder of Page intentionally blank]



Rizzetta & Company

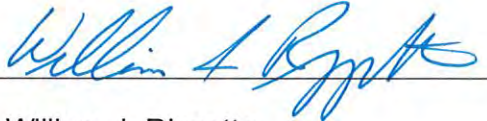
2019-07-11 – WJR/ED

Therefore, the Consultant and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY:



PRINTED NAME:

William J. Rizzetta

TITLE:

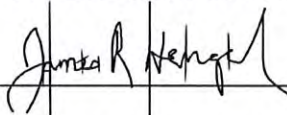
President

DATE:

9.17.2021

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

BY:



PRINTED NAME:

James R Hengel

TITLE:

Chairman/Vice Chairman

DATE:

9/16/2021

ATTEST:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name



Rizzetta & Company

2019-07-11 – WJR/ED

EXHIBIT A
Schedule of Fees

Standard On-Going Services will be billed in advance quarterly beginning October 1, 2021 per the following schedule:

QUARTERLY

\$800.00

ADDITIONAL AND LITIGATION SUPPORT SERVICES:

Additional and Litigation Support Services will be billed hourly pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Principal	\$300.00
Chief Financial Officer	\$250.00
Director	\$225.00
Financial Services Manager	\$200.00
Community Services Manager	\$200.00
Regional District Manager	\$200.00
Regional Licensed Community Association Manager	\$200.00
Accounting Manager	\$200.00
District Manager	\$175.00
Licensed Community Association Manager	\$175.00
Amenity Services Manager	\$175.00
Manager, Field Services	\$175.00
Clubhouse Manager	\$175.00
Senior Field Services Manager	\$150.00
Senior Accountant	\$150.00
Field Services Manager	\$125.00
Community Association Coordinator	\$100.00
Financial Associate	\$100.00
Staff Accountant	\$100.00
Administrative Assistant	\$ 85.00
Accounting Clerk	\$ 85.00



Rizzetta & Company

2019-07-11 – WJR/ED

Tab 6



Greyhawk Landing CDD Aquatic Management Report

Inspection Date: 09/09/2021

Prepared For:

Mr. Scott Brizendine, District Manager

Rizzetta and Company

12750 Citrus Park Lane, Suite 115

Tampa, Florida 33625

Prepared by:

John G MacNeill, Assistant Branch Manager



August Service Event:

Date: 08/12/21

Technicians: Cesar Acosta & Alex Binder

Ponds serviced: Greyhawk 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 20, 21, 22, 23, & 49.

Treatment: Algae, growing in the ponds was treated with an algaecide approved for aquatic use.

Treatment: Invasive vegetation, growing along the shoreline was treated with herbicide approved for aquatic use.

Date: 08/19/21

Technicians: Chuck Halback & Larry Gilnsky

Ponds serviced: Greyhawk 18, 19, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 50, 51 & 52.

Ponds serviced Greyhawk West 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24.

Treatment: Algae, growing in the ponds, was treated with an algaecide approved for aquatic use.

Treatment: Invasive vegetation, growing along the shoreline, was treated with herbicide approved for aquatic use.

August Service Event:

Date: 08/26/21

Technicians: Larry Gilnsky & Peter Johnson

Ponds serviced Greyhawk 18, 19, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 50, 51 & 52.

Ponds serviced Greyhawk West 9A, 9B

Treatment: Algae, growing in the ponds, was treated with an algaecide approved for aquatic use.



Next scheduled service events:

Date: 9/02/21, 9/09/21, 9/16/21, 9/23/21, 9/30/21

Ponds: We will continue to service all ponds with algae issues.

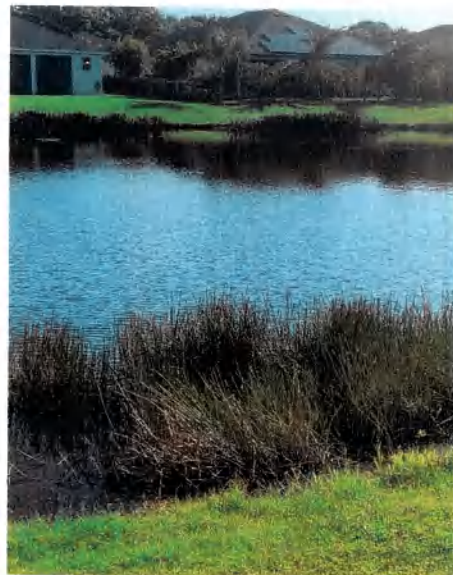
Notes:

- The technicians will continue to treat all Invasive vegetation growing along the shoreline.
- The technicians will continue to treat all algae.
- The technicians will continue to treat all floating vegetation.
- The technicians will continue to treat all submersed vegetation.

Pond #1 West (9/09/21)



Pond #3 West (9/09/21)





Pond #4 GH (9/09/21)



Pond #49 GH (9/09/21)



Pond #28 GH (9/9/21)



Pond #29 GH (9/09/21)



Greyhawk Landings

Aquatic Maintenance Map

Aquagenix
2147 Porter Lake Drive
Sarasota, FL 34240
941-371-8081

Legend

- Littoral Area
- Not Under Contract
- Open Water
- Swale Area
- West Open Water
- Wetland Area
- Wetland Buffer Area



Greyhawk Landings

Aquatic Maintenance Map

Aquagenix
2147 Porter Lake Drive
Sarasota, FL 34240
941-371-8081

Legend

- Littoral Area
- Not Under Contract
- Open Water
- Swale Area
- West Open Water
- Wetland Area
- Wetland Buffer Area



Tab 7

Exhibit "A"

Greyhawk Bank Restoration

Bid Form 9.10.21

Bid Item	Description	Quantity	Unit	Unit Price	Total
1 *	Bank Stabilization utilizing Method A including back and staking, C-350 turf reinforcement, Mirafi FW404 fabric and 4"-6" rip-rap	1,505	LF		
2**	Bank Stabilization utilizing the geoweb method, including back and staking, Mirafi FW404 fabric, Geoweb, 57 stone soil mixture infill, and 4"-6" rip-rap	70	SY		
3	Sod (to match existing)	2,100	SY		
4	Water sod 3 times per week for 30 days (unless area is adequately watered by rains)	10	DA		
5***	Access repair	1	LS		
6****	Yard drains	5	EA		
7*****	Miscellaneous cleanup and work	1	LS		
Total					\$

item 1* Includes the required amount of geotube bags in order to achieve the desired slope as shown on the plans. The plans indicate two structural bags however the exact amount of geotubes will be determined by the contractor.

item 2** includes recreating swale

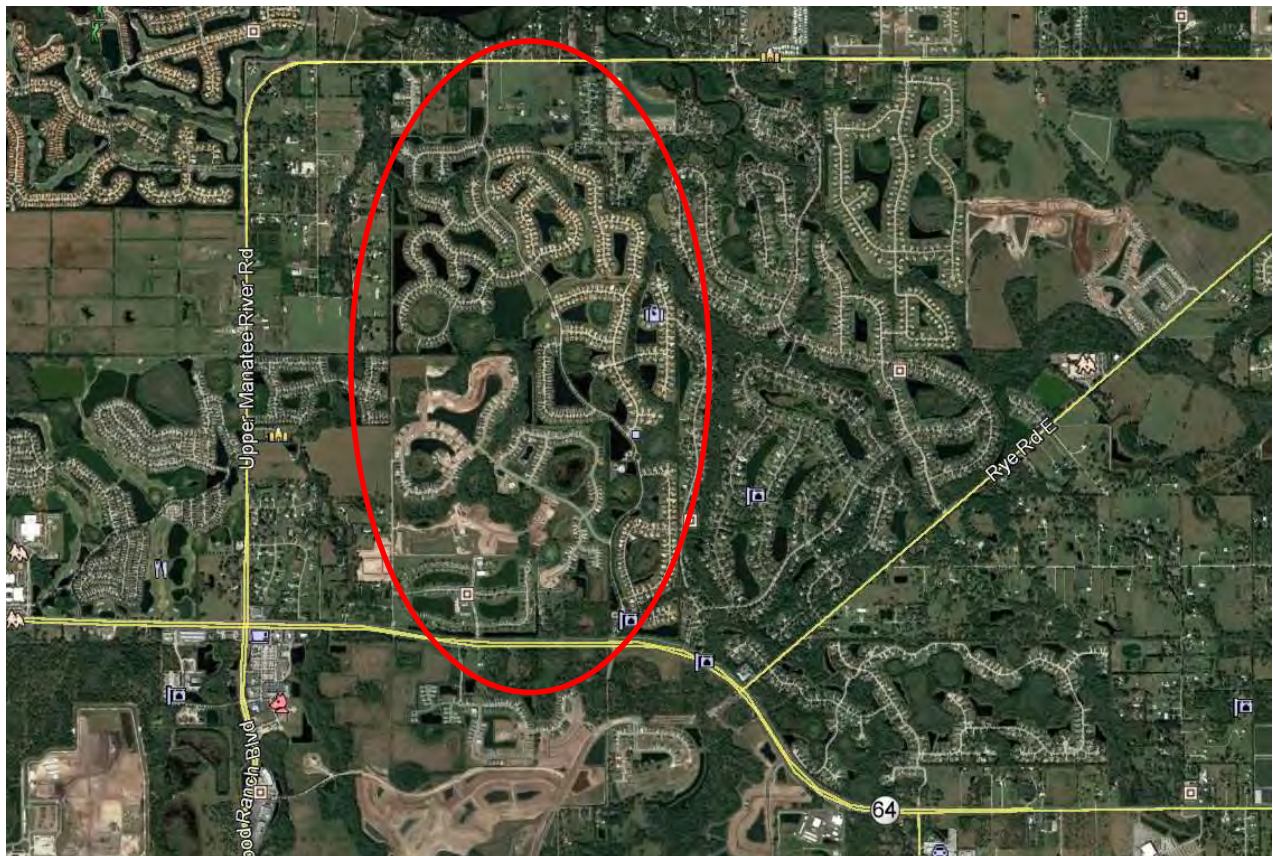
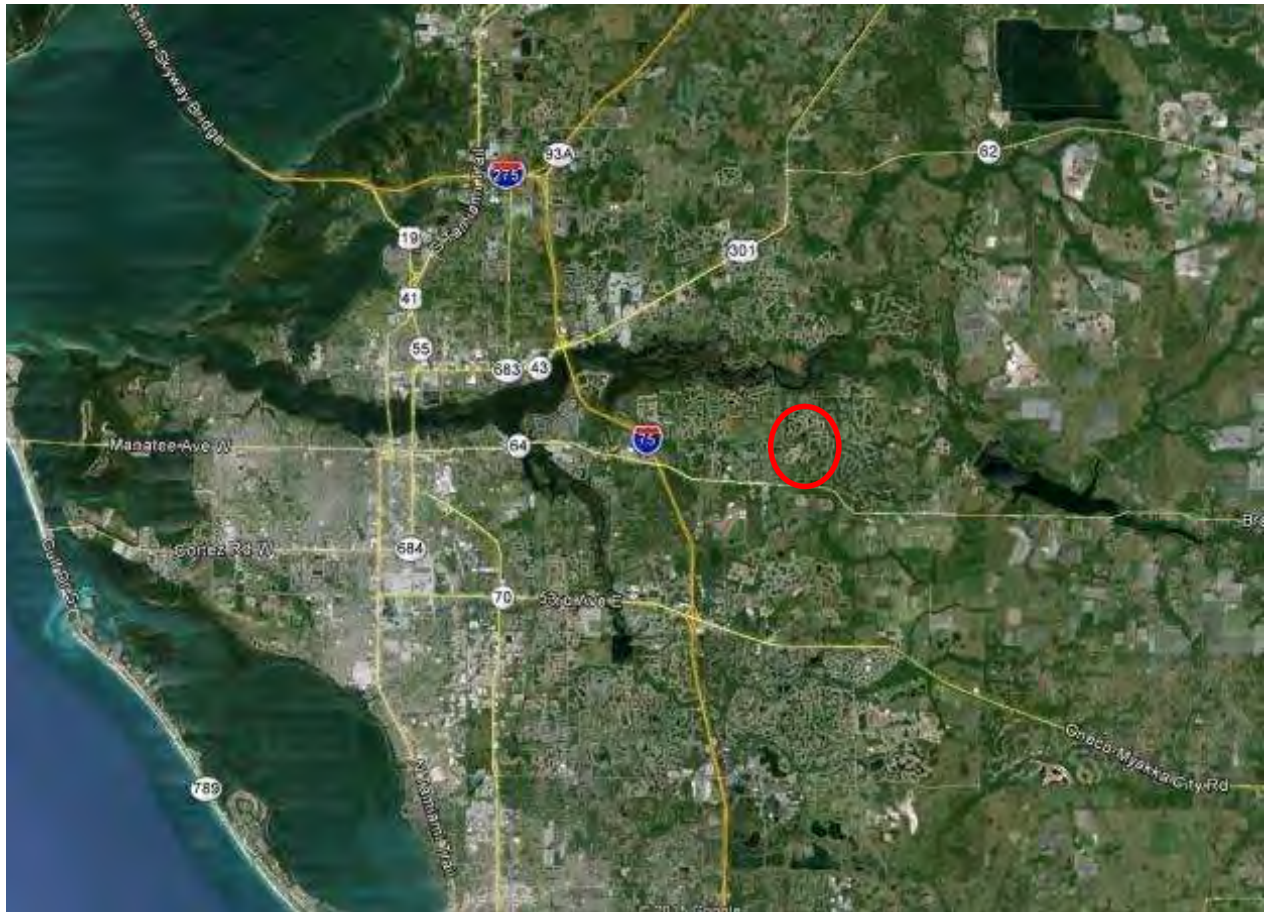
item 5*** includes the necessary backfill and sod for all access areas

item 6**** includes the installation of one 12" catch basin at the top of the slope and extending a 4" HDPE corrugated pipe down the slope and discharging into the lake below the low water level. Locations to be field determined in areas of existing drainage pipes and significant erosion

item 7***** includes the repair and replacement of sprinkler heads and damaged pipe

Contractor: _____

Bids Due Wednesday September 22, 2021 by 5:00 PM



Greyhawk Pond Bank Repairs

3604 53rd Ave. East - Bradenton, Florida 34203; Phone: (941) 251-7613



Swale erosion on northeast corner of pond 14



Swale erosion on east side of pond 14



Swale erosion on northeast corner of pond 14



Swale erosion on east side of pond 14

Greyhawk Landing CDD – Pond 14 & 24 Repairs – August 2021

3604 53rd Ave. East – Bradenton, Florida 34203; Phone: (941) 251-7613



Pond 24- north bank



Pond 24- west bank



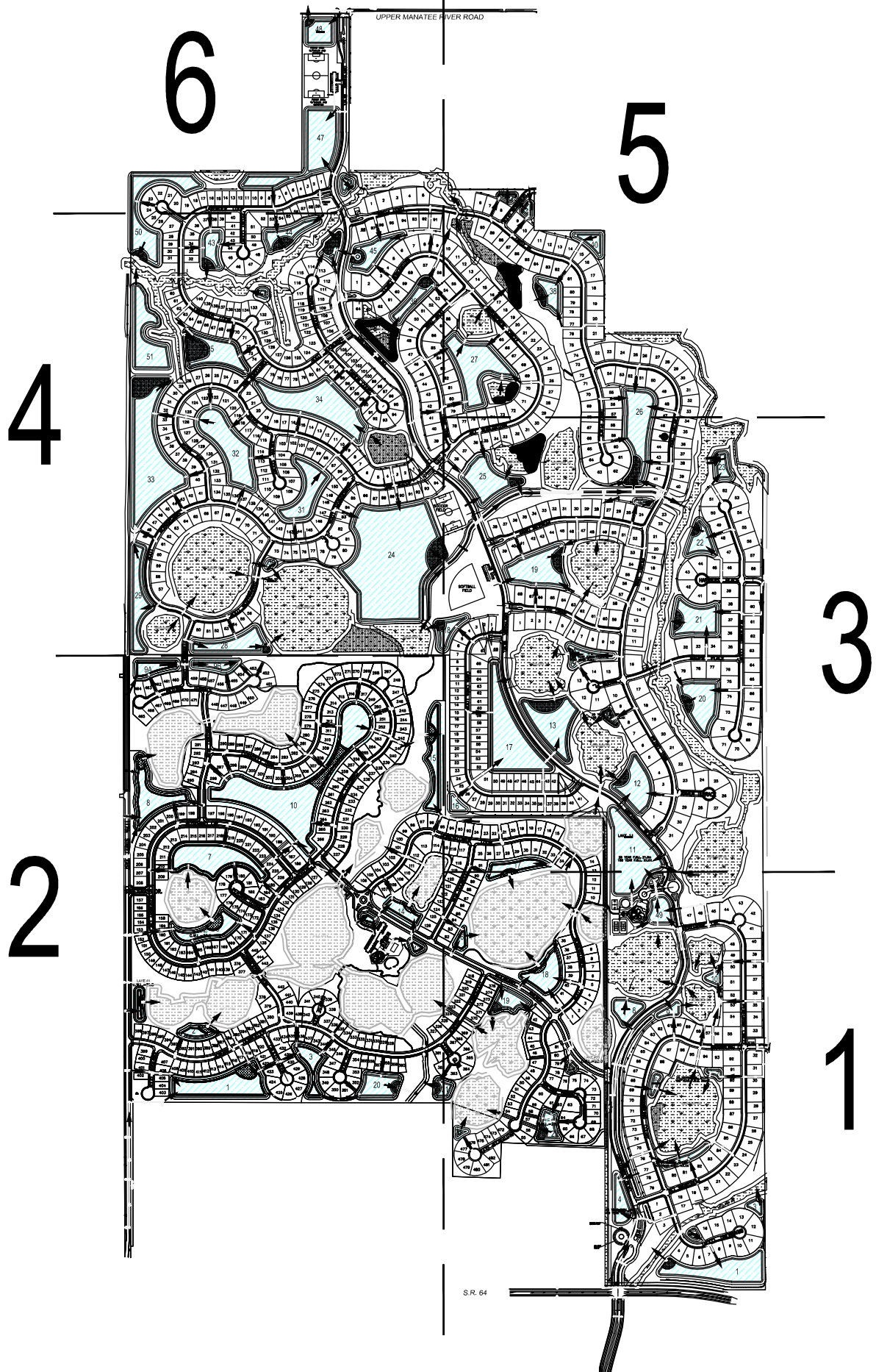
Pond 24- west bank



Pond 24- north bank

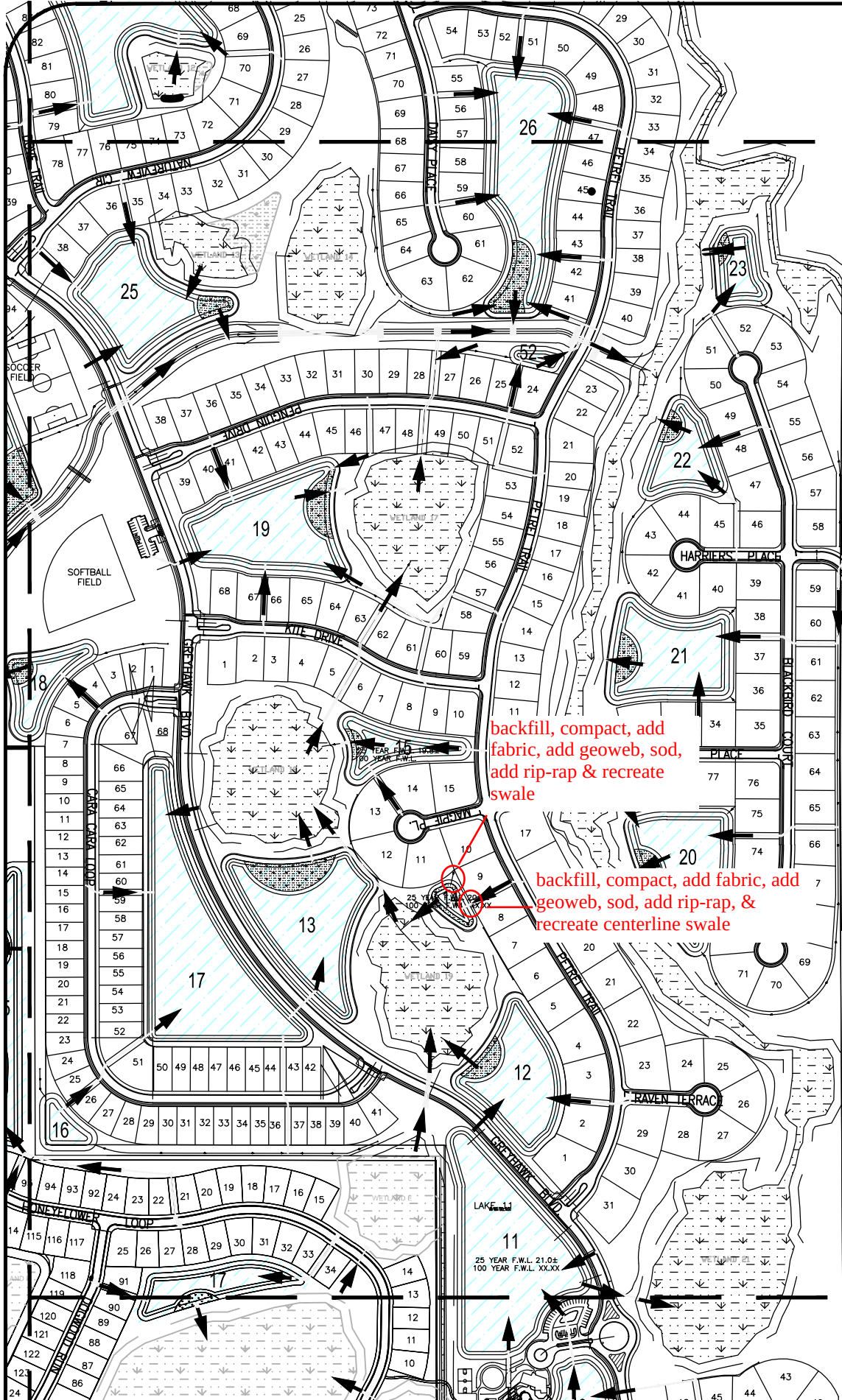
Greyhawk Landing CDD – Pond 14 & 24 Repairs – August 2021

3604 53rd Ave. East – Bradenton, Florida 34203; Phone: (941) 251-7613



GREYHAWK CDD

Schappacher
Engineering, LLC

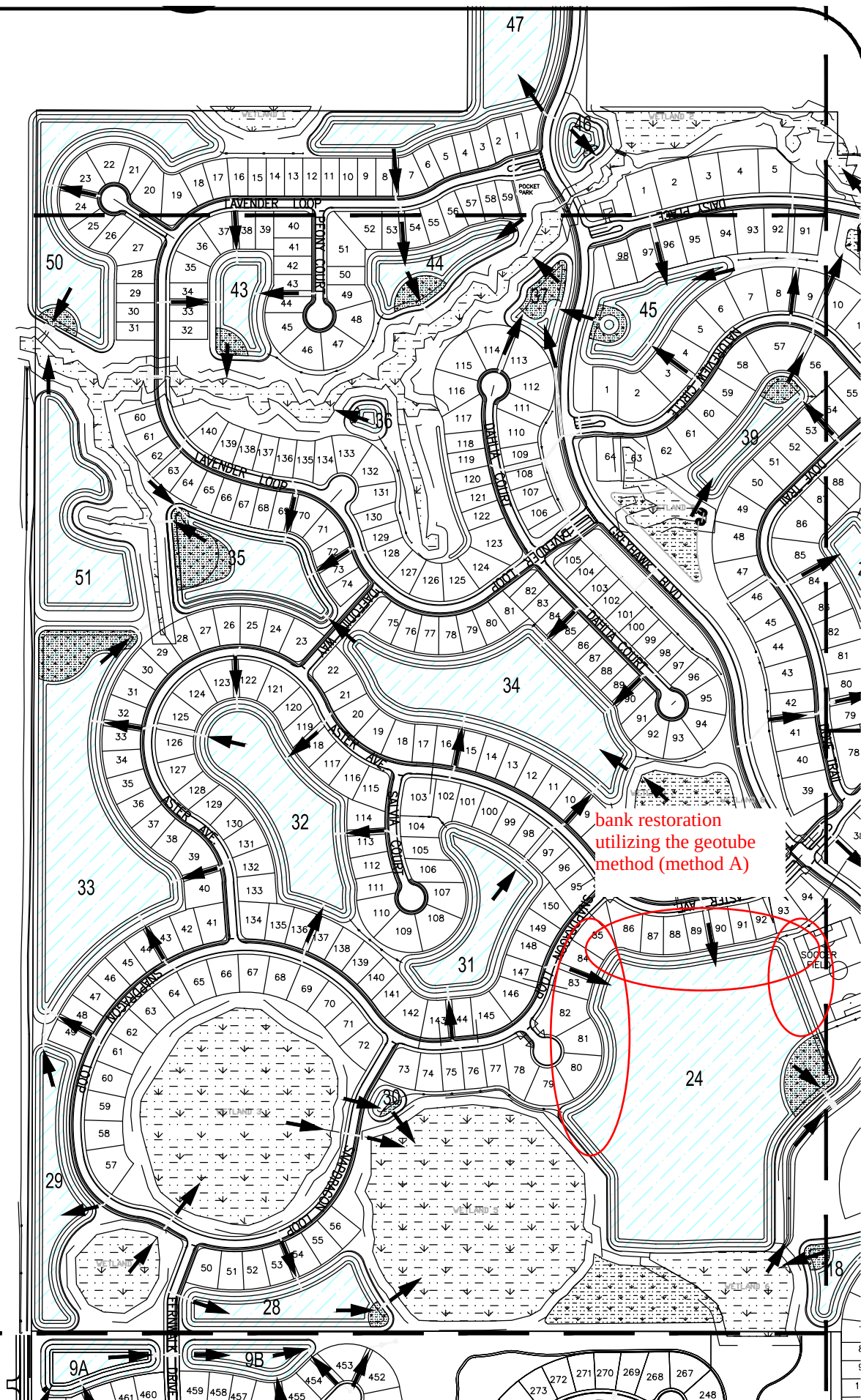


backfill, compact, add
fabric, add geoweb, sod,
add rip-rap & recreate
swale

backfill, compact, add fabric, add
geoweb, sod, add rip-rap, &
recreate centerline swale

3

4

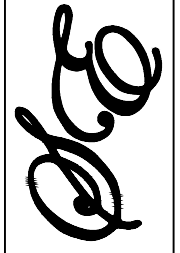




Signature _____ Date _____
RICHARD SCHAPPACHER, P.E.
Professional Engineer # 51501

REV	DESCRIPTION	DATE	DWN BY	CRD BY

DESIGNED RS	DRAWN KH	CHECKED RS
DATE: AUGUST 2021		



**Schappacher
Engineering, LLC**

3604 53rd AVENUE EAST, BRADENTON, FL 34203
PHONE: (941) 251-7613
WWW.SCHAPPACHERENG.COM

SCALE: AS NOTED

GREYHAWK CDD

**BANK RESTORATION PLAN
(PETREL TRAIL & MAGPIE PLACE)**

SHEET NUMBER
C-03



1. REFER TO ANY SUPPLEMENTAL BID REQUIREMENTS AND/OR SPECIFICATIONS, IF APPLICABLE.
2. ALL CONSTRUCTION SHALL CONFORM TO MANATEE COUNTY AND THE SOUTHWEST FLORIDA WATER MANAGEMENT STANDARD REQUIREMENTS, WHERE APPLICABLE.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY, PRIOR TO BIDDING, TO INSPECT THE JOB SITE AND BECOME TOTALLY FAMILIAR WITH THE PLANS AND THEIR INTENT. SHOULD THERE BE ANY QUESTIONS, THE CONTRACTOR SHALL INQUIRE FOR CLARIFICATION.
4. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS SHOWN ON THE PLANS AND REVIEW ALL FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. SHOULD APPARENT DISCREPANCIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO OBTAIN THE ENGINEER'S CLARIFICATION BEFORE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
5. THE ENGINEER RESERVES THE RIGHT TO ADJUST THE LOCATION OF PROPOSED IMPROVEMENTS TO MEET FIELD CONDITIONS, AS NECESSARY. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AS REQUIRED TO PROPERLY ACCOMMODATE ANY MODIFICATIONS.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING STORM DRAINS, UTILITIES AND OTHER FEATURES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
7. ALL RESTORATION WORK PERFORMED THROUGHOUT THE PROJECT SHALL CONFORM TO ORIGINAL DESIGN INTENT AND GRADING UNLESS OTHERWISE NOTED. ALL AREAS SHALL BE GRADED TO ASSURE POSITIVE DRAINAGE. ALL UPLAND AREAS IMPACTED BY CONSTRUCTION SHALL BE SODDED.
8. AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL ASSURE THAT ANY AREAS IMPACTED BY CONSTRUCTION ARE PROPERLY RESTORED TO EQUAL OR BETTER PRE-CONSTRUCTION CONDITION.
9. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY PROGRAMS/PROCEDURES AND THE IMPLEMENTATION AND COMPLIANCE THEREOF.
10. THE CONTRACTOR SHALL PROVIDE THE CONSTRUCTION MEANS, METHODS, AND MATERIALS NECESSARY TO PROVIDE COMPLETE AND OPERATIONAL SYSTEMS AS PROPOSED IN THESE PLANS.
11. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED FILL, CLEAN AND FREE OF ORGANIC MATERIAL AND OTHER OBJECTIONABLE DEBRIS. FILL NOT MEETING THESE REQUIREMENTS WILL BE DIRECTED TO BE REMOVED AND REPLACED WITH PROPER FILL, AT NO ADDITIONAL COST TO THE OWNER.
12. ALL AREAS OF BANK RESTORATION SHALL BE FULLY RESTORED INCLUSIVE OF REQUIRED GEOTUBE, FILTER FABRIC, TURF REINFORCEMENT, BACKFILL, STABILIZATION, COMPACTION, AND SOD FOR ALL RESTORED AREAS DISTURBED BY CONSTRUCTION.

[illegible]

DESIGNED RS	DRAWN KH	CHECKED RS
DATE: MAY 2021		
SCALE: AS NOTED		

DL
Schappacher
Engineering, LLC

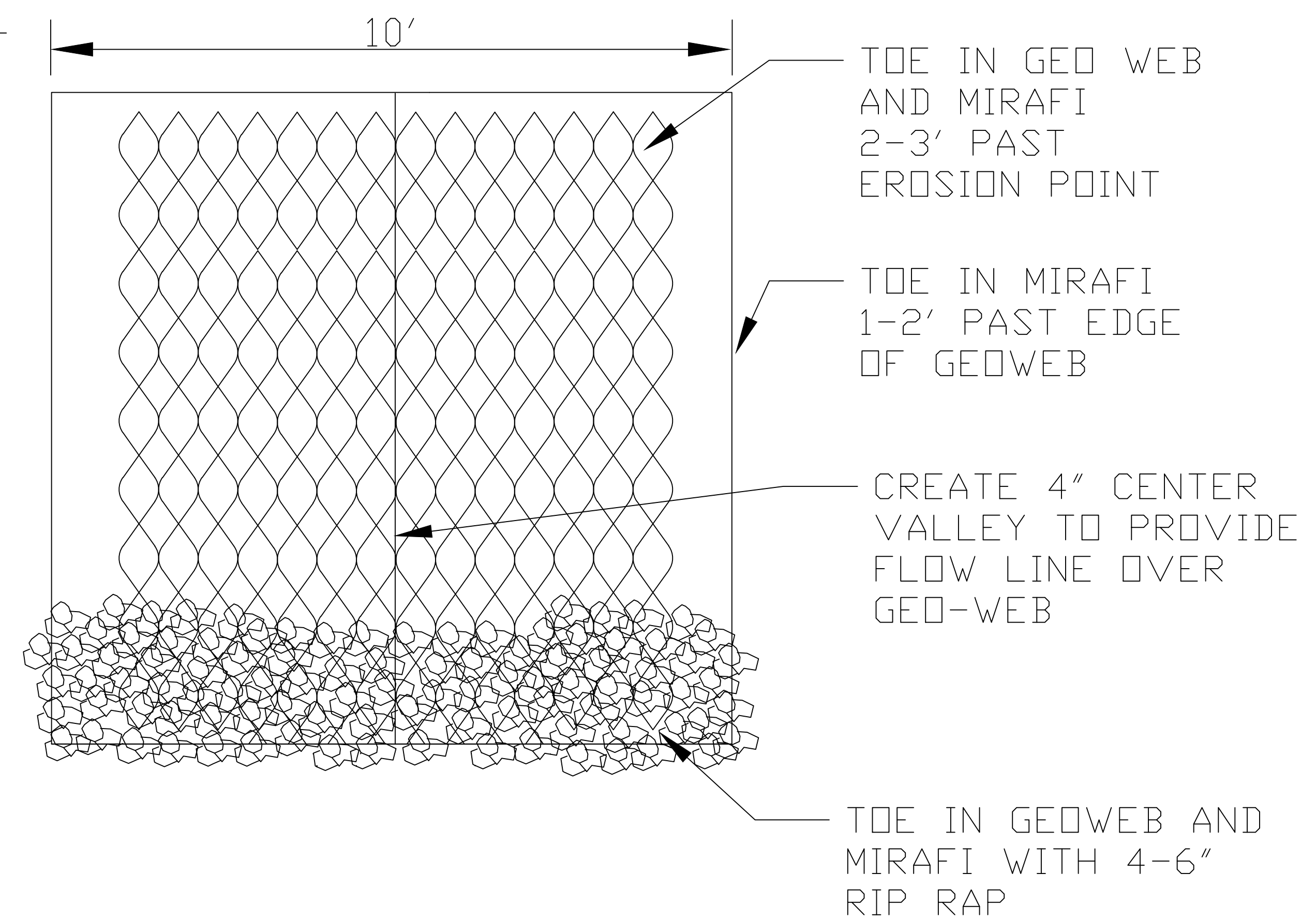
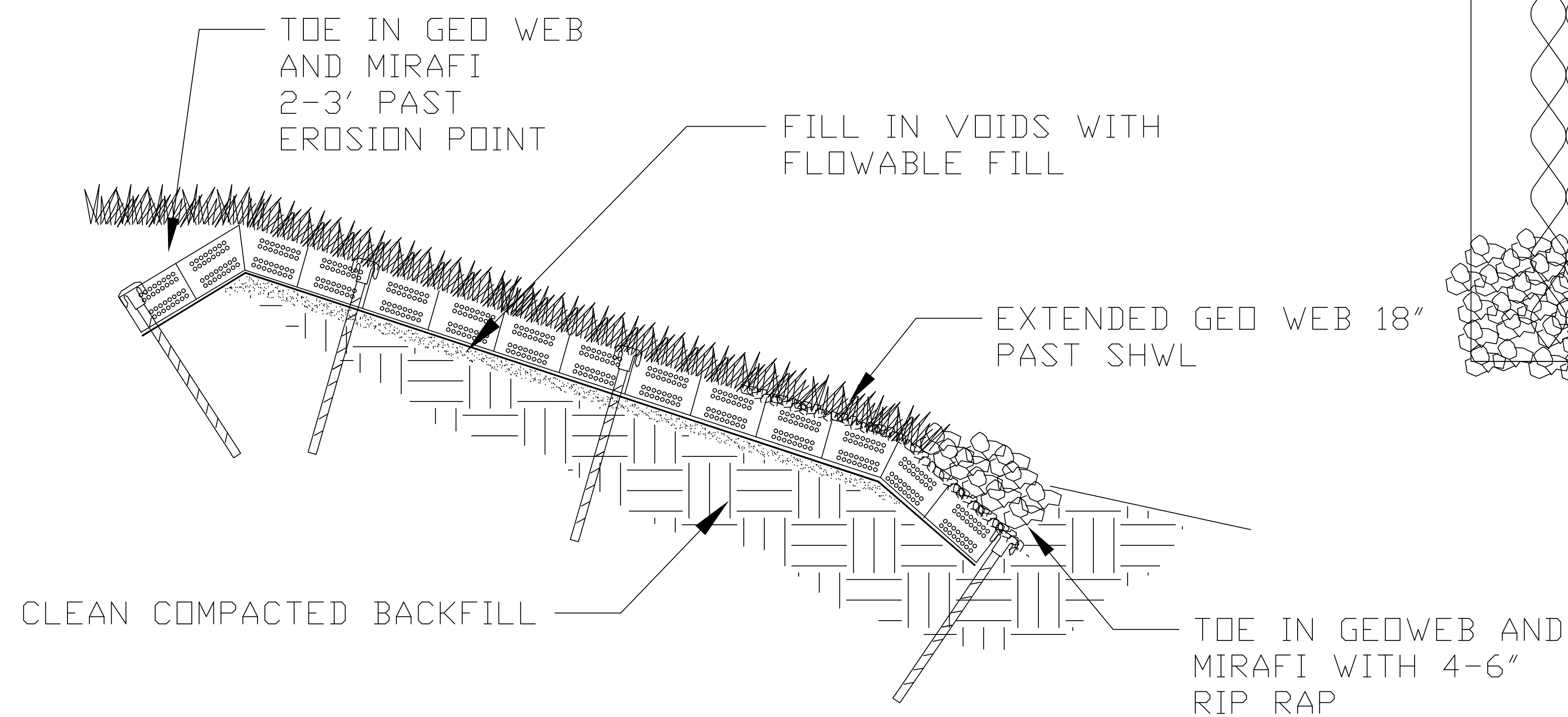
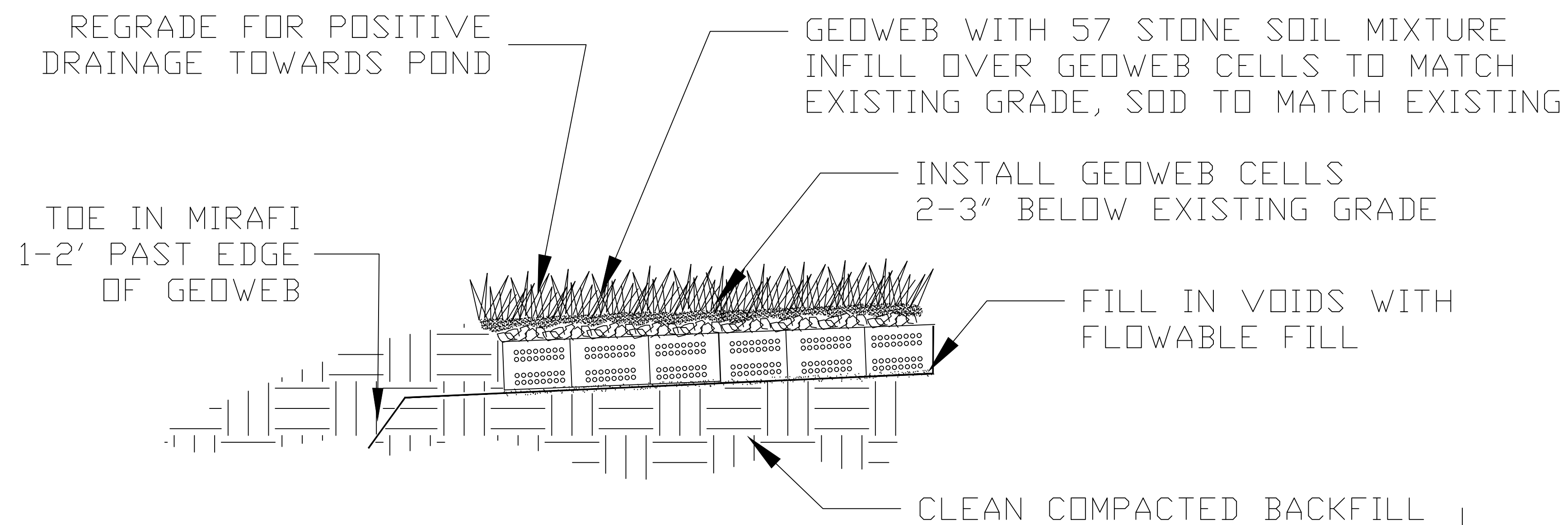
3604 53rd AVENUE EAST, BRADENTON, FL 34203
PHONE: (941) 251-7613
WWW.SCHAPPACHERENG.COM

GREYHAWK CDD

**BANK RESTORATION PLAN
(DETAIL)**

SHEET NUMBER

Signature _____ Date _____
RICHARD SCHAPPACHER, P.E.
Professional Engineer # 51501



Signature
RICK SCHAPPACHER, P.E.
Professional Engineer # 51501

REV	DATE	DESCRIPTION	DWN BY	CNO BY

DESIGNED	DRAWN	CHECKED	RS	RS	RS
DATE:	DATE:	DATE:	AUG-2021	AUG-2021	AUG-2021
JOB NO.	SCALE:	AS SHOWN			

Schappacher Engineering, LLC.
SE
3604 53rd AVENUE EAST, BRADENTON, FL 34203
PHONE (941) 251-7613
WWW.SCHAPPACHERENG.COM

GREYHAWK LANDING CDD
POND BANK REPAIRS

SHEET NUMBER

Tab 8

Exhibit "A"

Greyhawk CDD Asphalt Repairs

Bid Form 9.9.21

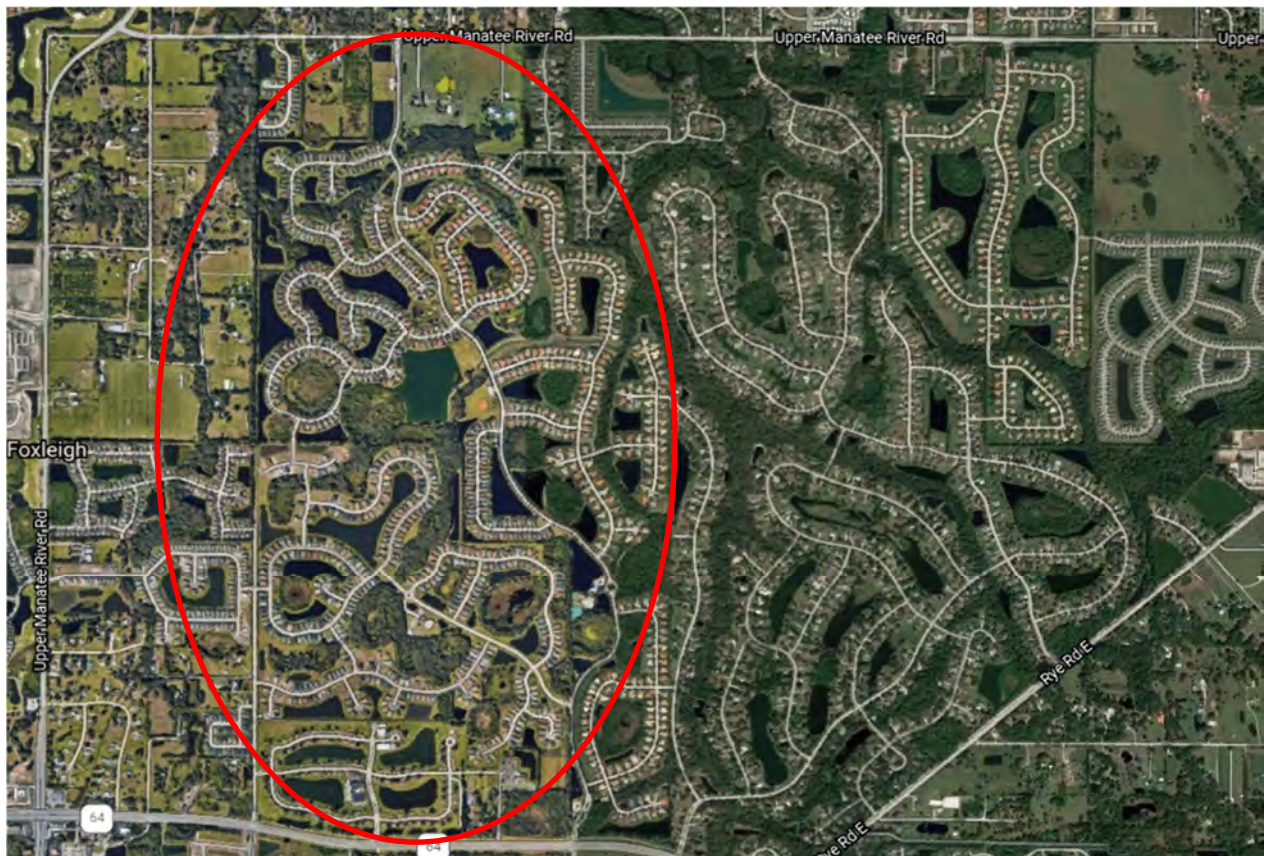
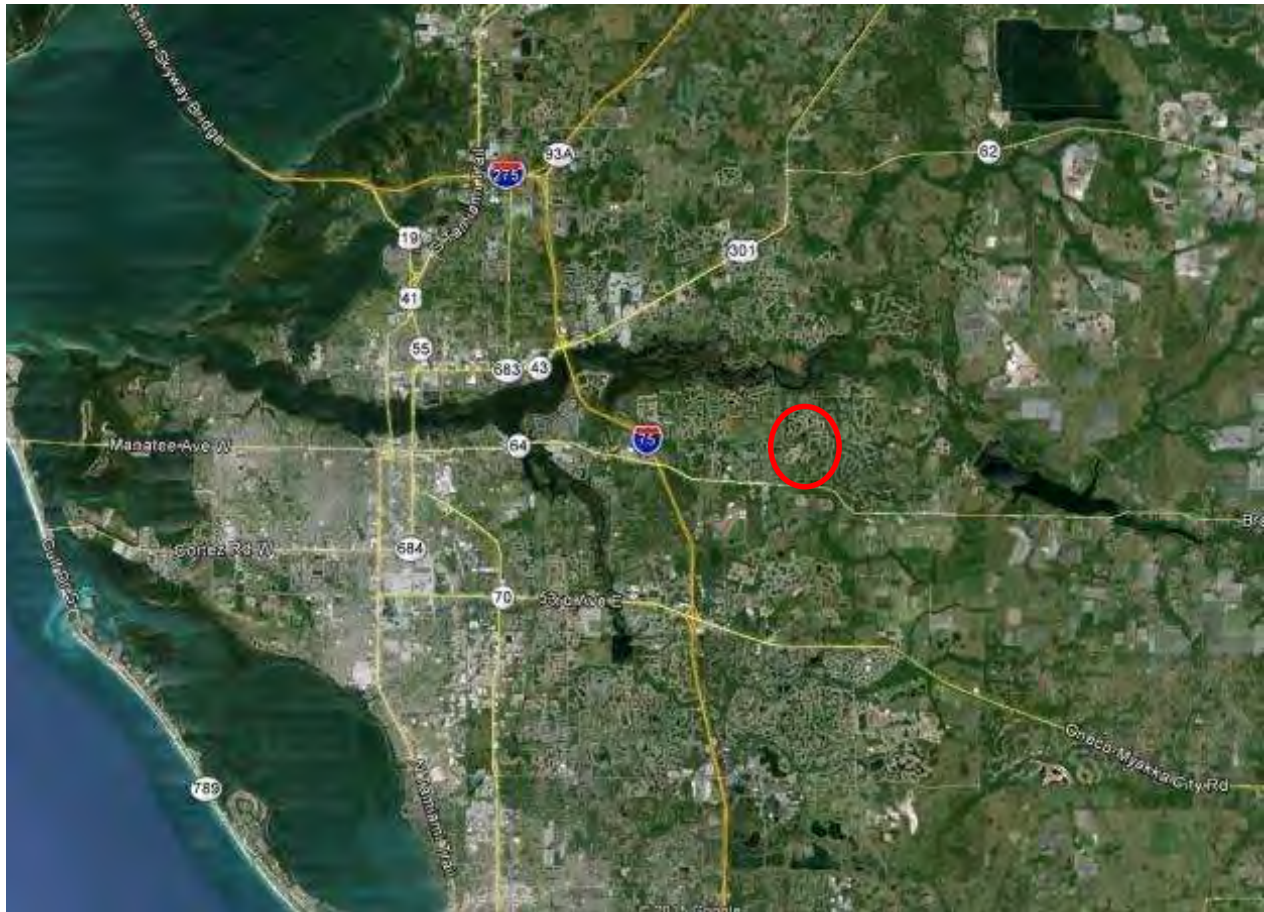
Bid Item	Description	Quantity	Unit	Unit Price	Total
1	Edge mill	1,152	LF		
2*	SP 4.75 Micro Paving (with PG 76-22 polymer)	56,421	SY		
3	1" mill	35,915	SY		
4	SP 9.5 Micro Paving (with PG 76-22 polymer)	35,915	SY		
5**	1" Ring Risers	10	EA		
6	temporary traffic paint crosswalk (12")	1,840	LF		
7	permanent thermoplastic crosswalk (12")	1,840	LF		
8	temporary traffic paint stop bar (24")	568	LF		
9	permanent thermoplastic stop bar (24")	568	LF		
10	temporary traffic paint parking spaces	72	EA		
11	permanent thermoplastic parking spaces	72	EA		
12	temporary traffic paint white lane line (6")	174	LF		
13	parmanent thermoplastic white lane line (6")	174	LF		
14	thermoplastic lane skip striping	720	LF		
15	thermoplastic yellow lane separation with hatching (6")	1	LS		
16	thermoplastic white channelizing line with hatching (6" edge, 8" hatch)	1	LS		
17	thermoplastic handicapped parking spaces	4	EA		
18	thermoplastic handicapped symbol	4	EA		
19	thermoplastic handicapped access aisle	3	EA		
20	thermoplastic yellow double line (6")	2,495	LF		
21	chevrons at traffic circle (2 locations)	1	LS		
22	Miscellaneous cleanup and work	1	LS		
Total					\$0.00

**item 2 has a nominal thickness of 3/4" to 1"*

***item 5 to be installed as necessary*

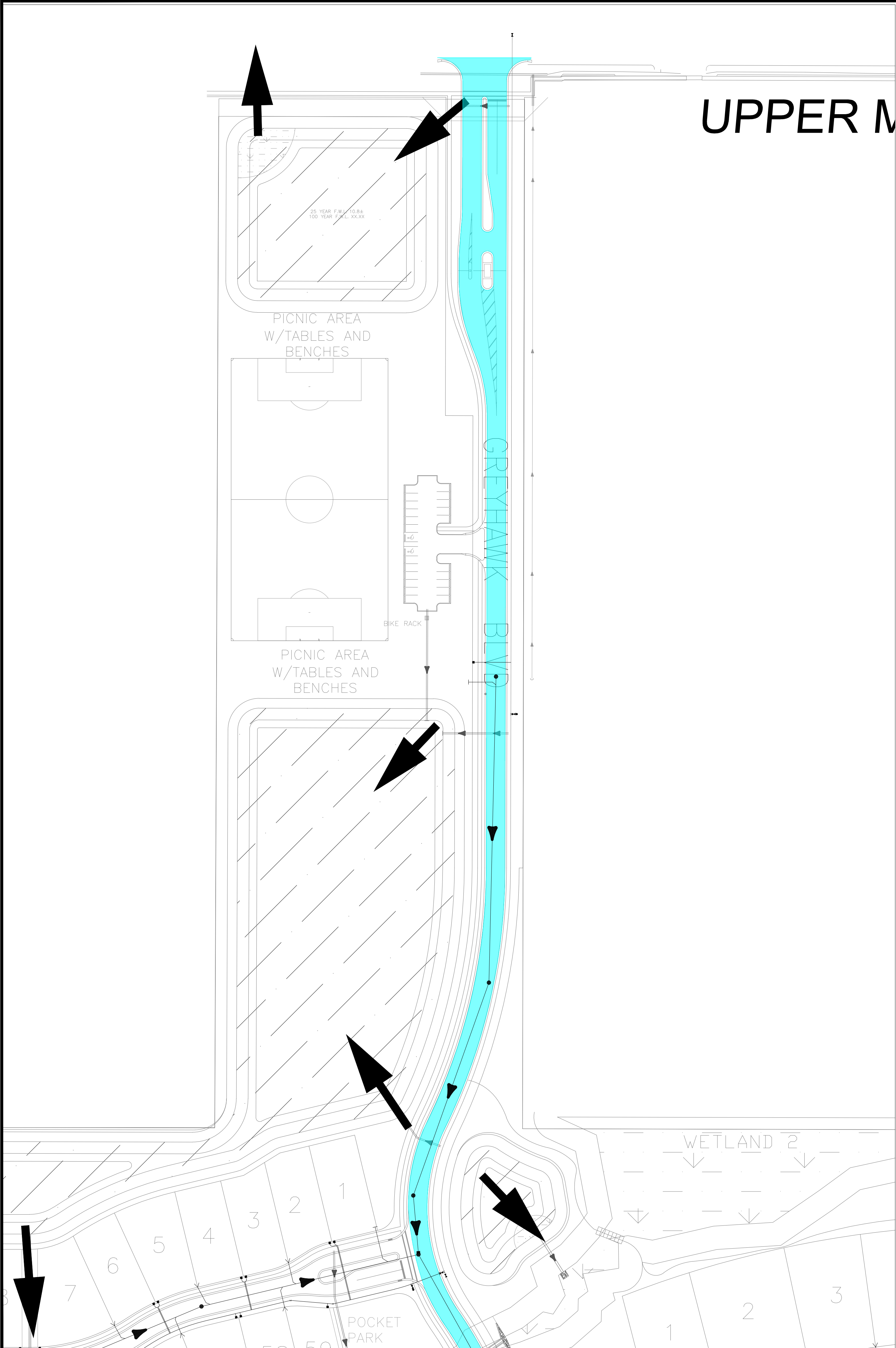
Contractor: _____

Bids are due by Tuesday, October 12, 2021 by 5:00 PM



Greyhawk Road Repairs

3604 53rd Ave. East - Bradenton, Florida 34203; Phone: (941) 251-7613

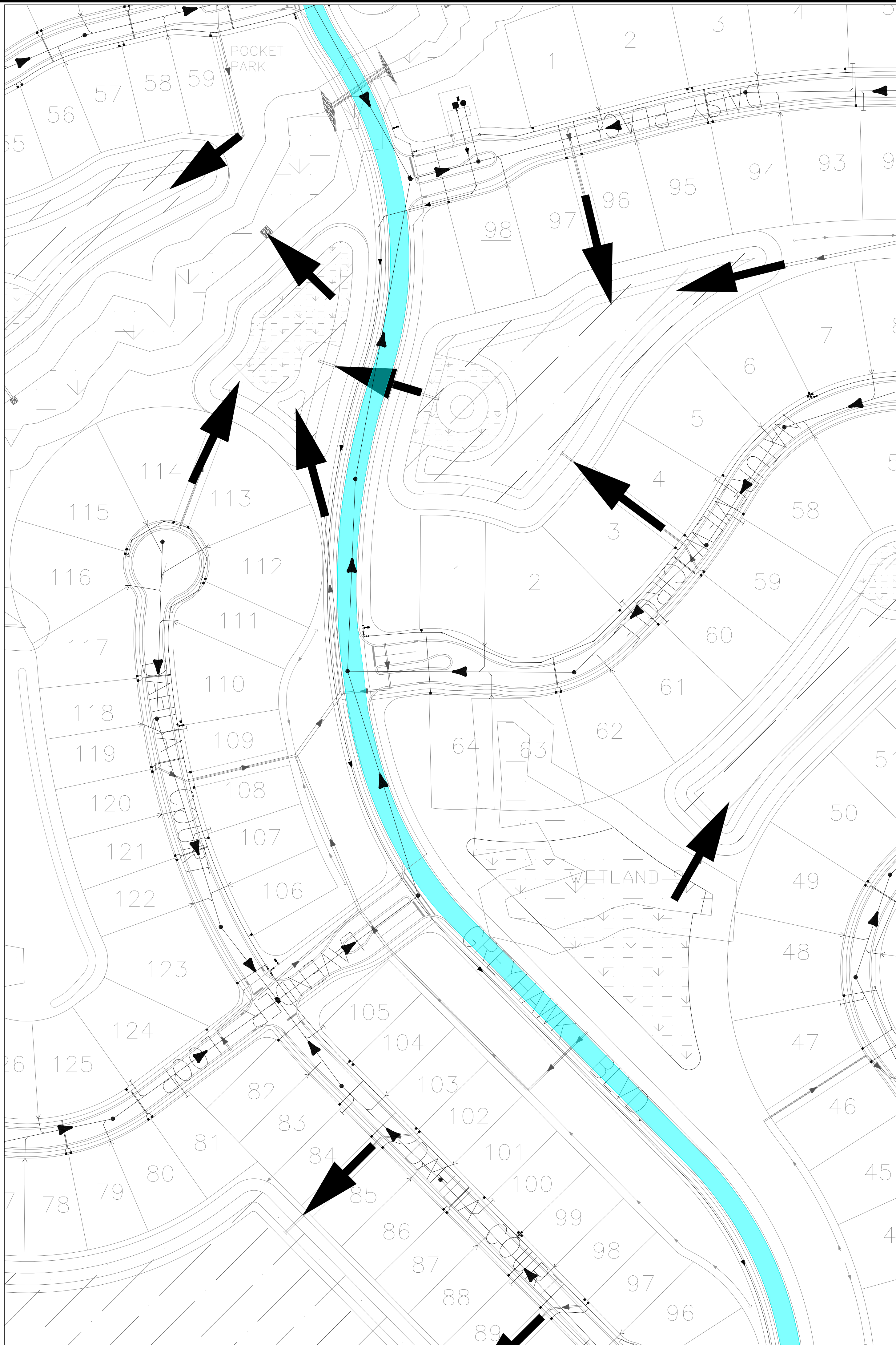


North

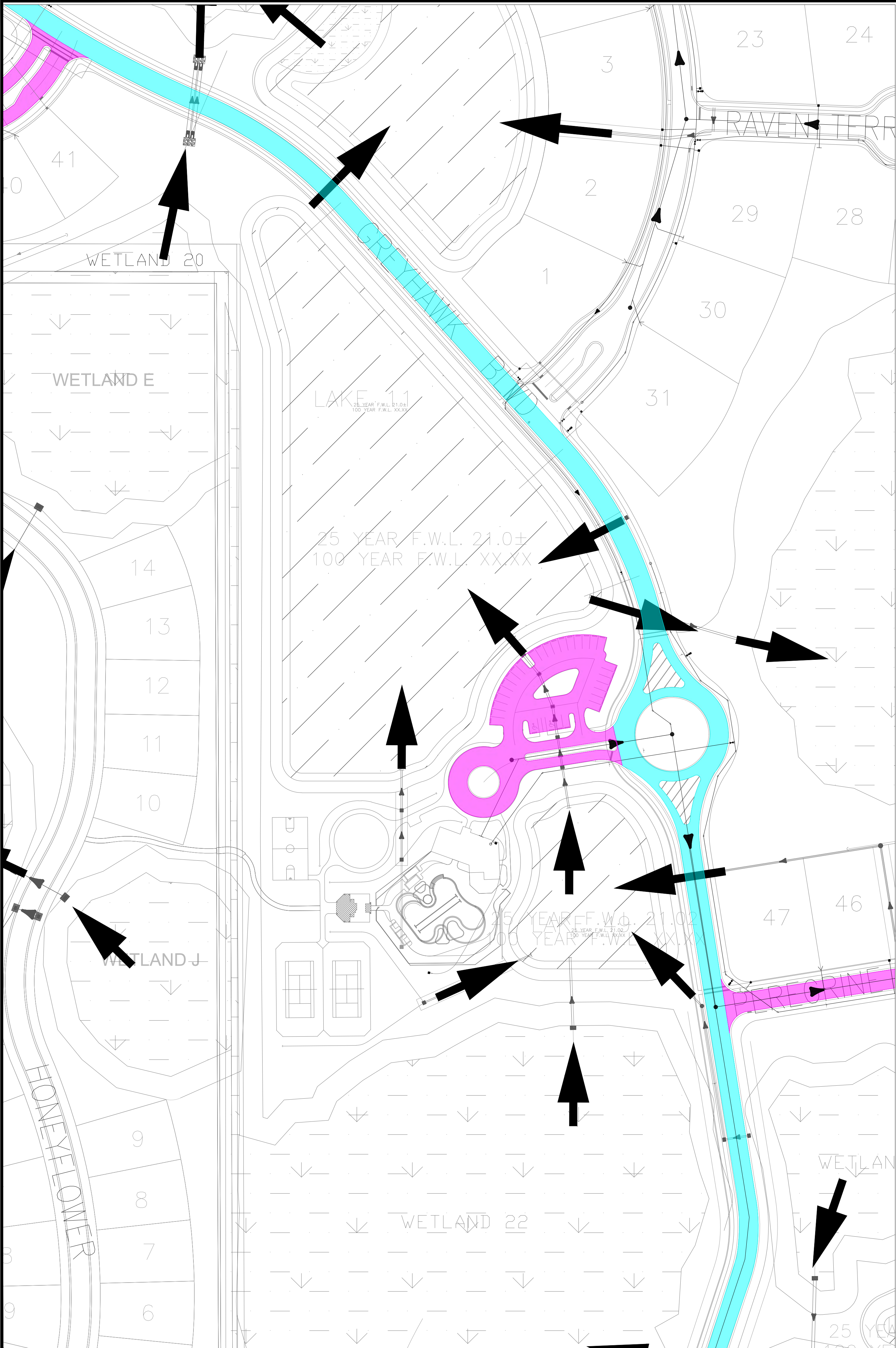
0 80' 160'

GRAPHIC SCALE

SP 9.5
MICROPAVE
WITH 1" MILL



Signature RICHARD SCHAPPACHER, P.E. Professional Engineer # 51501		Date	
DESIGNED RS	DRAWN KH	CHECKED RS	DATE: AUG 2021
SCALE: AS SHOWN		REV	DESCRIPTION
GREYHAWK CDD		SHEET NUMBER C-01	
Schappacher Engineering, LLC 3604 53rd AVENUE EAST, BRADENTON, FL 34203 PHONE: (941) 251-7613 WWW.SCHAPPACHERENG.COM		DWN BY OKD BY	

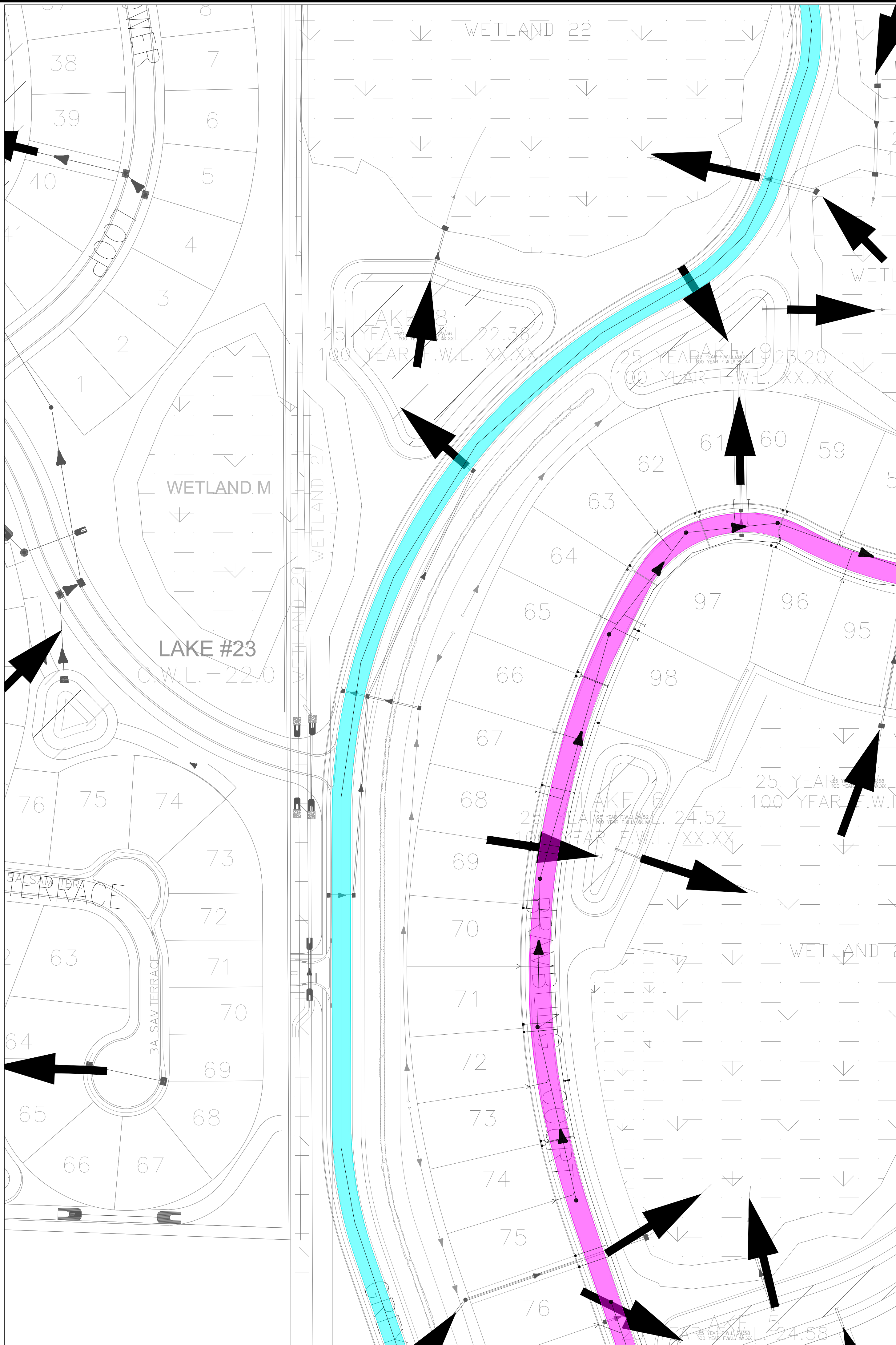


North

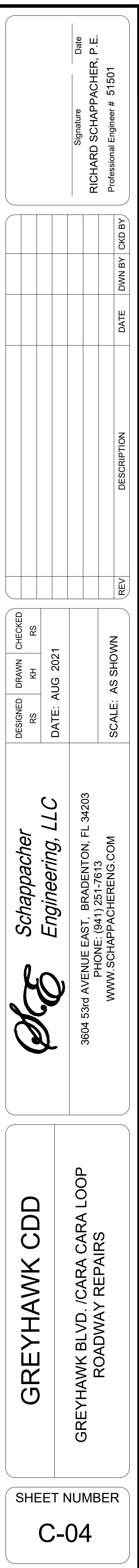
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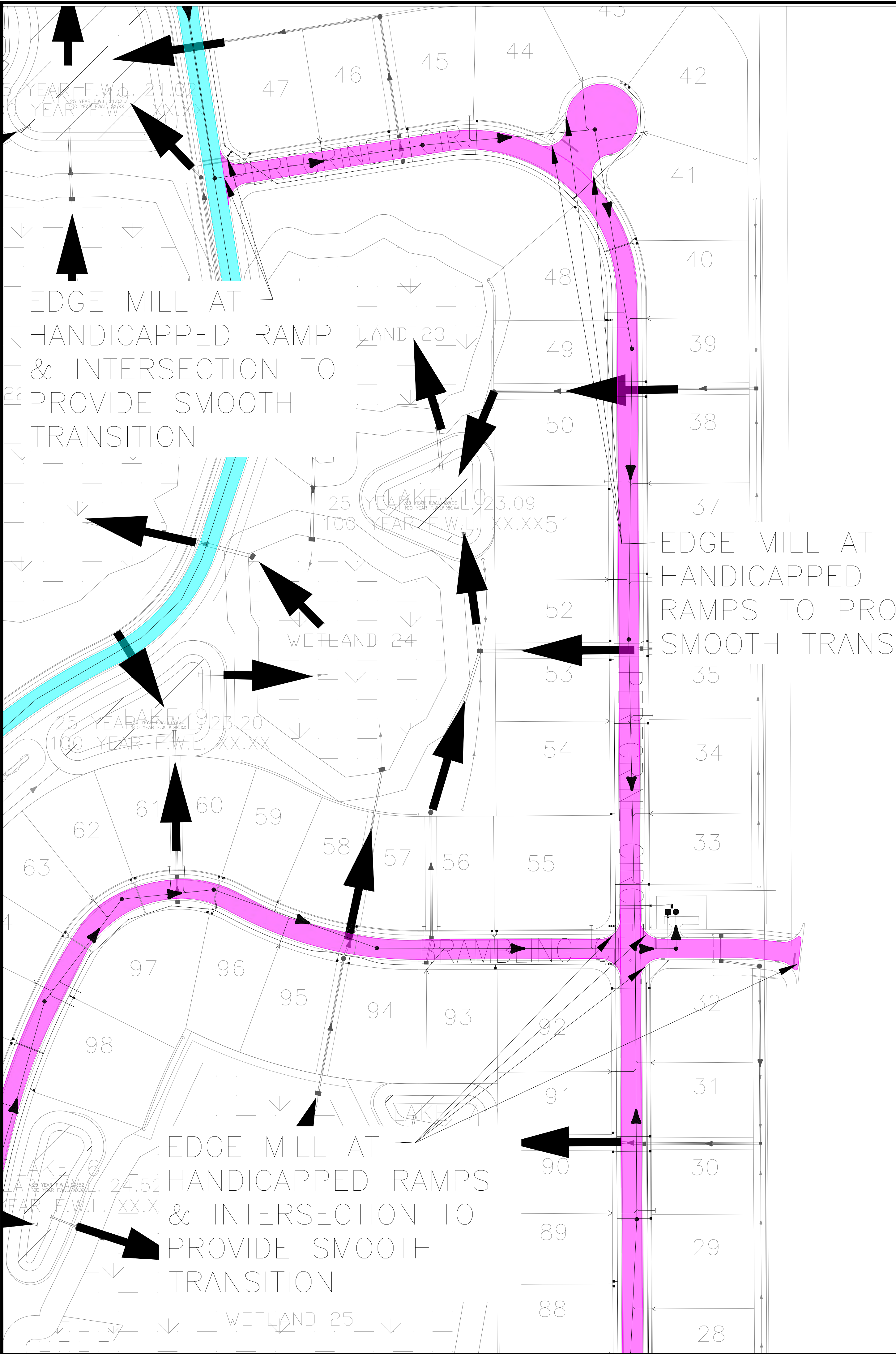
GRAPHIC SCALE

SP 9.5
MICROPAVE
WITH 1" MILL



Signature RICHARD SCHAPPACHER, P.E. Professional Engineer # 51501		Date	
DESIGNED RS	DRAWN KH	CHECKED RS	DATE: AUG 2021
SCALE: AS SHOWN			REV
Schappacher Engineering, LLC 3604 53rd AVENUE EAST, BRADENTON, FL 34203 PHONE: (941) 251-7613 WWW.SCHAPPACHERENG.COM			
GREYHAWK CDD GREYHAWK BLVD. ROADWAY REPAIRS			
SHEET NUMBER C-03			



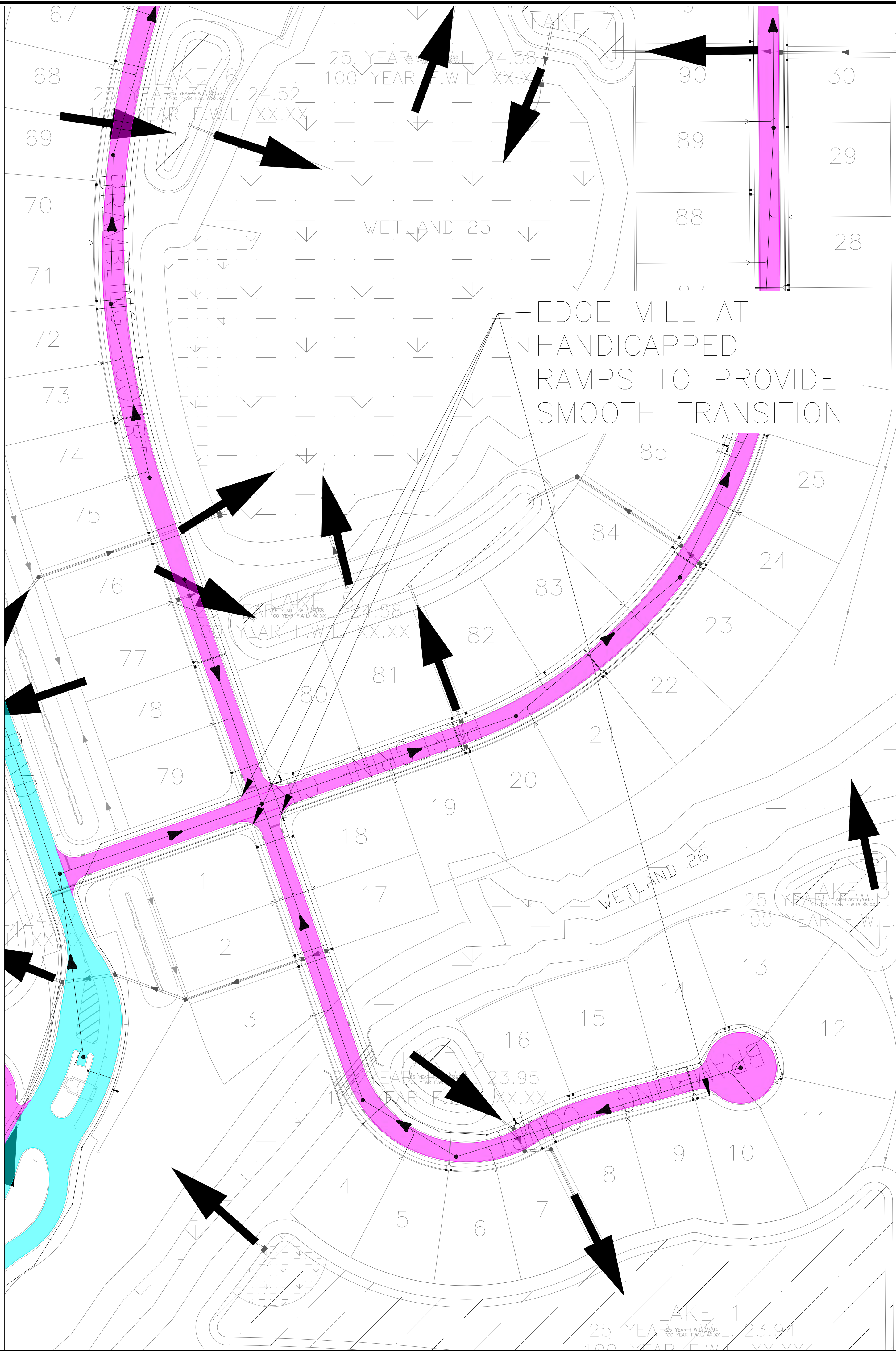


North

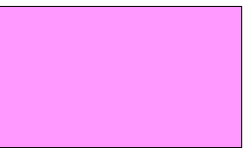
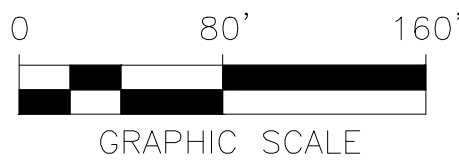
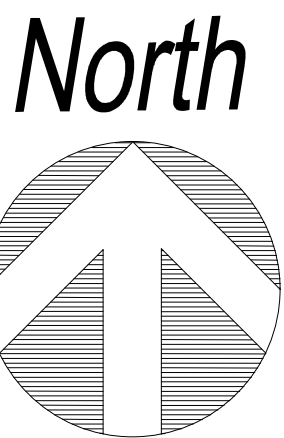
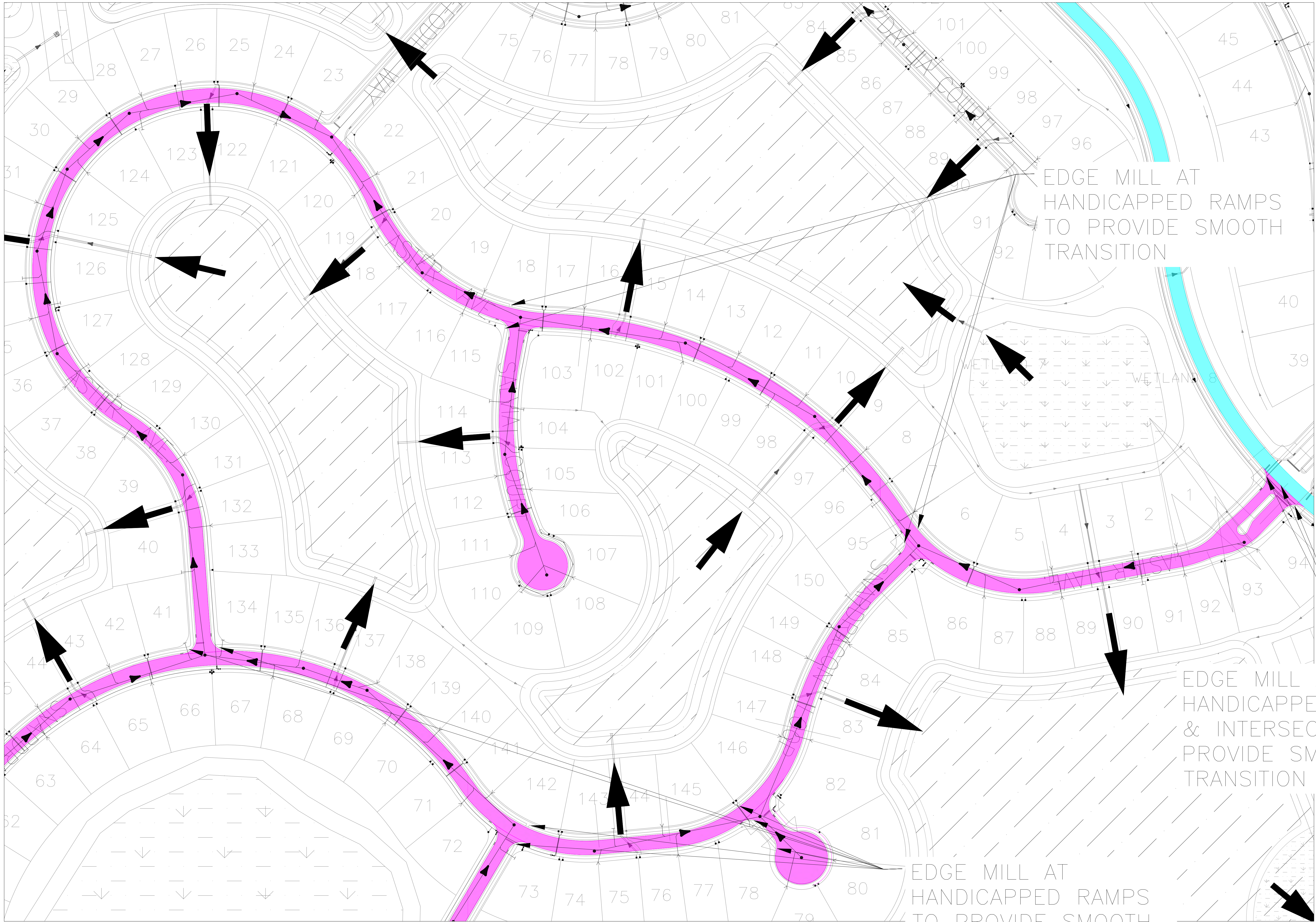
0 80' 160'

GRAPHIC SCALE

SP 4.75
MICROPAVE
WITH EDGE
MILL ONLY



Signature RICHARD SCHAPPACHER, P.E. Professional Engineer # 51501		Date
DESIGNED RS	CHECKED RS	DATE: AUG 2021
DRAWN KH	SCALE: AS SHOWN	DATE: BY: CHK BY: DWG BY: REV: DESCRIPTION: DATE: BY: CHK BY: DWG BY: REV: DESCRIPTION: DATE: BY: CHK BY: DWG BY: REV: DESCRIPTION:
Schappacher Engineering, LLC 3604 53rd AVENUE EAST, BRADENTON, FL 34203 PHONE: (941) 251-7613 WWW.SCHAPPACHERENG.COM		
GREYHAWK CDD PRERGRINE CT./BRAMBLING CT. ROADWAY REPAIRS		
SHEET NUMBER C-05		



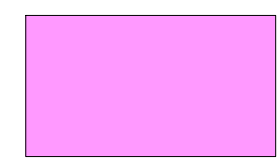
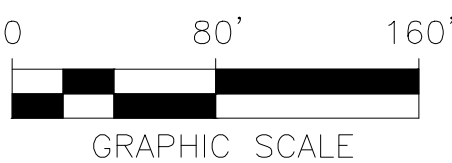
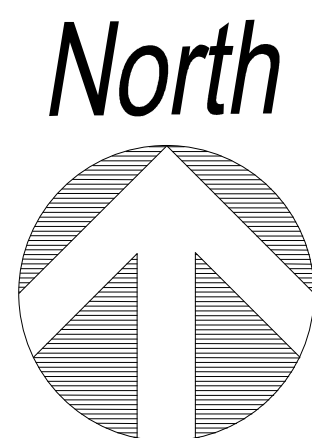
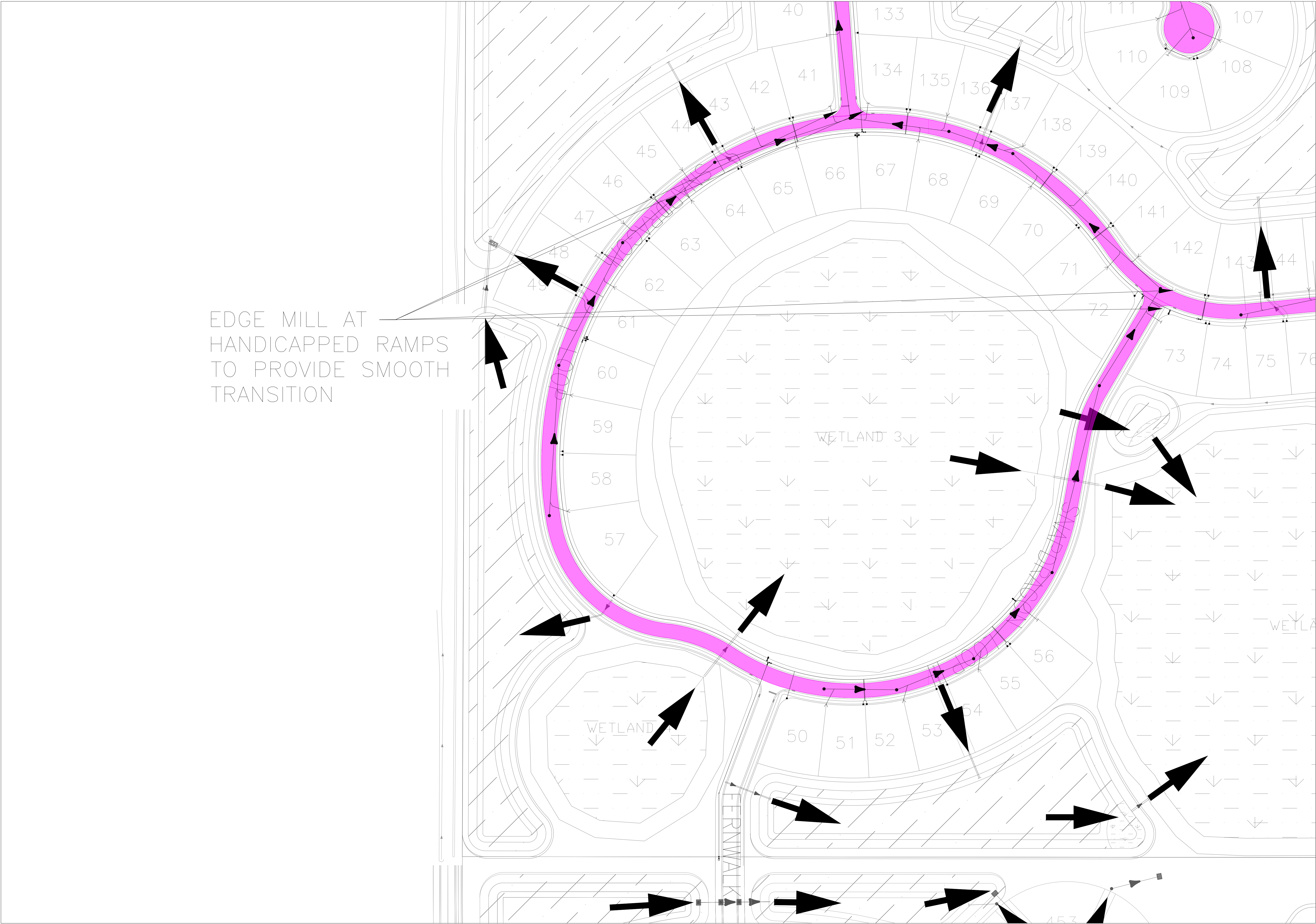
SP 4.75
MICROPAVE
WITH EDGE
MILL ONLY

EDGE MILL AT
HANDICAPPED RAMPS
TO PROVIDE SMOOTH
TRANSITION

EDGE MILL AT
HANDICAPPED RAMPS
& INTERSECTION TO
PROVIDE SMOOTH
TRANSITION

EDGE MILL AT
HANDICAPPED RAMPS
TO PROVIDE SMOOTH
TRANSITION

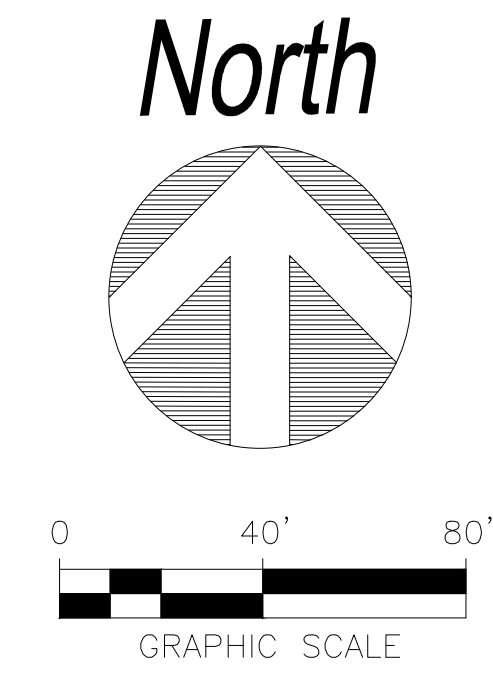
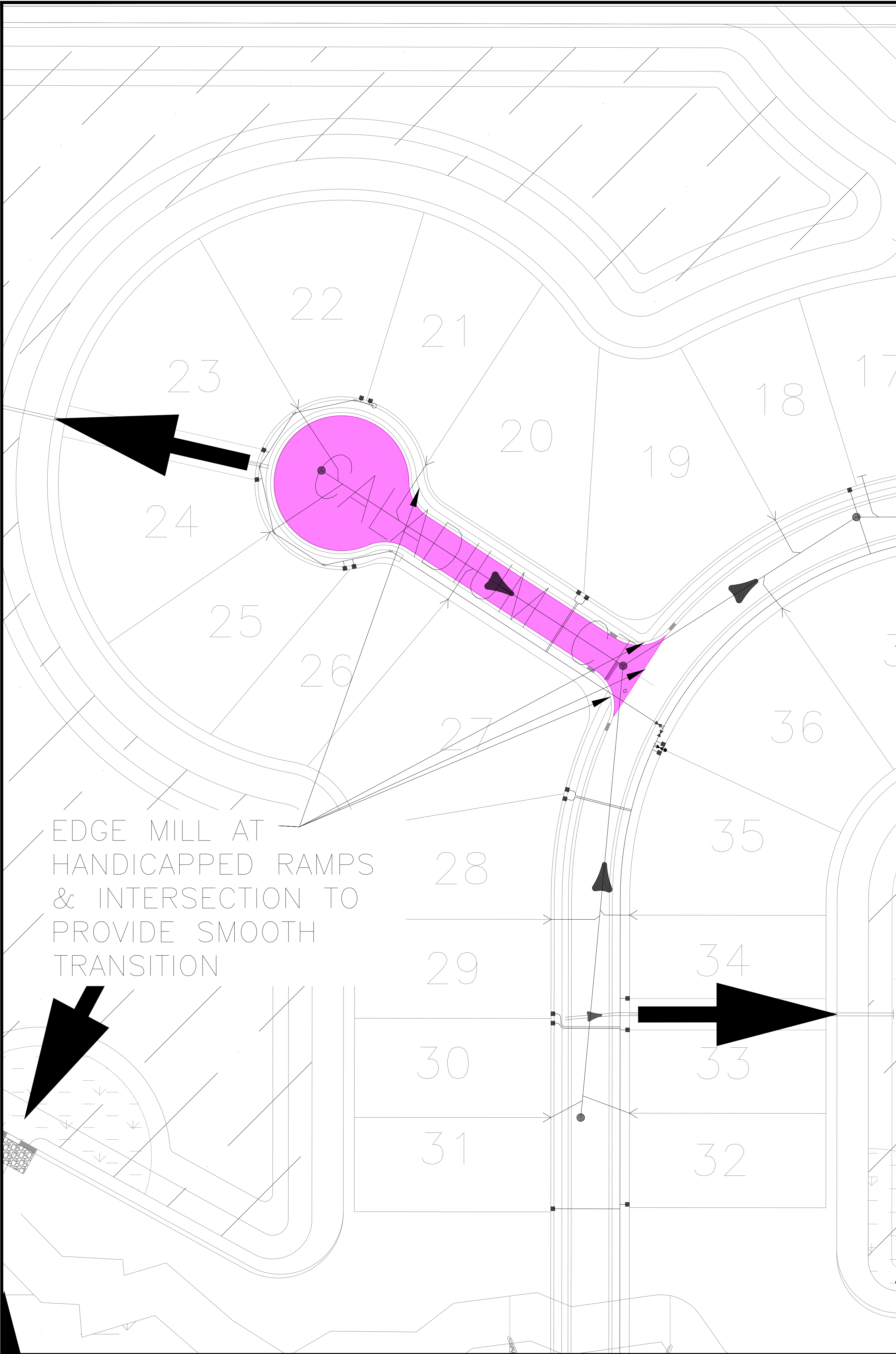
Signature RICHARD SCHAPPACHER, P.E. Professional Engineer # 51501		Date
DESIGNED RS		CHECKED RS
DRAWN KH		DATE: AUG 2021
SCALE: AS SHOWN		REV
DESCRIPTION		DATE
DWG BY		CHK BY
Schappacher Engineering, LLC 3604 53rd AVENUE EAST, BRADENTON, FL 34203 PHONE: (941) 251-7613 WWW.SCHAPPACHERENG.COM		
GREYHAWK CDD ASTER AVE./SNAPDRAGON LOOP/SALVIA CT. ROADWAY REPAIRS		
SHEET NUMBER C-06		



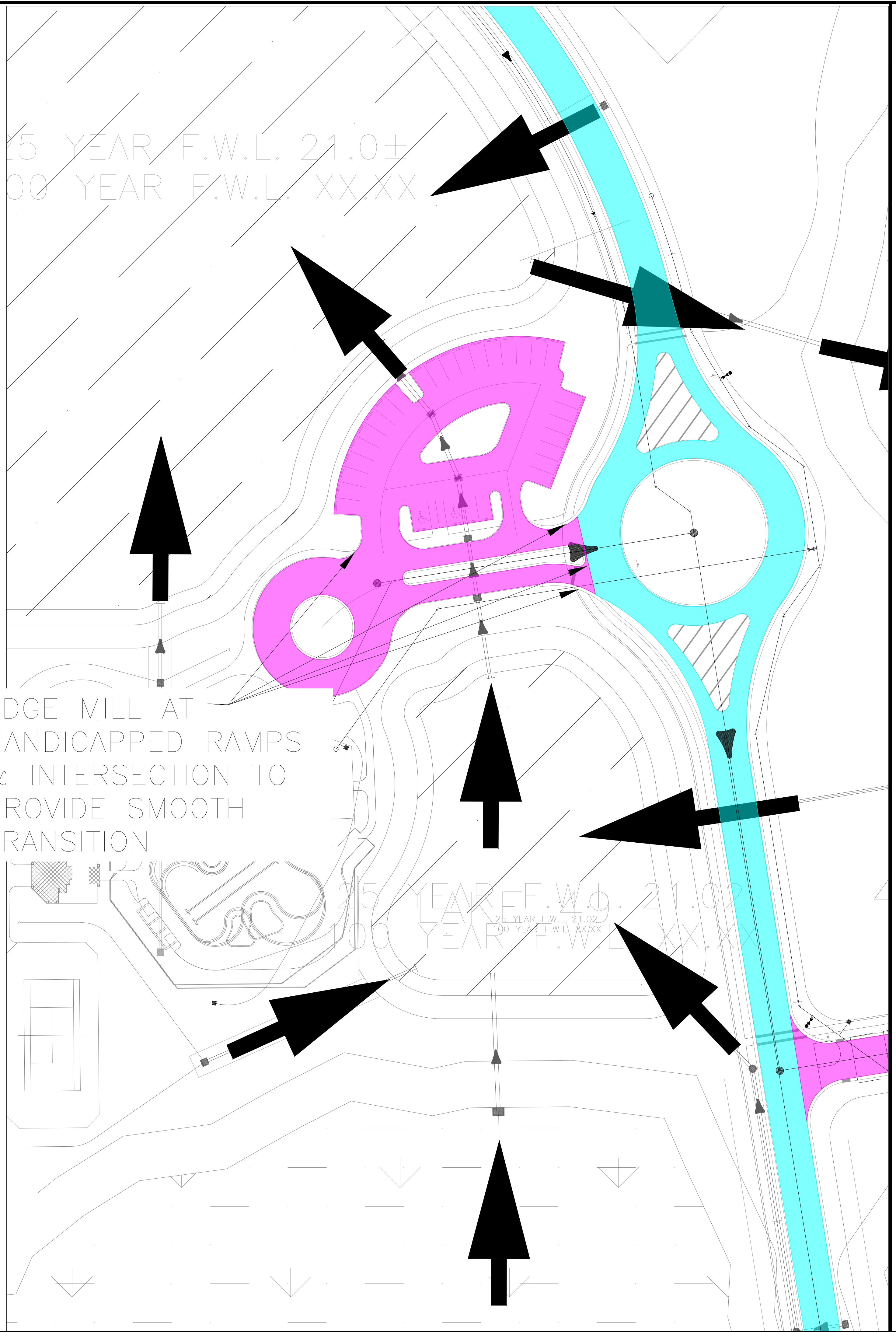
SP 4.75
MICROPAVE
WITH EDGE
MILL ONLY

EDGE MILL AT
HANDICAPPED RAMPS
TO PROVIDE SMOOTH
TRANSITION

Signature RICHARD SCHAPPACHER, P.E. Professional Engineer # 51501		Date	
DESIGNED RS		CHECKED KH	RS
DATE: AUG 2021		SCALE: AS SHOWN	
Schappacher Engineering, LLC 3604 53rd AVENUE EAST, BRADENTON, FL 34203 PHONE: (941) 251-7613 WWW.SCHAPPACHERENG.COM		REV	
GREYHAWK CDD SNAPDRAGON LOOP ROADWAY REPAIRS		DESCRIPTION	
SHEET NUMBER C-07		DATE	
		DWN BY	
		CHK BY	



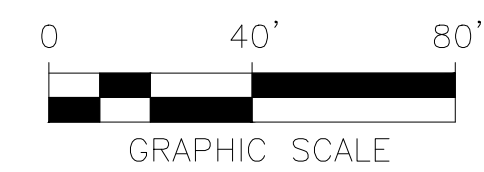
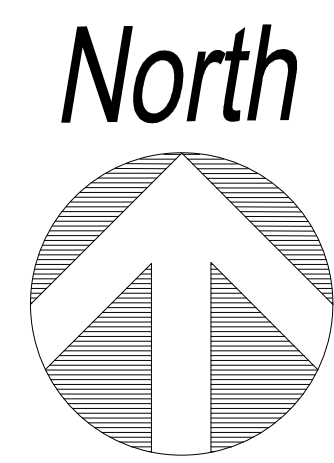
SP 4.75
MICROPAVE
WITH EDGE
MILL ONLY



Signature RICHARD SCHAPPACHER, P.E. Professional Engineer # 51501		Date 5/15/21	
DESIGNED RS	DRAWN KH	CHECKED RS	DATE AUG 2021
SCALE: AS SHOWN		REV	DESCRIPTION
Schappacher Engineering, LLC 3604 53rd AVENUE EAST, BRADENTON, FL 34203 PHONE: (941) 251-7613 WWW.SCHAPPACHERENG.COM		DWN BY CND BY	
GREYHAWK CDD CALADIUM CT./REC. CENTER ROADWAY REPAIRS			
SHEET NUMBER C-08			

WETLAND I

EDGE MILL AT
HANDICAPPED RAMPS
& INTERSECTION TO
PROVIDE SMOOTH
TRANSITION



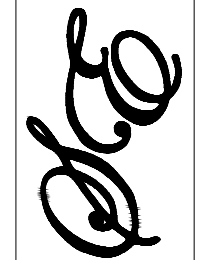
SP 4.75
MICROPAVE
WITH EDGE
MILL ONLY

GREYHAWK CDD

MULBERRY CLUBHOUSE
ROADWAY REPAIRS

SHEET NUMBER

C-09

 Schappacher
Engineering, LLC

3604 53rd AVENUE EAST, BRADENTON, FL 34203
PHONE: (941) 251-7613
WWW.SCHAPPACHERENG.COM

DESIGNED RS	DRAWN KH	CHECKED RS
DATE: AUG 2021		
SCALE: AS SHOWN		

REV	DESCRIPTION	DATE	BY	CHK

Signature
RICHARD SCHAPPACHER, P.E.
Professional Engineer # 51501

Date

1 CROSSWALK, 1
STOP BAR

UPPER M

1 CROSSWALK, 1
STOP BAR

1 WHITE MERGE -
LANE, 1 CENTER
SKIP STRIPING

12 PARKING SPACES,
1 STOP BAR, 1
CROSSWALK

1 CROSSWALK, 1 STOP
BAR, 1 WHITE RIGHT
TURN ARROW & "ONLY",
1 CENTER YELLOW
MERGE LANE

1 WHITE MERGE -
LANE, 1 YELLOW
MERGE LANE,
DOUBLE YELLOW
STRIPE

- CENTER SKIP
- STRIPING

Signature _____ Date _____
RICHARD SCHAPPACHER, P.E.
Professional Engineer # 51501

REV	DESCRIPTION	DATE	DWN BY	CKD BY

RS	KH	RS
DATE: AUG 2021		
SCALE: AS SHOWN		

SCHAPPACHER
Engineering, LLC

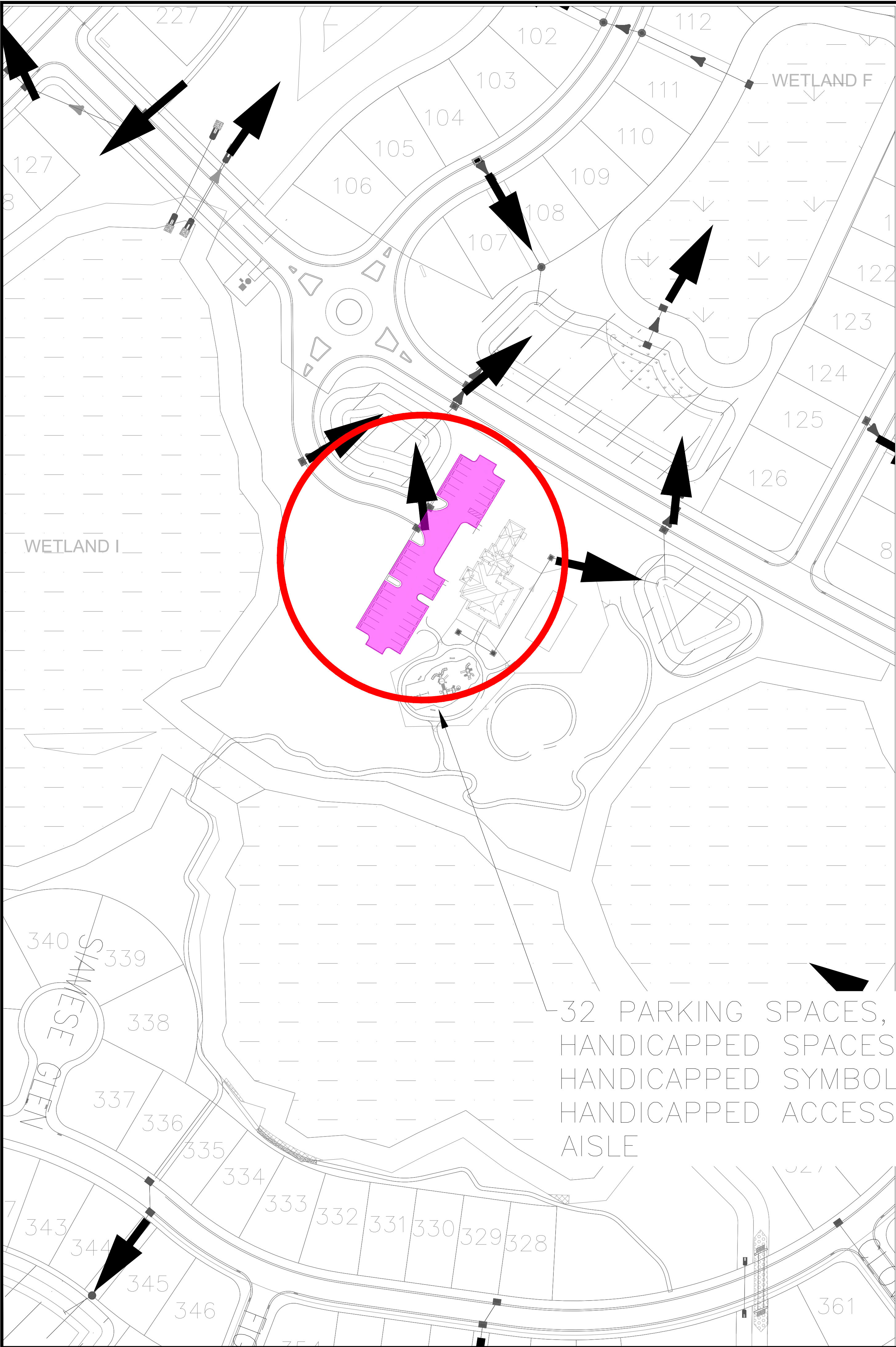
3604 53rd AVENUE EAST, BRADENTON, FL 34203
PHONE: (941) 251-7613
WWW.SCHAPPACHERENG.COM

GREYHAWK CDD

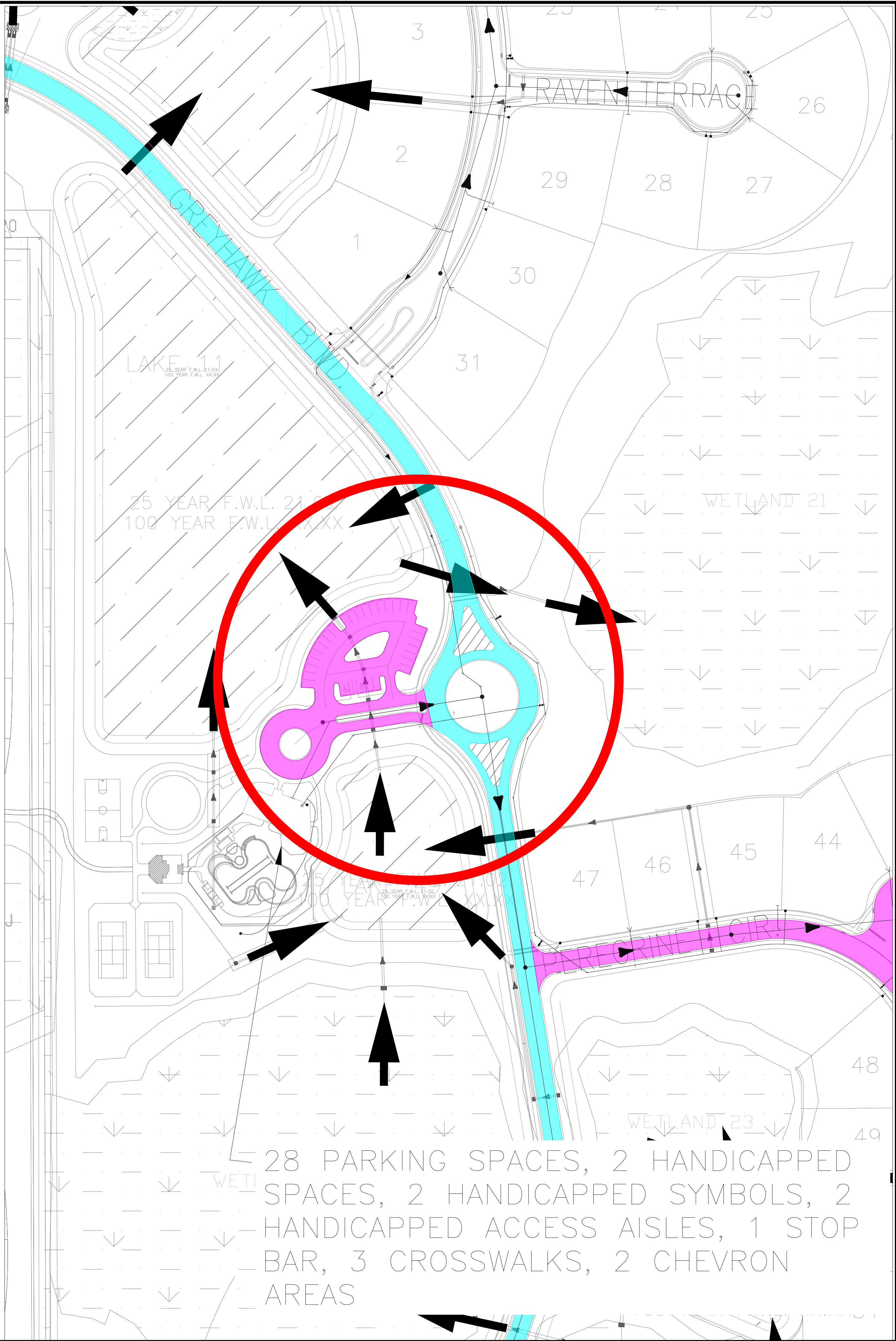
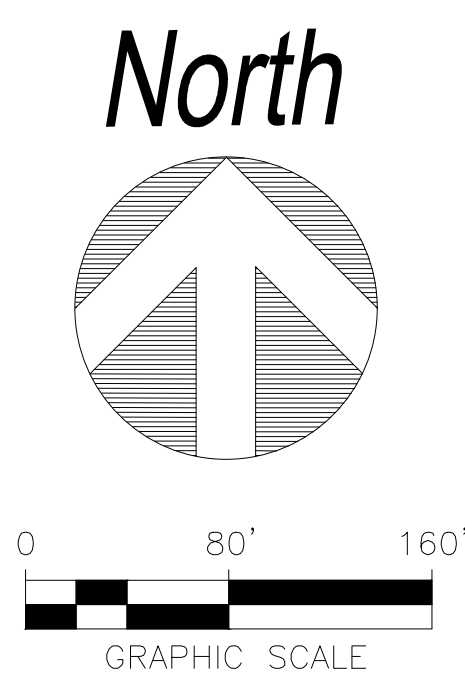
NORTH AND SOUTH ENTRANCE
STRIPING PLAN

SHEET NUMBER

S-01

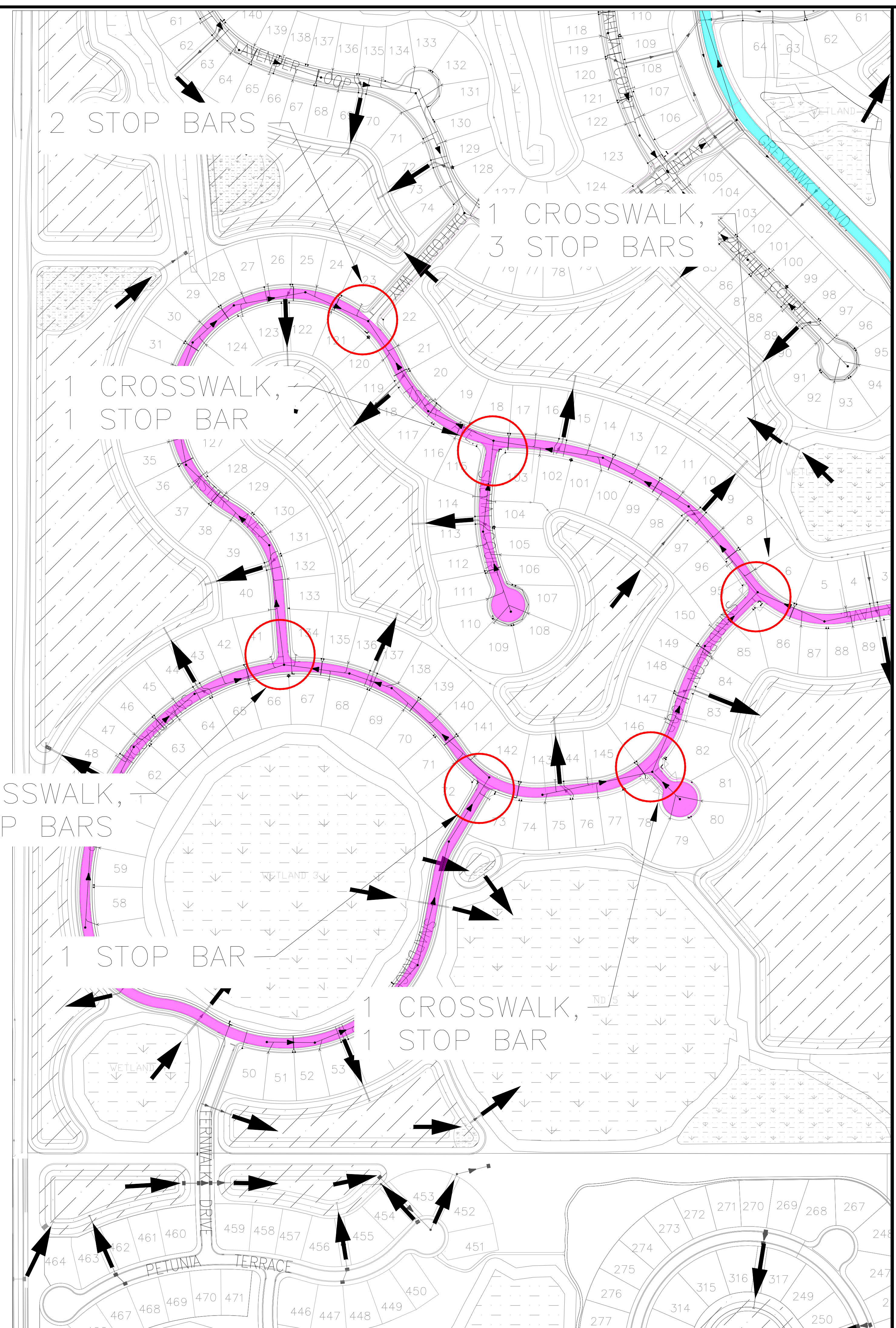
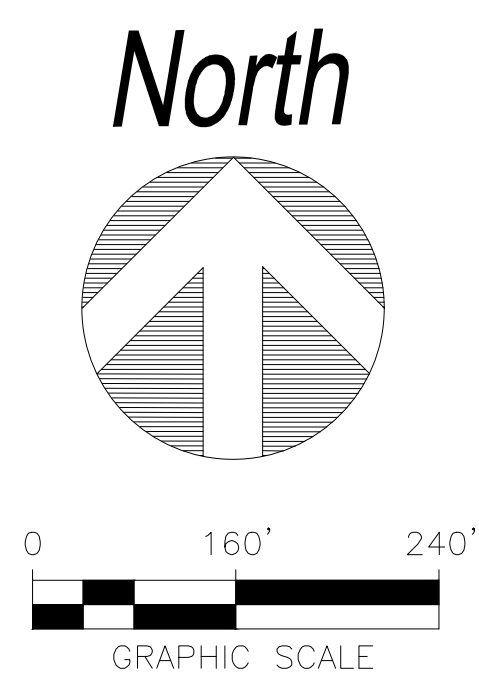
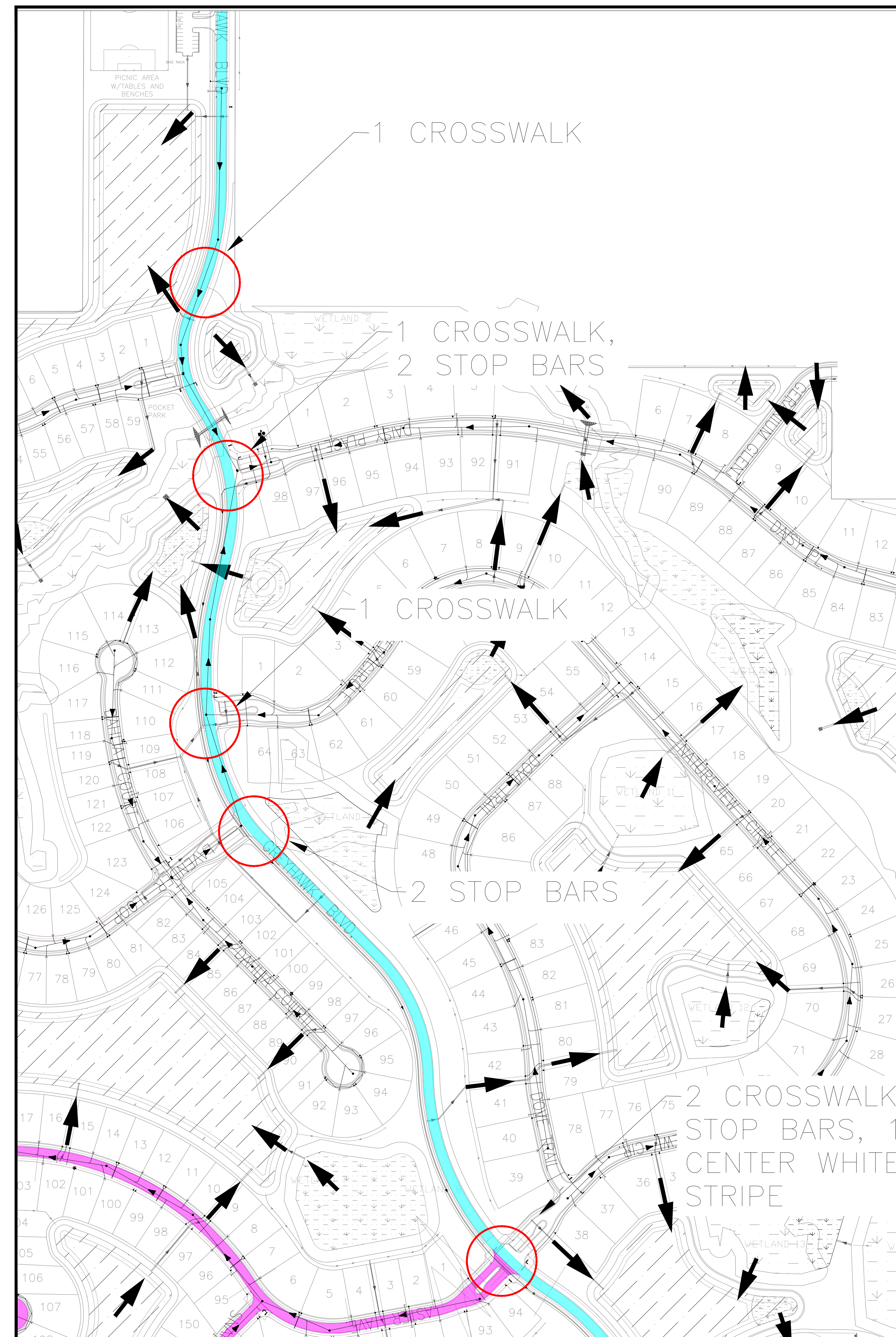


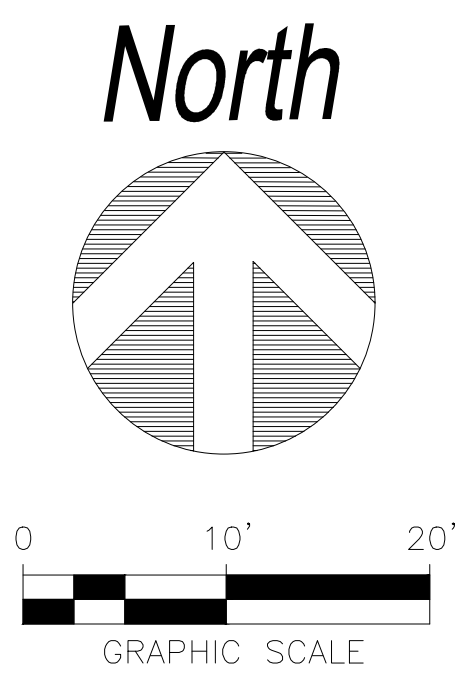
32 PARKING SPACES, 2
HANDICAPPED SPACES, 2
HANDICAPPED SYMBOLS, 1
HANDICAPPED ACCESS
AISLE



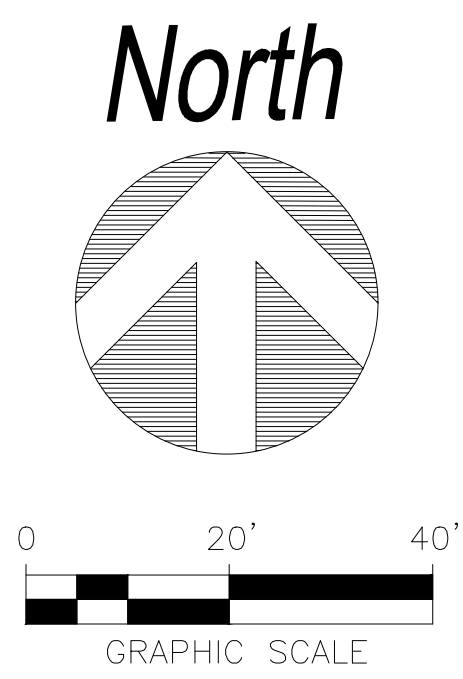
28 PARKING SPACES, 2 HANDICAPPED
SPACES, 2 HANDICAPPED SYMBOLS, 2
HANDICAPPED ACCESS AISLES, 1 STOP
BAR, 3 CROSSWALKS, 2 CHEVRON
AREAS

Signature RICHARD SCHAPPACHER, P.E. Professional Engineer # 51501		Date	
DESIGNED RS		CHECKED RS	
DRAWN KH		DATE: AUG 2021	
SCALE: AS SHOWN		REV	
GREYHAWK CDD		SHEET NUMBER S-02	
CLUBHOUSE & REC. CENTER STRIPING PLAN		DATE	
Schappacher Engineering, LLC		DWN BY	
3604 53rd AVENUE EAST, BRADENTON, FL 34203 PHONE: (941) 251-7613 WWW.SCHAPPACHERENG.COM		OKD BY	





WHITE CHANNELIZING
LINE WITH HATCHING
IS APPROXIMATELY
123 LF



YELLOW LANE
SEPARATION WITH
HATCHING IS
APPROXIMATELY
466 LF

GREYHAWK CDD

NORTH ENTRANCE
STRIPING PLAN

SHEET NUMBER

 **Schappacher
Engineering, LLC**

3604 53rd AVENUE EAST, BRADENTON, FL 34203
PHONE: (941) 251-7613
WWW.SCHAPPACHERENG.COM

DESIGNED RS	DRAWN KH	CHECKED RS
DATE: AUG 2021		
SCALE: AS SHOWN		

REV	DESCRIPTION	DATE	BY	CHK BY

Signature
RICHARD SCHAPPACHER, P.E.
Professional Engineer # 51501

Date

Tab 9

Exhibit "A"

Greyhawk CDD Vegetation Removal

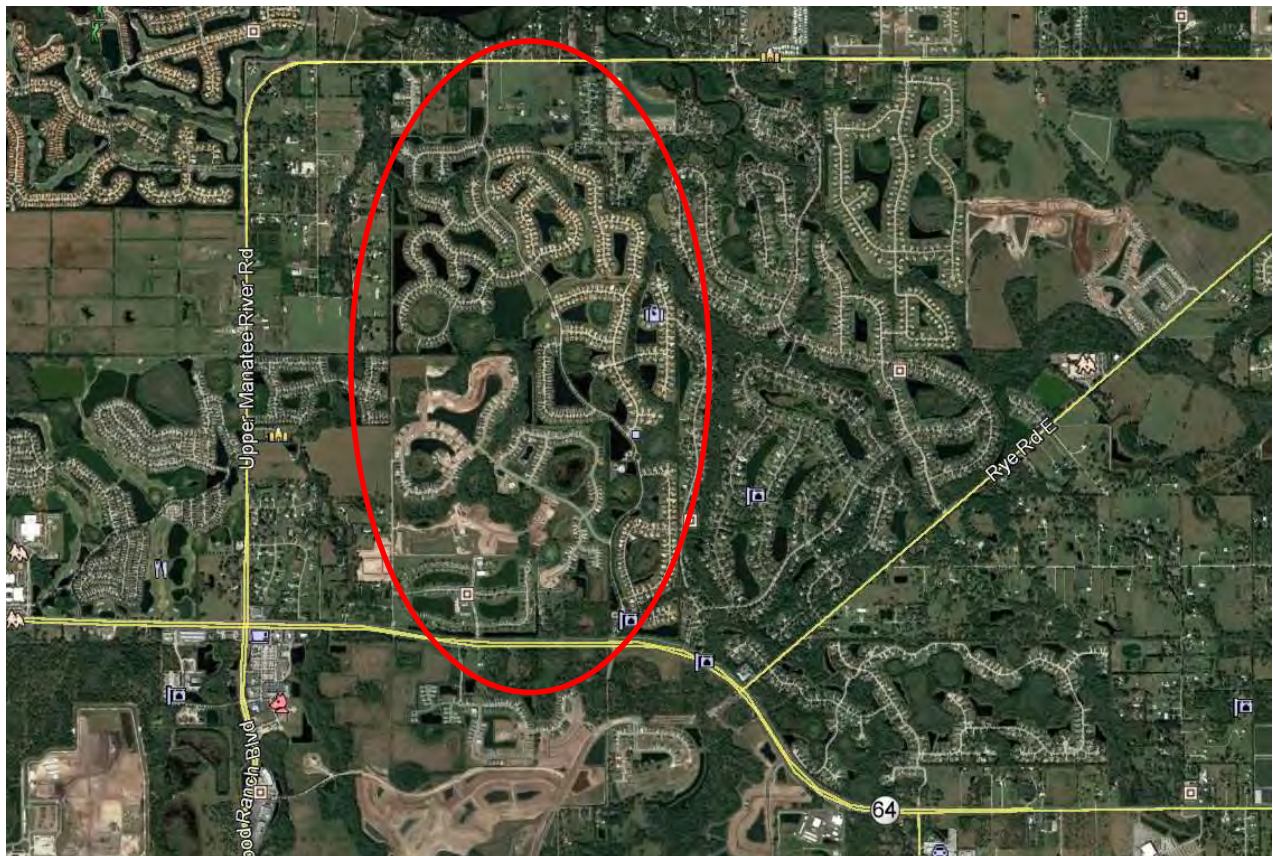
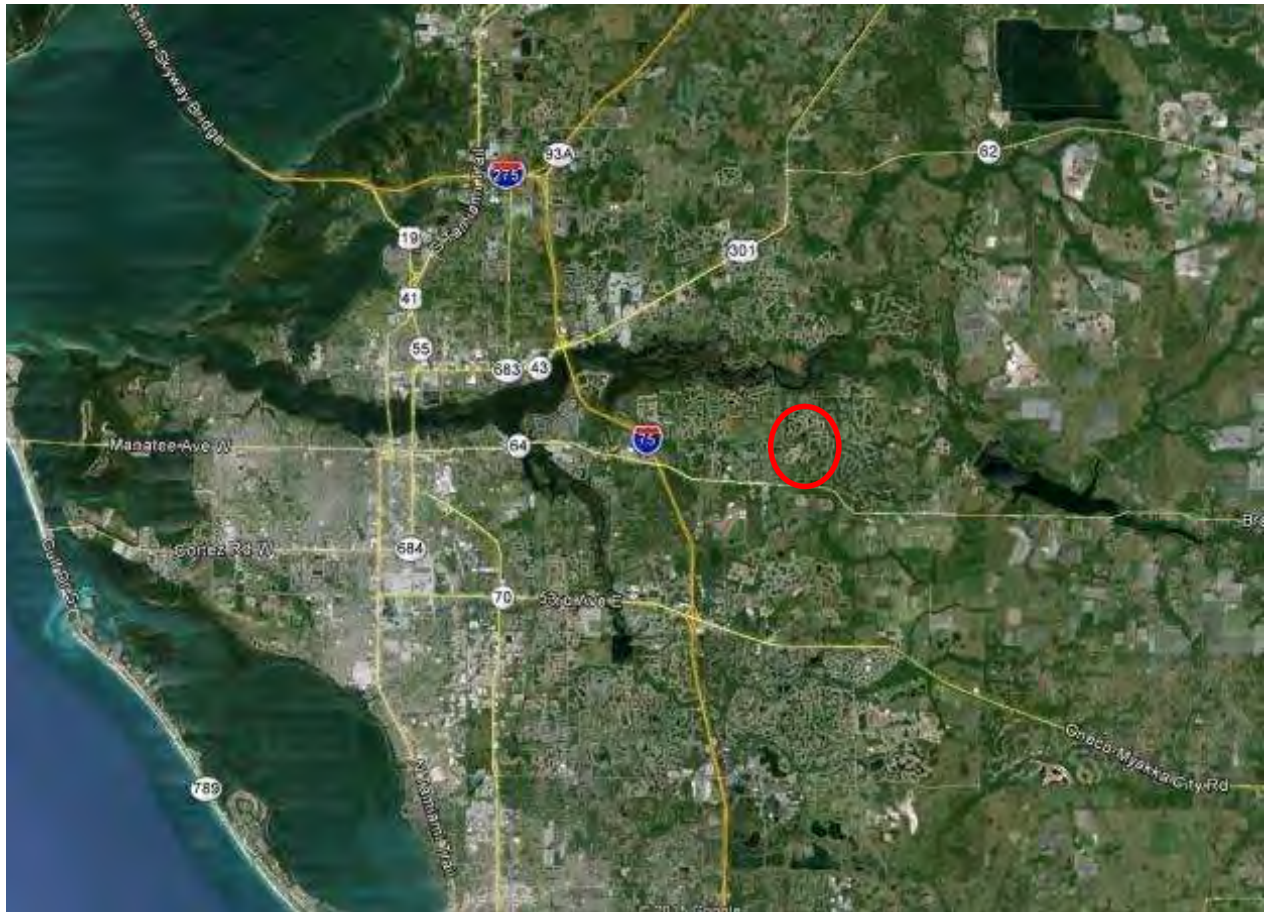
Bid Form 8.26.21

Bid Item	Description	Quantity	Unit	Unit Price	Total
1	Goldenrod Ave- clear 40'x10' of vegetation in channel on northwest and southeast side of road	1	LS		
2	Mulberry Ave- clear 40'x10' of vegetation in channel on southwest side of road	1	LS		
3	Mulberry Ave- backfill & compact undermined area on southwest side of road	1	LS		
4	Buttercup Glen- remove 10' of vegetation on all sides of structure	1	LS		
5	Miscellaneous cleanup and work	1	LS		
Total					\$ -

**Contractor to use Garlan or similar product to apply to all areas to help prevent future growth*

Bids due by Friday, September 17, 2021 at 5:00 PM

Contractor:



Greyhawk Vegetation Removal

3604 53rd Ave. East - Bradenton, Florida 34203; Phone: (941) 251-7613



Northwest side of Goldenrod Ave- clear 40'x10' of vegetation in channel



Southwest side of Mulberry Ave- clear 40'x10' of vegetation in channel, backfill & compact undermined area



Southeast side of Goldenrod Ave- clear 40'x10' of vegetation in channel



Greyhawk Landing CDD – Vegetation Removal – August 2021

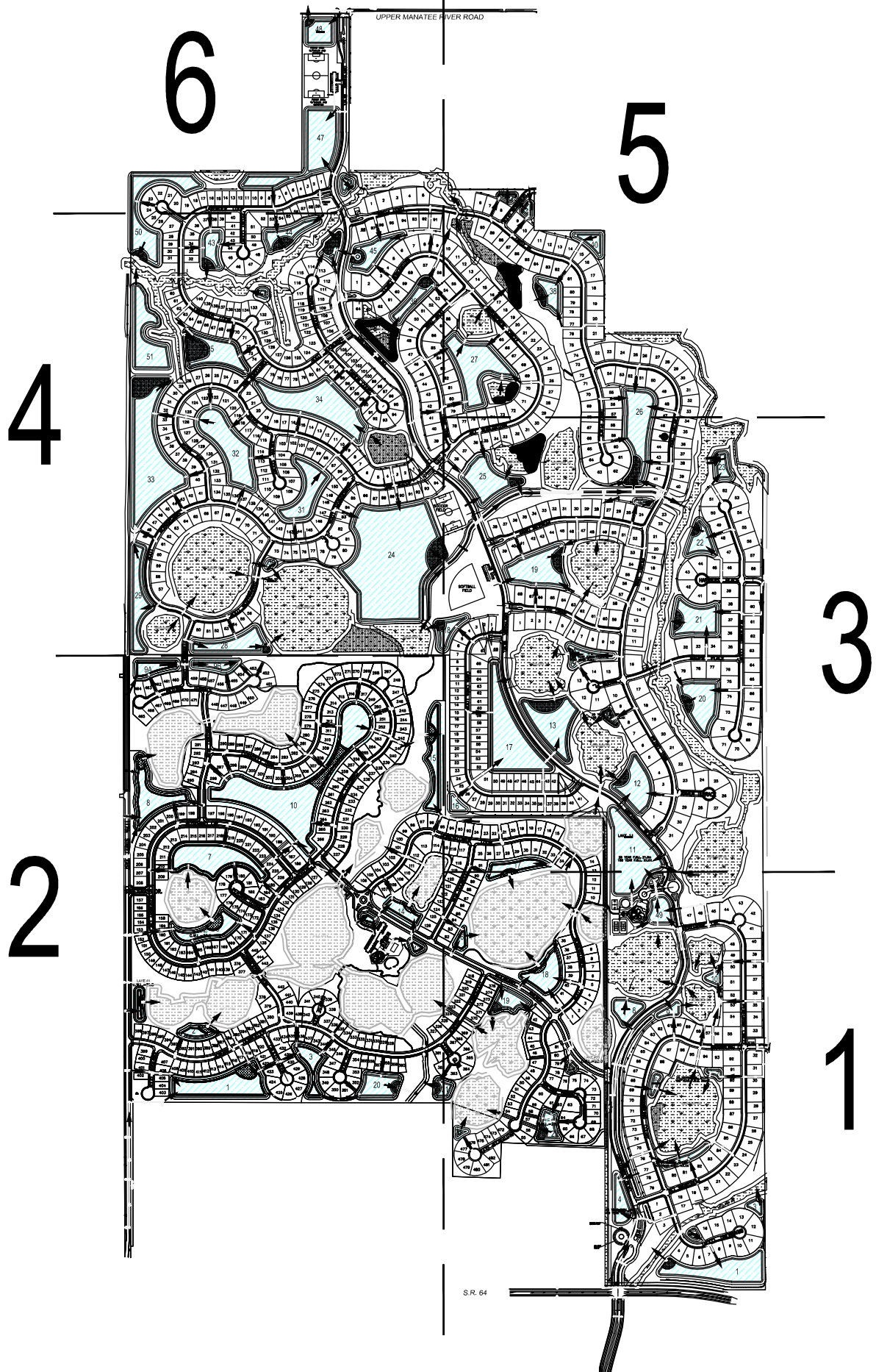
3604 53rd Ave. East – Bradenton, Florida 34203; Phone: (941) 251-7613



Buttercup Glen- clear 10' of vegetation on all sides of structure

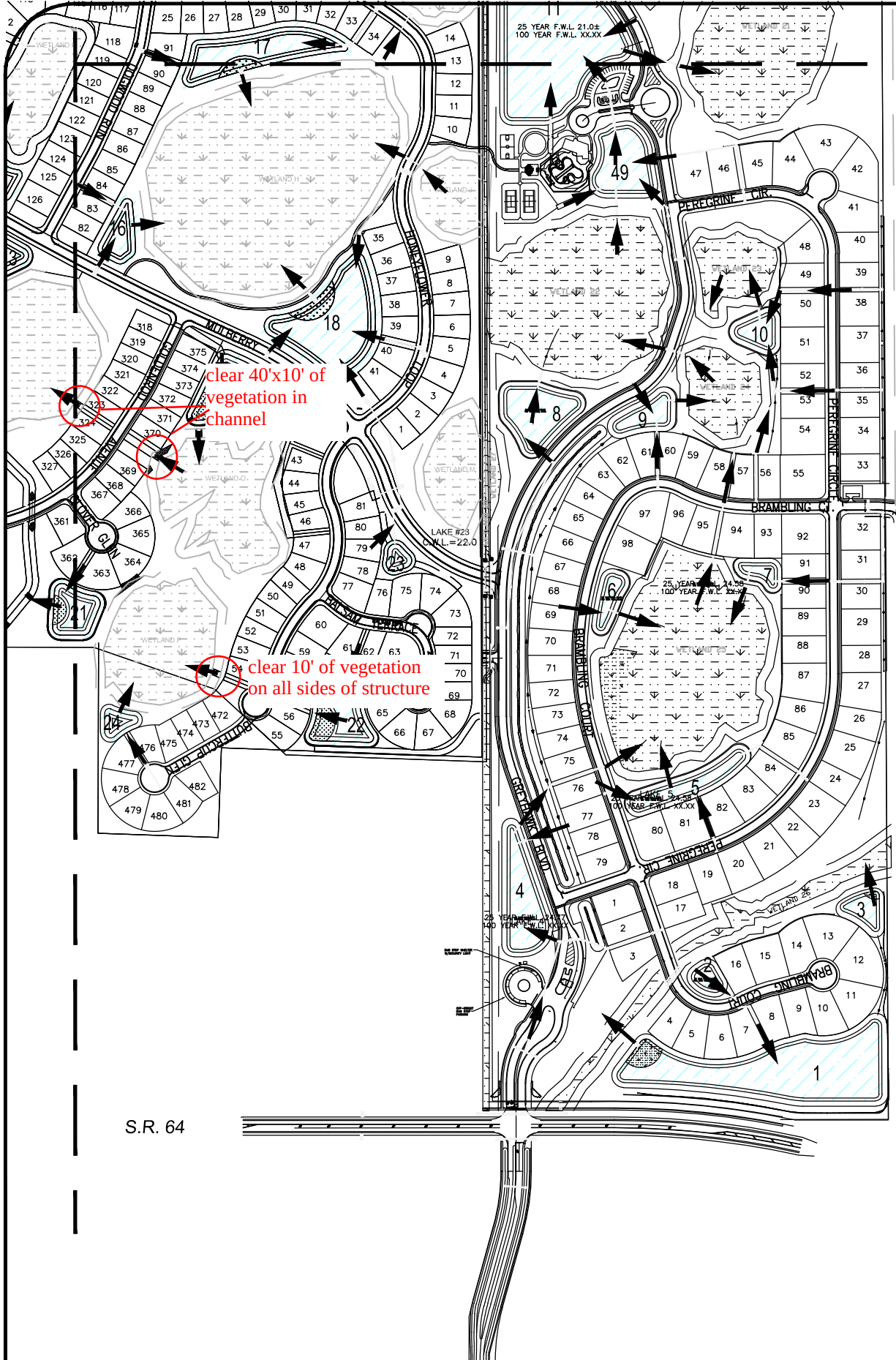


Buttercup Glen- clear 10' of vegetation on all sides of structure



GREYHAWK CDD

Schappacher
Engineering, LLC

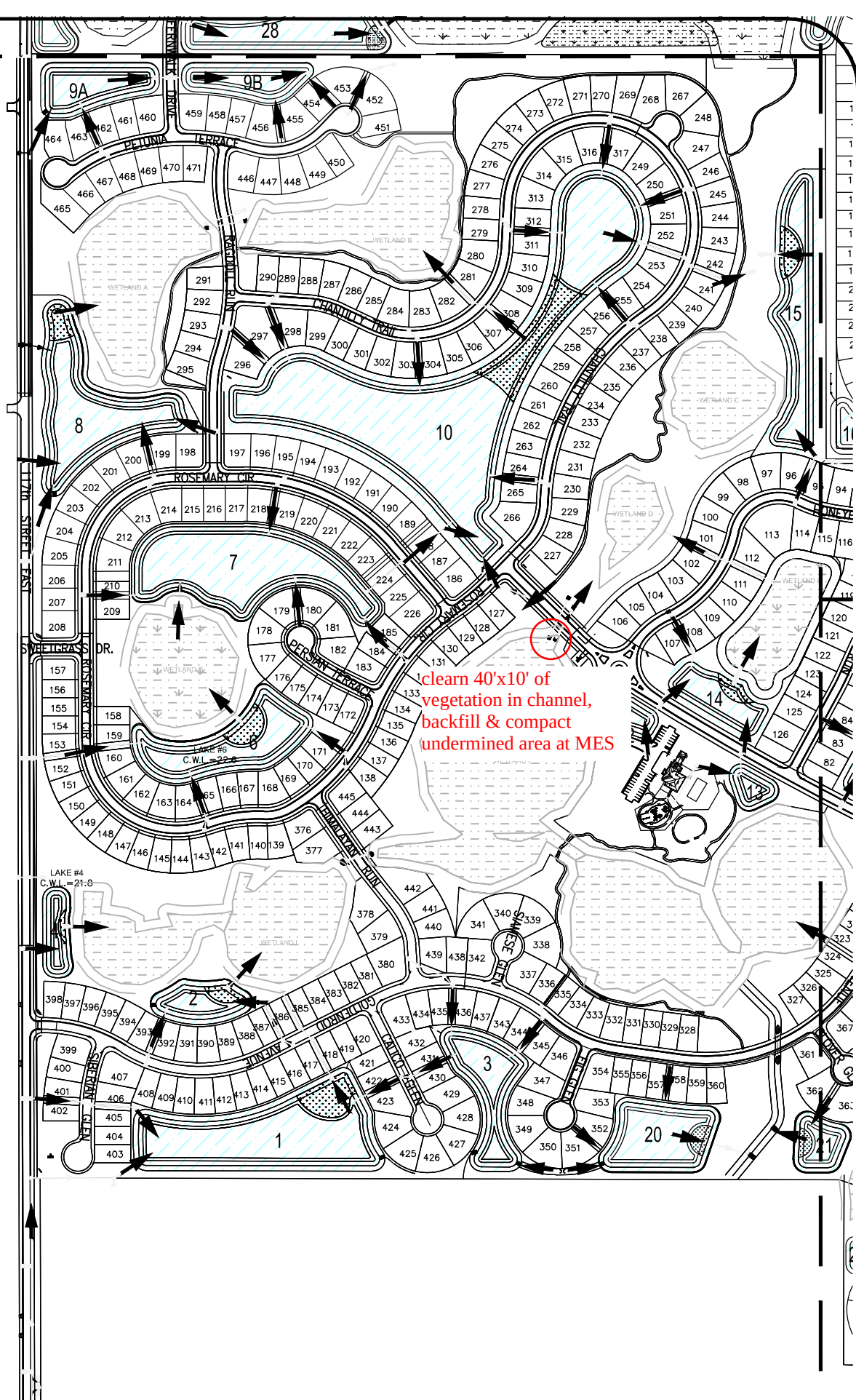


S.R. 64

GREYHAWK CDD

Schappacher
Engineering, LLC

2



Tab 10

Exhibit "A"

GreyHawk Nature Trail Repair

Bid Form 8.26.21

Bid Item	Description	Quantity	Unit	Unit Price	Total
1	Remove and replace 6' wide sidewalk	13	LF		
2*	Install yard drain	1	EA		
3	Furnish & install 10' section of handrail	1	EA		
4**	backfill, compact, install fabric & sod undermined areas of nature trail	37	LF		
5	Water sod 3 times per week for 30 days (unless area is adequately watered by rains)	10	DA		
6***	Access repairs	1	LS		
7	Miscellaneous cleanup and work	1	LS		
Total					

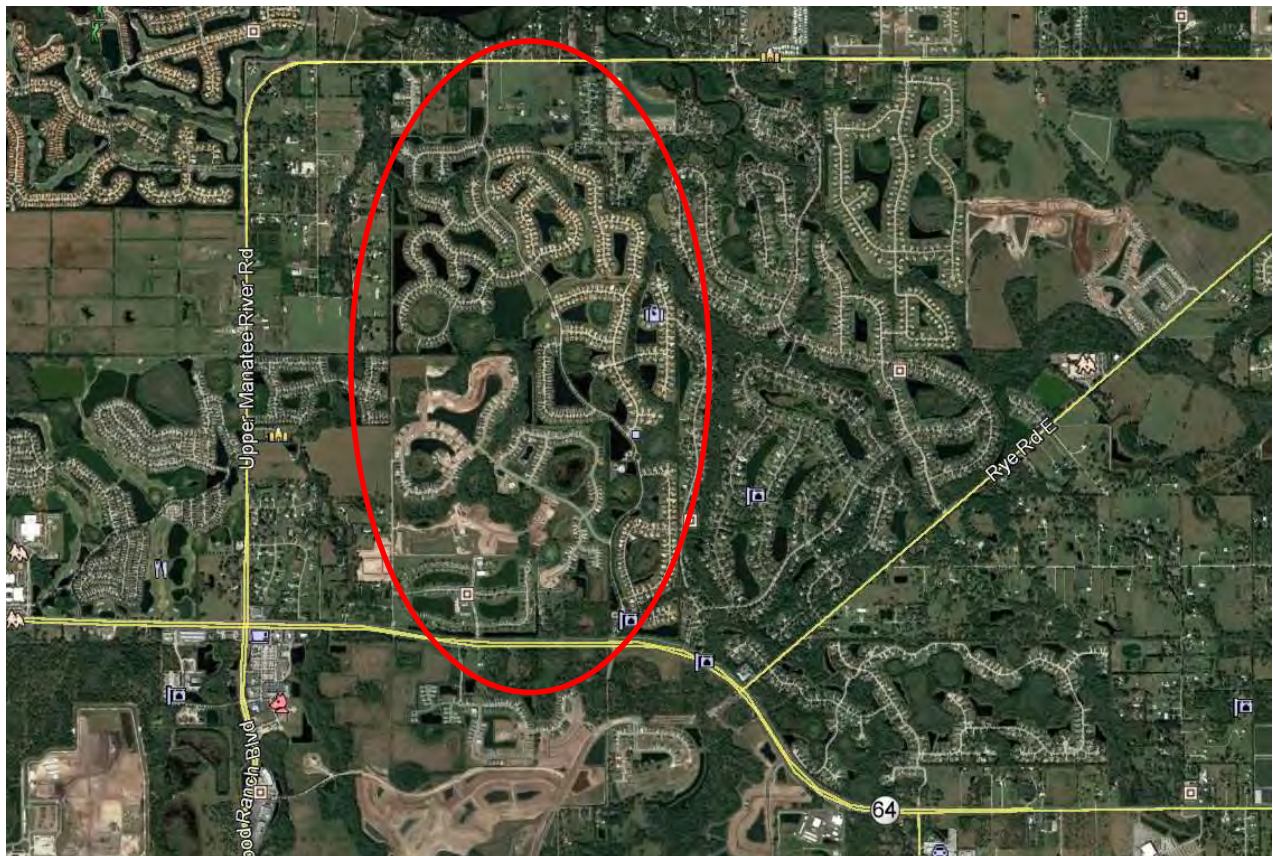
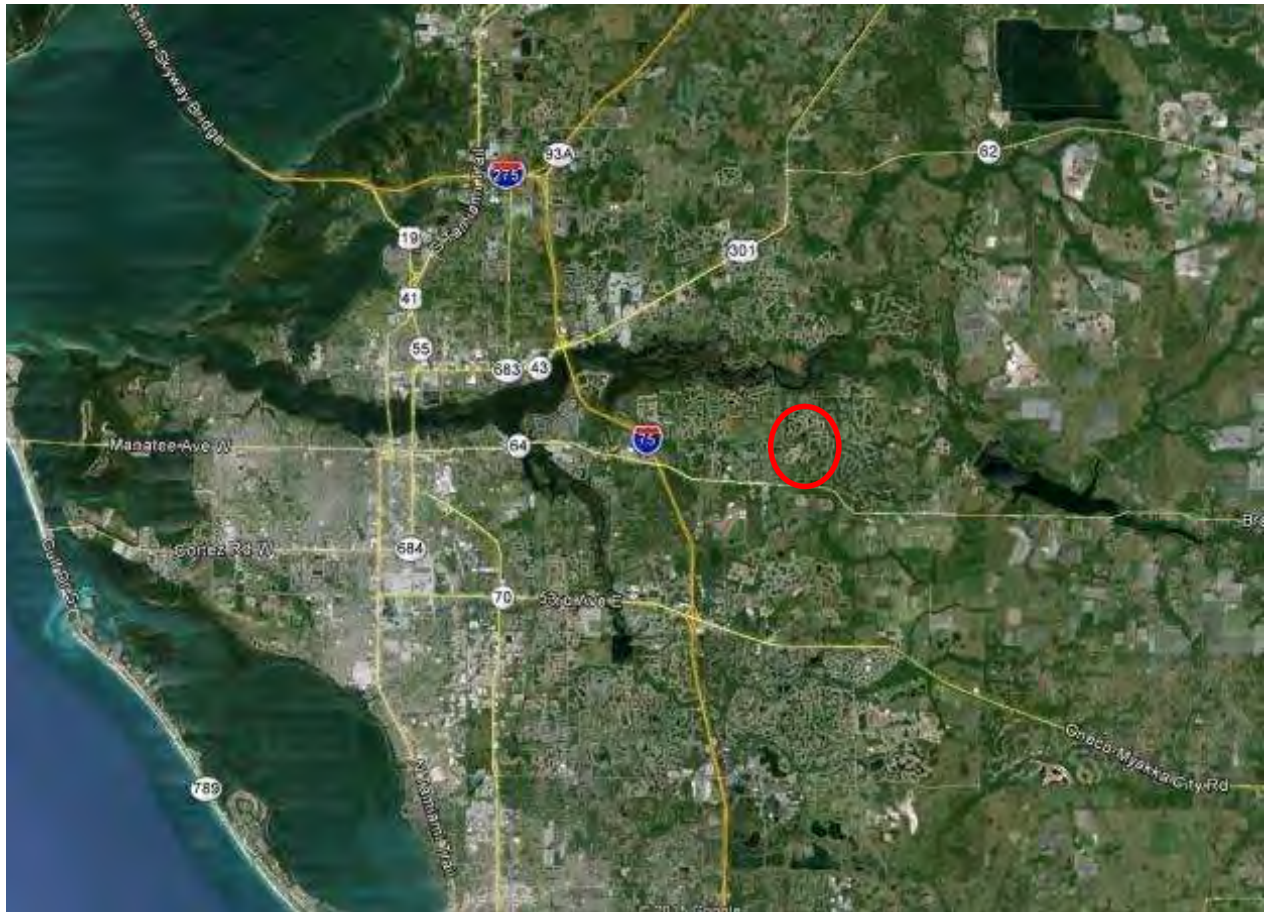
item 2* install on resident side, grate to be 2" below top of sidewalk, run under nature trail & into preserve (+/-6' past sidewalk), install 6" tapered collar that touches sidewalk. Includes the installation of one 12" catch basin and a 4" HDPE corrugated pipe

item 4** includes recreating 30' swale leading to MES

item 6*** includes necessary backfill & sod for all access areas

Contractor: _____

Bids Due Friday September 17th by 5:00 PM



Greyhawk Nature Trail Repairs

3604 53rd Ave. East - Bradenton, Florida 34203; Phone: (941) 251-7613



Area to install yard drain under nature trail



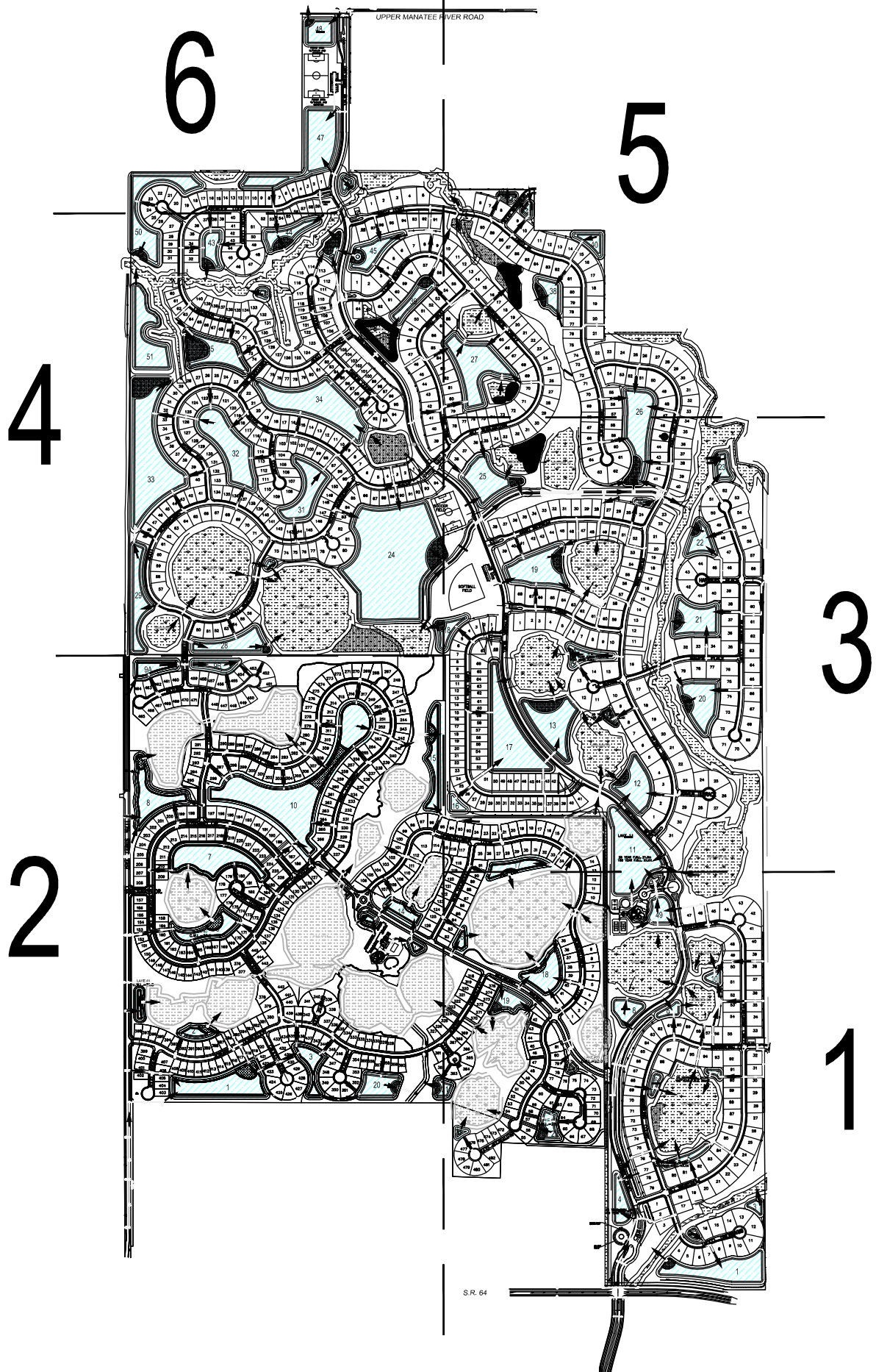
Area to backfill along nature trail



Erosion under nature trail

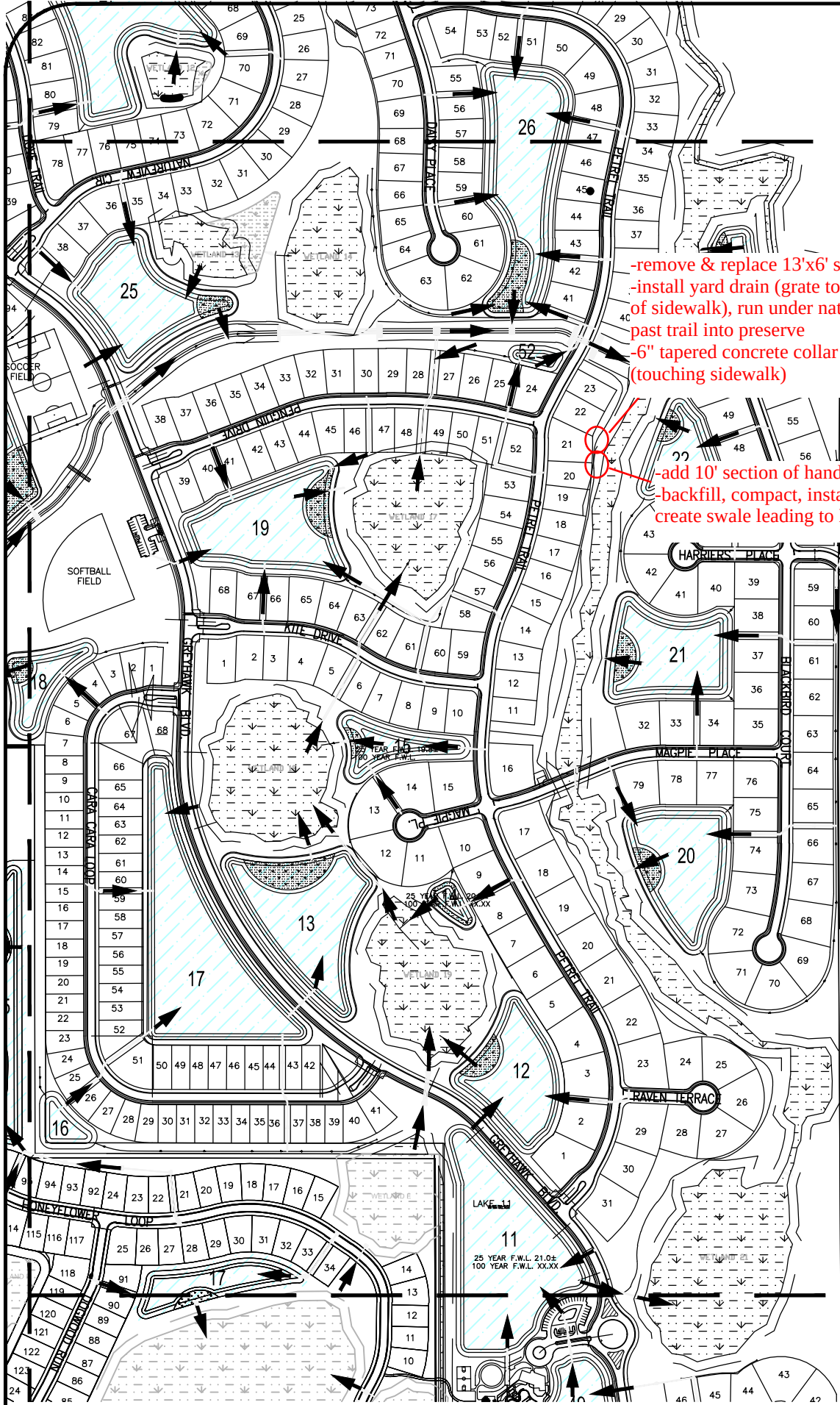


Area to install handrail



GREYHAWK CDD

Schappacher
Engineering, LLC



- remove & replace 13'x6' slab
- install yard drain (grate to be 2" below top of sidewalk), run under nature trail & +/-6' past trail into preserve
- 6" tapered concrete collar around drain (touching sidewalk)
- add 10' section of handrail
- backfill, compact, install fabric, sod & create swale leading to MES (30')

3

Tab 11



Rizzetta & Company

Greyhawk Landing Community Development District

**Financial Statements
(Unaudited)**

July 31, 2021

Prepared by: Rizzetta & Company, Inc.

**greyhawkcdd.org
rizzetta.com**

Greyhawk Landing Community Development District

Balance Sheet

As of 7/31/2021

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long Term Debt Account Group
Assets						
Cash In Bank	261,152	0	0	261,152	0	0
Investments	407,662	0	622,858	1,030,519	0	0
Investments - Reserves	0	1,265,590	0	1,265,590	0	0
Accounts Receivable	315	0	209	524	0	0
Prepaid Expenses	8,321	0	0	8,321	0	0
Deposits	9,130	0	0	9,130	0	0
Due From Other Funds	0	0	0	0	0	0
Amount Available-Debt Service	0	0	0	0	0	623,067
Amount To Be Provided-Debt Service	0	0	0	0	0	7,717,933
Fixed Assets	0	0	0	0	26,503,670	0
Total Assets	<u>686,580</u>	<u>1,265,590</u>	<u>623,067</u>	<u>2,575,237</u>	<u>26,503,670</u>	<u>8,341,000</u>
Liabilities						
Accounts Payable	84,838	0	0	84,838	0	0
Sales Tax Payable	0	0	0	0	0	0
Accrued Expenses Payable	34,484	0	0	34,484	0	0
Due To Other Funds	0	0	0	0	0	0
Other Current Liabilities	0	0	0	0	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	8,341,000
Total Liabilities	<u>119,321</u>	<u>0</u>	<u>0</u>	<u>119,321</u>	<u>0</u>	<u>8,341,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	266,902	1,062,602	950,441	2,279,945	26,503,670	0
Net Change in Fund Balance	<u>300,357</u>	<u>202,989</u>	<u>(327,375)</u>	<u>175,971</u>	<u>0</u>	<u>0</u>
Total Fund Equity & Other Credits	<u>567,259</u>	<u>1,265,590</u>	<u>623,067</u>	<u>2,455,916</u>	<u>26,503,670</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>686,580</u>	<u>1,265,590</u>	<u>623,067</u>	<u>2,575,237</u>	<u>26,503,670</u>	<u>8,341,000</u>

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 7/31/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	85	85	0.00%
Special Assessments					
Tax Roll	1,519,587	1,519,587	1,540,120	20,533	(1.35)%
Other Miscellaneous Revenues					
Miscellaneous Revenue	0	0	6,288	6,288	0.00%
Miscellaneous Revenue-Other	0	0	7,400	7,400	0.00%
Total Revenues	1,519,587	1,519,587	1,553,893	34,306	(2.26)%
Expenditures					
Legislative					
Supervisor Fees	7,200	6,000	5,200	800	27.77%
Financial & Administrative					
Administrative Services	4,635	3,863	3,773	90	18.60%
District Management	28,737	23,948	19,790	4,158	31.13%
District Engineer	25,000	20,833	30,101	(9,267)	(20.40)%
Disclosure Report	2,200	2,200	2,100	100	4.54%
Trustees Fees	7,000	7,000	7,112	(112)	(1.59)%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial & Revenue Collections	4,013	3,344	3,333	11	16.94%
Accounting Services	19,055	15,879	15,840	39	16.87%
Auditing Services	4,500	4,500	3,425	1,075	23.88%
Arbitrage Rebate Calculation	1,000	1,000	1,000	0	0.00%
Miscellaneous Mailings	100	83	0	83	100.00%
Public Officials Liability Insurance	3,200	3,200	2,960	240	7.50%
Legal Advertising	1,700	1,417	443	973	73.91%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Hosting, Maintenance, Backup (and Email)	6,000	3,588	3,588	0	40.20%
Legal Counsel					
District Counsel	35,000	29,167	31,110	(1,943)	11.11%
Security Operations					
Security Services & Patrols	284,000	236,667	221,343	15,324	22.06%
Guardhouse Maintenance	1,300	1,083	1,860	(777)	(43.07)%
Heat A/C System Maintenance	1,000	833	1,234	(401)	(23.40)%
Miscellaneous Operating Supplies	500	417	0	417	100.00%
Security Camera Maintenance	3,000	2,500	935	1,565	68.83%
Security Monitoring Services	3,000	2,500	6,419	(3,919)	(113.96)%
Electric Utility Services					
Utility - Recreation Facilities	40,000	33,333	32,369	964	19.07%
Utility Services	25,000	20,833	20,011	822	19.95%

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 7/31/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Street Lights	9,000	7,500	6,882	618	23.53%
Gas Utility Services					
Utility Services	200	167	144	23	28.08%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	7,100	5,917	6,734	(817)	5.15%
Water-Sewer Combination Services					
Utility Services	17,000	14,167	8,326	5,841	51.02%
Stormwater Control					
Aquatic Maintenance	56,000	46,667	44,000	2,667	21.42%
Wetland Monitoring & Maintenance	12,400	10,333	9,950	383	19.75%
Lake/Pond Bank Maintenance	6,000	5,000	10,382	(5,382)	(73.03)%
Midge Fly Treatments	17,500	14,583	0	14,583	100.00%
Fountain Service Repair & Maintenance	2,000	1,667	199	1,467	90.02%
Miscellaneous Expense	500	417	0	417	100.00%
Aquatic Plant Replacement	5,000	4,167	0	4,167	100.00%
Stormwater System Maintenance	1,000	833	4,075	(3,242)	(307.50)%
Maintenance of Invasive Areas	8,000	6,667	0	6,667	100.00%
Invasive Removal	20,000	16,667	3,896	12,771	80.52%
Other Physical Environment					
Employee - Salaries	125,000	104,167	103,702	465	17.03%
Employee - Payroll Taxes	9,500	7,917	7,989	(72)	15.90%
Employee - Workers' Comp	3,000	2,500	2,919	(419)	2.70%
Employee - Health Stipend	18,000	15,000	15,000	0	16.66%
Employee - ADP Fees	3,000	2,500	2,659	(159)	11.37%
General Liability Insurance	4,000	4,000	3,899	101	2.52%
Property Insurance	12,000	12,000	12,101	(101)	(0.84)%
Entry & Walls Maintenance	5,000	4,167	5,500	(1,333)	(10.00)%
Landscape Maintenance	344,472	287,060	288,609	(1,549)	16.21%
Irrigation Maintenance	12,000	10,000	8,936	1,064	25.53%
Tree Trimming Services	5,000	4,167	6,435	(2,268)	(28.70)%
Well Maintenance	3,000	2,500	0	2,500	100.00%
Holiday Decorations	12,000	12,000	12,000	0	0.00%
Annual Mulching	35,000	29,167	34,441	(5,274)	1.59%
Fire Ant - Top Choice	6,000	5,000	0	5,000	100.00%
Annuals	15,000	12,500	2,997	9,504	80.02%
Landscape Replacement Plants, Shrubs, Trees	20,000	16,667	55,830	(39,163)	(179.14)%
Miscellaneous Expense	500	417	0	417	100.00%
Road & Street Facilities					

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 7/31/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Street Light Decorative Light Maintenance	25,000	20,833	26,617	(5,783)	(6.46)%
Gate Facility Maintenance	15,000	12,500	14,367	(1,867)	4.21%
Roadway Repair & Maintenance	1,500	1,250	4,077	(2,827)	(171.82)%
Sidewalk Repair & Maintenance	15,000	12,500	16,060	(3,560)	(7.06)%
Parking Lot Repair & Maintenance	1,500	1,250	0	1,250	100.00%
Street Sign Repair & Replacement	500	417	5,230	(4,813)	(946.00)%
Parks & Recreation					
Security System Monitoring & Maintenance	2,700	2,250	2,889	(639)	(7.01)%
Maintenance & Repair	25,000	20,833	27,250	(6,416)	(8.99)%
Office Supplies	3,000	2,500	2,594	(94)	13.53%
Vehicle Maintenance	2,000	1,667	3,045	(1,378)	(52.23)%
Cable Television & Internet	8,000	6,667	10,718	(4,051)	(33.97)%
Pool Repairs	10,000	8,333	7,419	915	25.81%
Clubhouse - Facility Janitorial Service	10,000	8,333	7,690	643	23.10%
Fitness Equipment Maintenance & Repair	6,000	5,000	3,251	1,749	45.82%
Pool/Water Park/Fountain Maintenance	1,000	833	1,111	(278)	(11.08)%
Furniture Repair/Replacement	3,000	2,500	2,118	382	29.40%
Playground Equipment and Maintenance	2,000	1,667	588	1,079	70.60%
Tennis Court Maintenance & Supplies	1,000	833	514	319	48.56%
Basketball Court Maintenance & Supplies	500	417	342	75	31.65%
Dock Repair & Maintenance	3,000	2,500	6,527	(4,027)	(117.56)%
Pest Control & Termite Bond	1,200	1,000	1,419	(419)	(18.23)%
Athletic/Park Court/Field Repairs	2,000	1,667	124	1,542	93.78%
Lighting Replacement	2,000	1,667	0	1,667	100.00%
Pool Service Contract	43,200	36,000	36,189	(189)	16.22%
Facility Supplies	3,000	2,500	0	2,500	100.00%
Clubhouse Miscellaneous Expense	3,500	2,917	2,379	538	32.02%
Trail/Bike Path Maintenance	3,500	2,917	8,206	(5,289)	(134.45)%
Contingency					
Miscellaneous Contingency	19,000	15,833	64	15,769	99.66%
Total Expenditures	1,519,587	1,273,423	1,267,508	5,915	16.59%

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 7/31/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Excess of Revenues Over (Under) Expenditures	0	246,164	286,384	40,220	0.00%
Other Financing Sources (Uses)					
Interfund Transfer	0	0	(28)	(28)	0.00%
Prior Year Credit	0	0	14,000	14,000	0.00%
Total Other Financing Sources (Uses)	0	0	13,972	13,972	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	246,164	300,357	54,193	0.00%
Fund Balance- Beginning of Period	0	0	266,902	266,902	0.00%
Fund Balance - End of Period	0	246,164	567,259	321,095	0.00%

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2020 Through 7/31/2021

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	175	175	0.00%
Special Assessments				
Tax Roll	250,000	250,000	0	0.00%
Total Revenues	250,000	250,175	175	0.07%
Expenditures				
Contingency				
Capital Reserves	250,000	47,214	202,786	81.11%
Total Expenditures	250,000	47,214	202,786	81.11%
Excess of Revenues Over (Under) Expenditures	0	202,961	202,961	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	28	28	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	202,989	202,989	0.00%
Fund Balance- Beginning of Period	0	1,062,602	1,062,602	0.00%
Fund Balance - End of Period	0	1,265,590	1,265,590	0.00%

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures
Debt Service Fund-Series 2011/2021 - 200
From 10/1/2020 Through 7/31/2021
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	6,500	6,500	0.00%
Special Assessments				
Tax Roll	470,308	474,884	4,576	0.97%
Total Revenues	470,308	481,383	11,076	2.35%
Expenditures				
Financial & Administrative				
District Management	0	5,000	(5,000)	0.00%
Trustees Fees	0	6,575	(6,575)	0.00%
Trustee Counsel	0	5,000	(5,000)	0.00%
Placement Agent	0	59,160	(59,160)	0.00%
Verification Agent	0	2,000	(2,000)	0.00%
Special Assessment Allocation Report	0	15,000	(15,000)	0.00%
Legal Counsel				
District Counsel	0	20,000	(20,000)	0.00%
Bond Counsel	0	25,000	(25,000)	0.00%
Debt Service				
Interest	235,308	115,842	119,466	50.77%
Principal	235,000	178,000	57,000	24.25%
Total Expenditures	470,308	431,577	38,731	8.24%
Excess of Revenues Over (Under) Expenditures	0	49,807	49,807	0.00%
Other Financing Sources (Uses)				
Debt Proceeds				
Bond Proceeds	0	3,944,000	3,944,000	0.00%
Payments to Bond Refunding Escrow Agent				
Bond Retirement	0	(4,318,077)	(4,318,077)	0.00%
Other				
Unrealized Gain/Loss on Investments	0	(5,940)	(5,940)	0.00%
Total Other Financing Sources (Uses)	0	(380,017)	(380,017)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(330,210)	(330,210)	0.00%
Fund Balance- Beginning of Period	0	390,501	390,501	0.00%
Fund Balance - End of Period	0	60,291	60,291	0.00%

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

Debt Service Fund-Series 2013 - 201

From 10/1/2020 Through 7/31/2021

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	2,820	2,820	0.00%
Special Assessments				
Tax Roll	365,332	369,720	4,388	1.20%
Total Revenues	365,332	372,540	7,208	1.97%
Expenditures				
Debt Service				
Interest	270,332	269,820	512	0.18%
Principal	95,000	95,000	0	0.00%
Total Expenditures	365,332	364,820	512	0.14%
Excess of Revenues Over (Under) Expenditures	0	7,720	7,720	0.00%
Other Financing Sources (Uses)				
Unrealized Gain/Loss on Investments	0	(4,884)	(4,884)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	2,836	2,836	0.00%
Fund Balance- Beginning of Period	0	559,940	559,940	0.00%
Fund Balance - End of Period	0	562,776	562,776	0.00%

Greyhawk Landing CDD
Investment Summary
July 31, 2021

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2021</u>
The Bank of Tampa	Money Market	\$ 3,120
The Bank of Tampa ICS Program:		
Bank of Hope	Money Market	1
City National Bank of Florida	Money Market	248,353
NexBank	Money Market	38,822
Park National Bank	Money Market	117,366
Total General Fund Investments		\$ 407,662
FL CLASS General Fund Reserve	FL Class General Fund Reserve - 0.0808% Monthly	\$ 180,051
The Bank of Tampa ICS Program Capital Reserve:		
Bank of the West	Money Market	1
Morton Community Bank	Money Market	248,319
Pacific Western Bank	Money Market	248,352
Park National Bank	Money Market	130,985
Pinnacle Bank	Money Market	248,352
The Bank of Tampa ICS Program Road Reserve:		
NexBank	Money Market	209,530
Total Reserve Fund Investments		\$ 1,265,590
US Bank S2013 Reserve	Sallie Mae Bank - CD - 3.00% Maturity 08/23/2021	\$ 185,000
Custody Account Subtotal		185,000
US Bank S2013 Revenue	First Amer Treasury Oblig Class Y	197,191
US Bank S2013 Prepayment	First Amer Treasury Oblig Class Y	376
US Bank S2013 Reserve	First Amer Treasury Oblig Class Y	180,000
US Bank S2021 Revenue	US Bank Money Market Ct	22,481
US Bank S2021 Interest	US Bank Money Market Ct	37,810
Total Debt Service Fund Investments		\$ 622,858

Greyhawk Landing Community Development District

Summary A/R Ledger

001 - General Fund

From 7/1/2021 Through 7/31/2021

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2019	David & Stacey Prater	985-20-12	314.93
		Total 001 - General Fund	314.93

Greyhawk Landing Community Development District

Summary A/R Ledger

201 - Debt Service Fund-Series 2013

From 7/1/2021 Through 7/31/2021

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2019	David & Stacey Prater	985-20-12	208.86
		Total 201 - Debt Service Fund-Series 2013	208.86
Report Balance			523.79

Greyhawk Landing Community Development District

Aged Payables by Invoice Date

Aging Date - 2/1/2021

001 - General Fund

From 7/1/2021 Through 7/31/2021

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Landscape Maintenance Professionals, Inc.	2/27/2021	158586	Fertilizer 02/21	7,360.00
Beeman Stan Roberts, LLC	3/19/2021	1079	Bee Removal 03/21	300.00
Reynolds Mowing, Inc.	3/29/2021	2021010	Mowing - Daisy Place 03/21	750.00
Landscape Maintenance Professionals, Inc.	3/31/2021	159379	Fertilizer 03/21	3,391.00
Landscape Maintenance Professionals, Inc.	4/1/2021	159056	Monthly Landscape Maintenance 04/21	26,049.33
Landscape Maintenance Professionals, Inc.	4/30/2021	160089	Fertilizer 04/21	3,680.00
Landscape Maintenance Professionals, Inc.	4/30/2021	160090	Pest Control 04/21	290.00
Landscape Maintenance Professionals, Inc.	5/1/2021	159778	Monthly Landscape Maintenance 05/21	26,049.33
Landscape Maintenance Professionals, Inc.	5/21/2021	160350	Irrigation Repairs 05/21	203.50
Landscape Maintenance Professionals, Inc.	6/3/2021	160772	Irrigation Repairs 06/21	587.50
Landscape Maintenance Professionals, Inc.	6/3/2021	160774	Irrigation Repairs 06/21	40.51
State Alarm Inc.	6/30/2021	213820	Fire Alarm Inspection West Clubhouse 06/21	125.00
Bright House Networks, LLC	7/16/2021	046658101071621	1400 Greyhawk Blvd 07/21	107.56
Bright House Networks, LLC	7/16/2021	072388301071621	700 Greyhawk Blvd 07/21	208.11
Pye-Barker Fire & Safety, LLC	7/19/2021	PSI540550	Service Call & Annual Fire Ext Inspection 07/21	225.00
Pye-Barker Fire & Safety, LLC	7/19/2021	PSI540571	Service Call & Annual Fire Ext Inspection 07/21	266.50
JJ Pavement Marking Works LLC	7/19/2021	GH07122108-1	Thermoplastic Markings 07/21	550.00
Verizon Wireless	7/21/2021	9884622247	Telephone Services 07/21	80.22
Manatee County Utilities Department	7/26/2021	MCUD Summary 07/21	Garbage/Utility Services 07/21	1,648.88
Fitness Logic, Inc.	7/30/2021	102510	Monthly Maintenance and Cleaning 07/21	125.00
Securt Holdings LLC	7/30/2021	15041	Service Call 07/21	148.20
Securt Holdings LLC	7/30/2021	39797073021	Service Call 07/21	362.74

Greyhawk Landing Community Development District

Aged Payables by Invoice Date

Aging Date - 2/1/2021

001 - General Fund

From 7/1/2021 Through 7/31/2021

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Aquagenix	7/31/2021	4115254	Quarterly Wetland Maintenance 07/21	3,750.00
Aquagenix	7/31/2021	4115264	Monthly Pond Maintenance 07/21	4,582.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	8/2/2021	8991	Service Call 07/21	225.00
Persson, Cohen & Mooney, P.A.	8/3/2021	907	General/Monthly Legal Services 07/21	3,676.50
Florida Department of Revenue	8/12/2021	Sales Tax 07/21	Sales & Use Tax 07/21	55.92
Total 001 - General Fund				84,837.80
Report Total				84,837.80

Greyhawk Landing Community Development District
Notes to Unaudited Financial Statements
July 31, 2021

Balance Sheet

1. Trust statement activity has been recorded through 07/31/21.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Tab 12

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, August 26, 2021 at 5:32 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 (via Zoom)

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Scott Brizendine	Vice President of Operations Rizzetta & Company, Inc.
Andy Cohen	District Counsel, Persson Cohen & Mooney (via Zoom)
Rick Schappacher	District Engineer, Schappacher Engineering
Carleen FerroNyalka	Interim Field Manager
John Toborg	Senior Manager, Field Services Rizzetta & Company, Inc.
Gregg Gruhl	Manager, Rizzetta Amenity Services
John MacNeill	Aquagenix
David Bautista	Yellowstone Landscaping
Sara Zare	Underwriter, MBS Capital Markets (via Zoom)
Misty Taylor	Bond Counsel, Bryant Miller Olive, P.A.
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. Blandon called the meeting to order and conducted roll call.

Ms. Blandon asked for a motion to allow Mr. Perra to participate in the meeting via Zoom.

On a Motion by Mr. Hengel, seconded by Mr. Jacuk, with all in favor, the Board Authorized Mr. Perra to Participate in the Meeting via Zoom, for the Greyhawk Landing Community Development District.

The Board recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Blandon opened the floor to audience comments.

Ms. Shannon Mueller recommended postponing the decision on making the CDD employees RASI employees as there are additional concerns to be addressed.

Ms. Marian Bryan asked for permission to reserve the pool for one hour, three days per week, Monday - Wednesday - Friday, for water aerobics. Mr. Hengel made a motion to make the reservation in order to open for public comment. Mr. Bush seconded the motion. Ms. FerroNyalka advised that she does not see an issue. Public comment was received. Board discussion ensued. With two in favor and two opposed, the motion failed. The Board asked that this item be placed on the next agenda.

Mr. Wulczak spoke regarding making the CDD employees becoming RASI employees; he presented pros and cons to the Board.

Mr. Wilhoit spoke regarding the Pulte access easement and recommended that the Board require Pulte to install a superior fence rather than the PVC fence that is proposed due to aesthetic reasons.

THIRD ORDER OF BUSINESS

Presentation by Pulte

Mr. Cohen advised that Pulte had reached out to the District with regards to a force main within the community.

Mr. Collin Pember, Land Acquisition Manager of Pulte, spoke regarding the force main being required by the County which will cross under Greyhawk Boulevard, and South into the community to tie into a manhole. Mr. Pember reviewed the plans for the force main with the Board. Mr. Pember responded to questions from the Board and confirmed that necessary repairs will be made upon completion. The Board asked that Ms. FerroNyalka take pictures and videos of the sidewalk within the work areas to document the current conditions.

Mr. Bush asked Mr. Pember about fencing. Mr. Pember advised that a lot of additional plantings will be installed. Mr. Pember advised that the HOA will take on responsibilities for the Pulte area once Pulte leaves the community. Mr. Cohen advised that they are working on negotiating the final terms of the license agreement and he hopes to have it for the next meeting agenda.

FOURTH ORDER OF BUSINESS

**Public Hearing to Consider the
Imposition of a New Debt
Assessment**

Ms. Bandon asked for a motion to open the public hearing to consider the imposition of a new debt assessment.

On a Motion by Mr. Jacuk, seconded by Ms. Ady, with all in favor, the Board Opened the Public Hearing to Consider the Imposition of a New Debt Assessment, for the Greyhawk Landing Community Development District.

Mr. Cohen recommended taking any public comment related to the new debt assessment.

Ms. Bandon opened the floor to public comments.

Mr. Wulczak spoke regarding the bond amount and the associated cost of issuance and underwriters contract; he recommended increasing the operation and maintenance fee to cover the projects although they would need to be done over several years.

Ms. Bandon asked the Zoom participants for public comment.

Marcia, attending via Zoom, inquired as to the need for reserves for the projects being considered and asked what the balance of the reserve fund is today. Ms. Bandon advised that the current reserve fund is \$1,265,590. Marcia inquired as to the splash and play being put off last year, due to not being able to find a vendor. The Board confirmed. Marcia advised of her concern related to the pickleball courts.

Ms. Bandon asked if there were any further public comments. There were none.

On a Motion by Mr. Hengel, seconded by Mr. Jacuk, with all in favor, the Board Closed the Public Hearing to Consider the Imposition of a New Debt Assessment, for the Greyhawk Landing Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2021-
11, Bond Delegation**

Ms. Taylor provided a detailed overview of the resolution as well as the Fifth Supplemental Trust Indenture and the Bank of Tampa Commitment Letter. Ms. Taylor reminded the Board that bond is private placement with Bank of Tampa and US Bank is the Trustee. She asked if there were any questions. Ms. Taylor confirmed that the interest rate is 2.6 percent and maturity is May 2036.

On a Motion by Mr. Hengel, seconded by Mr. Jacuk, with all in favor, the Board Adopted Resolution 2021-11, Bond Delegation, for the Greyhawk Landing Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Final Special Assessment Allocation Report

Ms. Zare advised that a fifteen-year loan was secured with Bank of Tampa at a 2.6 percent rate and closing is scheduled for August 31st.

Mr. Brizendine provided a detailed overview of the Final Supplemental Methodology Report reviewing the various tables contained within the report. He added for the record that the bonds can be prepaid by residents. Mr. Brizendine responded to questions from the Board.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2021-12, Equalizing Assessments

Mr. Cohen provided a detailed overview of the resolution as well as referencing there were mailed and published notices. Mr. Cohen and Mr. Brizendine responded to questions from the Board related to the previous refunding process and the current issuance.

On a Motion by Mr. Hengel, seconded by Ms. Ady, with all in favor, the Board Adopted Resolution 2021-12, Equalizing Assessments, for the Greyhawk Landing Community Development District.

EIGHTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of Fiscal Year 2021/2022 Budget

Ms. Blandon asked for a motion to open the public hearing to consider the adoption of the fiscal year 2021/2022 budget.

Mr. Hengel advised that there has been a lot of conversation about a fifteen percent increase. He advised that back when the maximum budget had to be sent to the county the Board was unsure about being able to issue bonds and so the Board approved a proposed budget with a fifteen percent increase which is what the mailed and published notices were based on; he advised that there is no intention to have a fifteen percent increase now that bonds have been issued.

On a Motion by Ms. Ady, seconded by Mr. Jacuk, with all in favor, the Board Opened the Public Hearing to Consider the Adoption of Fiscal Year 2021/2022 Budget, for the Greyhawk Landing Community Development District.

164
165 Mr. Brizendine presented the fiscal year 2021/2022 proposed final budget; he advised
166 that the proposed general fund budget is \$1,570,514.00, with a proposed increase of
167 \$50,927.00 compared to the prior year. He advised that the proposals being presented later
168 in the meeting for landscaping inspections and converting the employees to RASI are not
169 included in the proposed budget. Mr. Brizendine asked if there were any questions related to
170 the proposed budget. There were none. Mr. Brizendine advised that the proposed reserve
171 fund budget is \$471,113.00, reflecting an increase of \$221,113.00 compared to the prior year.
172 He asked if there were any questions. Mr. Hengel recommended reducing the proposed
173 reserve fund to \$250,000.00 due to having the bond issuance. The Board concurred. Mr.
174 Hengel recommended increasing the contingency by \$10,000.00. The Board concurred.

175
176 Mr. Brizendine opened the floor to public comments.
177

178 Mr. Wulczak advised that he had planned to recommend reducing the reserve fund
179 back to the \$250,000.00.
180

181 Mr. Bush stated that this is the reason people need to attend meetings; details related
182 to the possible fifteen percent increase was discussed in detail at prior meetings but there is
183 a lot of misinformation that is said around the community.
184

185 Ms. Blandon opened public comment to those participating via Zoom. There were
186 none.
187

On a Motion by Mr. Hengel, seconded by Mr. Bush, with all in favor, the Board Closed the Public Hearing to Consider the Adoption of Fiscal Year 2021/2022 Budget, for the Greyhawk Landing Community Development District.

188
189 **NINTH ORDER OF BUSINESS**

**Consideration Resolution 2021-13,
Annual Appropriations and
Adopting the Budget for Fiscal
Year 2021/2022**

190
191
192
193
194 Mr. Cohen provided an overview of the resolution and asked if there were any
195 questions.
196

On a Motion by Ms. Ady, seconded by Mr. Jacuk, with all in favor, the Board Adopted Resolution 2021-13, Annual Appropriations and Adopting the Budget for Fiscal Year 2021/2022, as Amended on the Record, for the Greyhawk Landing Community Development District.

TENTH ORDER OF BUSINESS

Public Hearing to Consider the Imposition of Annual Operation and Maintenance Special Assessments and Adoption of an Assessment Roll

Ms. Blandon asked for a motion to open the public hearing.

On a Motion by Mr. Hengel, seconded by Ms. Ady, with all in favor, the Board Opened the Public Hearing to Consider the Imposition of Annual Operation and Maintenance Special Assessments and Adoption of an Assessment Roll, for the Greyhawk Landing Community Development District.

Mr. Brizendine advised that the budget has been updated and the increase to the operations and maintenance budget is 3.11 percent; he advised that the total increase, including debt, is approximately 7 percent.

This item was opened to public comment.

Mr. Brizendine provided an overview of the difference in the public hearings that have been held today.

Mr. Evans inquired as to the difference between the letter he received and the letter he received from the County. Mr. Brizendine advised that he will review the letters with Mr. Evans after the meeting.

A resident inquired as to the bonds being combined or remaining separate; he further inquired as to the increase of the operating budget. Mr. Brizendine advised that there are two separate bonds, and he reviewed the difference between them. He advised that the budget details the increases and decreases to the budget.

Mr. Wulczak reviewed the assessments per lot size.

A resident inquired as to whether the budget reflects the increase of completed home lots. Mr. Brizendine advised that CDD assessments run with the land and are not based on the value of a lot; he advised that when bonds are issued, they cover all of the land and so the developer is responsible for the assessments until such time as the lots are sold to end users at which time the end user assumes the assessments. Mr. Hengel advised that there is a reserve study, and the resident can request that report from District Staff.

Ms. Blandon asked if any of the Zoom participants had any questions. There were none.

A resident inquired as to whether the vacant lots are paying the same amount as built lots. Mr. Brizendine confirmed and reviewed how the budget is created. Mr. Cohen provided input related to aging infrastructure that needs to be maintained and/or replaced.

Ms. Blandon advised that if there are no further public comments then a motion to close the public hearing would be in order.

On a Motion by Mr. Hengel, seconded by Mr. Jacuk, with all in favor, the Board Closed the Public Hearing to Consider the Imposition of Annual Operation and Maintenance Special Assessments and Adoption of an Assessment Roll, for the Greyhawk Landing Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration Resolution 2021-14, Imposing Annual Assessments and Adopting an Assessment Roll

Ms. Blandon provided an overview of the resolution and asked if there were any questions.

On a Motion by Mr. Hengel, seconded by Mr. Bush, with all in favor, the Board Adopted Resolution 2021-14, Imposing Annual Assessments and Adopting an Assessment Roll, for the Greyhawk Landing Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of GHL Events Group Request for Additions to the Calendar for Ladies Night and CPR First Aid Certification

Ms. Blandon advised that Mr. Hengel asked that these items be added to the agenda. Mr. Hengel advised that he received a request for the added events.

On a Motion by Mr. Hengel, seconded by Mr. Jacuk, with all in favor, the Board Approved the GHL Events Group Request for Additions to the Calendar for Ladies Night and CPR First Aid Certification, for the Greyhawk Landing Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2021- 15, Adopting a Meeting Schedule for Fiscal Year 2021/2022

Ms. Blandon provided an overview of the resolution and advised that the schedule

being presented is consistent with the current year meeting schedule. She asked if there were any questions. There were none.

On a Motion by Mr. Jacuk, seconded by Ms. Ady, with all in favor, the Board Adopted Resolution 2021-15, Adopting a Meeting Schedule for Fiscal Year 2021/2022, for the Greyhawk Landing Community Development District.

FOURTEENTH ORDER OF BUSINESS

Discussion Regarding Field Manager Replacement/Selection

Mr. Hengel advised that he fully endorses Ms. FerroNyalka being the Field Manager.

On a Motion by Mr. Hengel, seconded by Ms. Ady, with all in favor, the Board Promoted Ms. Carleen FerroNyalka to Field Manager, for the Greyhawk Landing Community Development District.

FIFTEENTH ORDER OF BUSINESS

Consideration of Proposal for Landscaping Consulting Services

Mr. Hengel advised that he requested this proposal to have an independent inspection of the landscaping on a monthly basis. Mr. Toborg spoke regarding the Field Services department and landscaping inspection services. Mr. Jacuk spoke regarding the importance of having documentation related to the vendor in order to hold them accountable; he recommended selecting the option for quarterly inspections rather than monthly. Discussion ensued.

On a Motion by Mr. Hengel, seconded by Mr. Jacuk, with all in favor, the Board Approved the Rizzetta & Company Proposal for Landscaping Inspection Services, on a Quarterly Basis, at \$800 per Quarter, for the Greyhawk Landing Community Development District.

SIXTEENTH ORDER OF BUSINESS

Consideration of RASI Proposal for Amenity Management Services

Mr. Hengel advised that he requested the proposal, he advised that he fully endorses Ms. FerroNyalka, and the service will provide better training, accountability, resources, and coverage in the event of an extended absence. Ms. Ady advised that the Board is not HR managers and having services centrally located would benefit the District. Mr. Hengel advised that if Rizzetta is replaced then the District could rehire Ms. FerroNyalka.

Mr. Gruhl discussed the benefits offered to RASI employees; he advised that in the past a stipend has been provided for health insurance and that stipend could reduce the contract by almost \$17,000.00. Mr. Brizendine and Ms. Bandon responded to questions from the Board.

On a Motion by Mr. Hengel, seconded by Mr. Jacuk, with all in favor, the Board Accepted the RASI Proposal for Amenity Management Services, to Assume Employees and Work Out Details on Insurance, for the Greyhawk Landing Community Development District.

Discussion ensued regarding staffing the assistant manager position. Mr. Perra advised that he would like to ensure that there is not a non-compete in the contract so that if Rizzetta is not managing the District then Ms. FerroNyalka can be re-hired by the District. The Board advised that they would like to move forward with a contract quickly so that the hiring of an assistant manager can get started.

SEVENTEENNTH ORDER OF BUSINESS

Staff Reports

A. Aquatic Report – Aquagenix

Mr. John MacNeill provided an update on the status of the maintenance of the lakes within the community. Mr. MacNeill advised that he will be providing a proposal for LED lights for the fountains. Related to the brush hogging; the area is extremely wet and has a lot of stumps and so he recommends waiting until the dry season to address the brush hogging. He responded to questions from the Board.

B. Field Manager Report

Ms. FerroNyalka advised that she has reached out for three proposal for the brush hogging of the trail nature preserve area; she has received a proposal from Solitude and is awaiting a proposal from SunState Landscape. Ms. FerroNyalka reviewed her report for the Board. The Board recommended that Ms. FerroNyalka reach out to Rizzetta for recommendations on vendors. Mr. Hengel recommended that Ms. FerroNyalka obtain a dog station vendor. Mr. Perra advised of damage to the rear walkway on the backside of the community; he asked that Ms. FerroNyalka review the area.

C. Landscape Maintenance Update

Ms. Bandon advised that the proposal for irrigation repairs is within the Chairman's spending authority but since it is a contract requirement, she placed this item on the agenda. Mr. Bautista confirmed that the items on the irrigation report are based on the contracted inspection. Ms. Bandon advised that the proposal totals \$3,289.97. Ms. Bandon recommended that Mr. Toborg review the proposals received from Yellowstone.

Mr. Bautista spoke regarding the proposals for the nature trail and for the trees along the Boulevard; he advised that he has had renderings done to update the guardhouse, landscaping around street signs and the monuments. Mr. Hengel advised that proposals need to be tabled until such time as the LMP issue is resolved. Ms. Bandon advised that Yellowstone is sending weekly reports to Ms. FerroNyalka and she will forward those on to the Board.

343
344 D. District Engineer

345 Mr. Schappacher advised of the status of the reclaim water; it is still in progress
346 and he hopes to have the permit within a couple of weeks. Mr. Schappacher
347 advised of a resident concern related inlets on Blossom Terrace that are filling
348 up and so he has followed the drainage path and found there is a lot of
349 vegetation on Buttercup that is causing blockage; he advised that he is putting
350 together a bid package for cleanup. Mr. Schappacher advised that the vendor
351 is scheduled to make the bank repair at 319 Blackbird. Mr. Schappacher advised
352 the pond 14 has been reviewed and there are two areas of erosion for which he
353 will obtain bids for repair. Mr. Schappacher advised that there are concerns
354 related to erosion on Petrel; he advised that it may be due to root decay, but
355 repairs will be made. Mr. Schappacher advised that the parking lot striping is
356 scheduled, and the signage will be placed after the striping is complete. Mr.
357 Schappacher asked if the Board would like him to start on the bid package for
358 the roadwork that is part of the bond. The Board advised they would like him to
359 get started. Mr. Schappacher advised that he will start putting together
360 packages for all of those projects. Discussion ensued. Mr. Schappacher advised
361 that he was caught off guard a bit by the force main issue; he advised that he
362 has reviewed the plan and Greyhawk Boulevard is labeled as County Right of
363 Way. Mr. Schappacher advised that he reviewed the history of the easement
364 and recommended ensuring that there is language identifying that the force
365 main belongs to the County as is their responsibility. Discussion ensued.
366

367 E. District Counsel

368 Mr. Cohen advised that at the last meeting the Board asked that a letter be sent
369 to a homeowner at 854 Rosemary however, everything was worked out and so
370 the letter was not sent. He advised that regarding LMP, their counsel was on
371 vacation. Mr. Cohen advised that LMP initially demanded \$81,609.20 and the
372 District offered \$15,969.50 for fertilizer and irrigation, and back and forth has
373 gone on and currently LMP wants to be in the \$50,000.00 range and so he
374 offered them the amount approved by the Board, \$40,000.00 which has been
375 declined so far and now they are amenable to mediation. Mr. Cohen asked if
376 the Board would like to offer more, go to mediation, or stay at the \$40,000.00.
377 The Board asked for Mr. Cohen's professional legal opinion. Mr. Cohen advised
378 that he would like to see it resolved and not spend attorney's fees and time on
379 the issue. The Board recommended offering \$45,000.00. Mr. Cohen asked if the
380 Board would like to go to mediation. Discussion ensued. The Board directed Mr.
381 Cohen to make the \$45,000.00 offer.
382

383 F. District Manager

384 Ms. Blandon advised that there is not much change in the action item list, and
385 she will be incorporating some things from Ms. FerroNyalka's list to hers. Mr.
386 Jacuk advised that he will get with Ms. FerroNyalka regarding the golf cart
387 signage and bollards.
388

Ms. Blandon reviewed the financials for the Board and asked if there were any questions. Ms. Ady asked to have the financial statements in the agenda packages.

EIGHTEENTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on July 22, 2021

Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on July 22, 2021 and asked if there were any questions related to the minutes. There were none.

On a Motion by Ms. Ady, seconded by Mr. Hengel, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on July 22, 2021, for the Greyhawk Landing Community Development District.

NINETEENTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Month of June 2021

Ms. Blandon advised that the Operations and Maintenance expenditures for the period of June 1-30, 2021 total \$172,030.88. She asked if there were any questions. There were none.

On a Motion by Ms. Ady, seconded by Mr. Jacuk, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of June 2021 (\$172,030.88), for the Greyhawk Landing Community Development District.

TWENTIETH ORDER OF BUSINESS

Supervisor Requests

Ms. Blandon opened the floor to Supervisor Requests.

Ms. Ady asked that Ms. FerroNyalka review the monuments to ensure that no repairs are necessary. Discussion ensued. Ms. Ady advised that she would like to start moving on the new gates as well as looking into mirrors and updated gym equipment.

Mr. Bush spoke regarding camera systems and recommended consolidating the bills into one. Ms. FerroNyalka advised that she will look into it.

TWENTY-FIRST ORDER OF BUSINESS

Adjournment

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

On a Motion by Ms. Ady, seconded by Mr. Jacuk, with all in favor, the Board Adjourned the Meeting at 8:13 p.m., for the Greyhawk Landing Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

Tab 13

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 July 2021 For Board Approval

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

The total items being presented: \$94,806.85

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ADP Easypay	PR ppe 062721	PR ppe 062721	Payroll PPE 06/27/21 PD 07/02/21	\$ 6,576.11
ADP Easypay	PR Fees 062721	PR Fees 062721	Payroll Fees PPE 06/27/21	\$ 116.95
ADP Easypay	PR ppe 071121	PR ppe 071121	Payroll PPE 07/11/21 PD 07/16/21	\$ 5,076.11
ADP Easypay	PR Fees 071121	PR Fees 071121	Payroll Fees PPE 07/11/21	\$ 116.95
ADP Easypay	PR ppe 072521	PR ppe 072521	Payroll PPE 07/25/21 PD 07/30/21	\$ 5,076.11
Bright House Networks, LLC	ACH073121-1	0036325323-01 07/21	700 Greyhawk Blvd - Gym 07/21	\$ 19.30
Bright House Networks, LLC	ACH073121-1	0-46658101061621	1400 Greyhawk Blvd 06/21	\$ 107.86
Bright House Networks, LLC	ACH073121-1	0-46721701070121	Guardhouse Internet 07/21	\$ 92.95
Bright House Networks, LLC	ACH073121-1	0-72388301061621	700 Greyhawk Blvd 06/21	\$ 208.72
Crosscreek Environmental Inc.	10120	9336	Backfill, Bahia Sod and Clean Up 07/21	\$ 4,200.00
Fitness Logic, Inc.	10109	102198	Fitness Equipment Repair 07/21	\$ 252.79
Fitness Logic, Inc.	10121	102300	Fitness Equipment Repair 07/21	\$ 115.50
Florida Power & Light Company	10110	FPL Electric Summary 07/21	FPL Electric Summary Bill 07/21	\$ 3,155.06
Florida Power & Light Company	10111	FPL Summary #2 06/21	FPL Electric Summary #2 Bill 06/21	\$ 1,901.17

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Department of Revenue	10104	Sales Tax 06/21	Sales & Use Tax 06/21	\$ 92.61
Frontier Florida LLC	ACH073121-2	062013-5 07/21	Frontier Services 07/21	\$ 361.97
Frontier Florida LLC	ACH073121-2	941-708-3290-042407-5 07/21	Frontier Services 07/21	\$ 60.92
Frontier Florida LLC	ACH073121-2	941-745-5603-070120-5 07/21	Frontier Services 07/21	\$ 65.46
Frontier Florida LLC	ACH073121-2	941-750-9046-070120-5 07/21	Frontier Services 07/21	\$ 104.74
Gator Air Conditioning, Inc.	10122	2039435	Air Conditioner Repair 07/21	\$ 353.00
Gator Air Conditioning, Inc.	10122	2039448	Air Conditioner Repair 07/21	\$ 792.00
Greyhawk Landing CDD	CD1489	CD1489	Debit Card Replenishment	\$ 1,070.17
Greyhawk Landing CDD	CD1488	CD1488	Debit Card Replenishment	\$ 2,049.52
Greyhawk Landing CDD	CD1490	CD1490	Debit Card Replenishment	\$ 2,861.23
Jones Lawn & Property Maintenance, Inc.	10105	906566	Install Low Over Head Post - Guard House 06/21	\$ 2,800.00
LaPensee Plumbing, Inc.	10123	417542	Service Call- Guard House 07/21	\$ 171.03
LaPensee Plumbing, Inc.	10123	418154	Service Call 07/21	\$ 884.61
Manatee County Utilities Department	10106	MCUD Summary 06/21	Garbage/Utility Services 06/21	\$ 1,567.07

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Nostalgic Lampposts & Mailboxes Plus, Inc.	10097	8878	Service Call 06/21	\$ 271.25
Nostalgic Lampposts & Mailboxes Plus, Inc.	10097	8879	Service Call 06/21	\$ 562.50
Nostalgic Lampposts & Mailboxes Plus, Inc.	10114	8900	Street Lights Maintenance 07/21	\$ 1,400.00
Persson, Cohen & Mooney, P.A.	10098	763	General/Monthly Legal Services 06/21	\$ 4,837.50
Pools by Lowell, Inc.	10099	228985	Pool Repairs 06/21	\$ 46.55
Pools by Lowell, Inc.	10099	229014	Pool Repairs 06/21	\$ 307.16
Pools by Lowell, Inc.	10115	229572	Rec Pool Service 07/21	\$ 2,100.00
Pools by Lowell, Inc.	10115	229573	Clubhouse Pool Service 07/21	\$ 1,500.00
Pools by Lowell, Inc.	10115	229842	Pool Repairs 07/21	\$ 439.65
Pools by Lowell, Inc.	10115	229889	Pool Repairs 07/21	\$ 416.61
Pools by Lowell, Inc.	10115	229959	Pool Repairs 07/21	\$ 49.15
Rizzetta & Company, Inc.	10100	INV0000059436	District Management Fees 07/21	\$ 4,166.00
Rizzetta Technology Services, LLC	10101	INV0000007693	Email & Website Hosting Services 07/21	\$ 205.00
Schappacher Engineering, LLC	10107	1928	Engineering Services 06/21	\$ 1,395.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Securt Holdings LLC	10103	37558070621	Service Call 07/21	\$ 430.36
Securt Holdings LLC	10119	37636071621	Service Call 07/21	\$ 410.24
State Alarm Inc.	10116	214024	Monthly Alarm Monitoring Service 08/21	\$ 151.00
State Alarm Inc.	10116	214025	Fire Alarm Monitoring GHW 08/21	\$ 25.00
State Alarm Inc.	10116	214026	Burg Alarm Monitoring GHW 08/21	\$ 23.00
State Alarm Inc.	10116	214593	Service Call - Clubhouse - 07/21	\$ 1,002.48
TECO-Peoples Gas	ACH073121-3	0-211012697549.238	12350 Mulberry Ave 05/21	\$ 15.10
TECO-Peoples Gas	10112	0-211012697549.286	12350 Mulberry Ave 06/21	\$ 15.33
TFR Cleaning Services Inc.	10117	67166	Janitorial Services 07/21	\$ 759.00
U.S. Bank	10113	6169598	Trustee Fees S2013 06/01/21-05/31/22	\$ 2,963.13
Verizon Wireless	10108	9882458244	Telephone Services 06/21	\$ 70.28
Yellowstone Landscape	10118	SS 236248	Monthly Landscape Maintenance 07/21	<u>\$ 30,995.65</u>
Report Total				<u>\$ 94,806.85</u>

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 August 2021 For Board Approval

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

The total items being presented: \$122,992.74

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2021 Through August 31, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
A N J Excavation LLC	10142	18B	Pavement Repairs 07/21	\$ 4,055.00
A N J Excavation LLC	10142	19B	Bank Stabilization 07/21	\$ 1,725.00
A-NIKS LLC	10143	57497	Refill Service 06/21	\$ 277.50
ADP Easypay	PR Fees 072521	PR Fees 072521	Payroll Fees PPE 07/25/21	\$ 116.95
ADP Easypay	PR ppe 080821	PR ppe 080821	Payroll PPE 08/08/21 PD 08/13/21	\$ 7,908.88
ADP Easypay	PR Fees 080821	PR Fees 080821	Payroll Fees PPE 08/08/21	\$ 122.80
ADP Easypay	PR ppe 082221	PR ppe 082221	Payroll PPE 08/22/21 PD 08/27/21	\$ 3,491.17
Aquagenix	10132	4115254	Quarterly Wetland Maintenance 07/21	\$ 3,750.00
Aquagenix	10132	4115264	Monthly Pond Maintenance 07/21	\$ 4,582.00
Beeman Stan Roberts, LLC	10124	1079	Bee Removal 03/21	\$ 300.00
Bright House Networks, LLC	ACH083121-1	0036325323-01 08/21	700 Greyhawk Blvd - Gym 08/21	\$ 19.30
Bright House Networks, LLC	ACH083121-1	46658101071621	1400 Greyhawk Blvd 07/21	\$ 107.56
Bright House Networks, LLC	ACH083121-1	46721701073121	Guardhouse Internet 08/21	\$ 92.95
Bright House Networks, LLC	ACH083121-1	72388301071621	700 Greyhawk Blvd 07/21	\$ 208.11
Champion Carpet & Tile Cleaning Inc.	10140	80521	Cleaned Clubhouse Floors 08/21	\$ 100.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2021 Through August 31, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Fitness Logic, Inc.	10126	102510	Monthly Maintenance and Cleaning 07/21	\$ 125.00
Florida Power & Light Company	10144	FPL Electric Summary 08/21	FPL Electric Summary Bill 08/21	\$ 3,113.68
Florida Power & Light Company	10145	FPL Summary #2 07/21	FPL Electric Summary #2 Bill 07/21	\$ 2,103.74
Florida Department of Revenue	10138	Sales Tax 07/21	Sales & Use Tax 07/21	\$ 55.92
Frontier Florida LLC	ACH083121-2	062013-5 08/21	Frontier Services 08/21	\$ 356.22
Frontier Florida LLC	ACH083121-2	941-708-3290-042407-5 08/21	Frontier Services 08/21	\$ 59.19
Frontier Florida LLC	ACH083121-2	941-745-5603-070120-5 08/21	Frontier Services 08/21	\$ 65.46
Frontier Florida LLC	ACH083121-2	941-750-9046-070120-5 08/21	Frontier Services 08/21	\$ 104.86
Greyhawk Landing CDD	CD1502	CD1502	Debit Card Replenishment	\$ 1,198.18
Greyhawk Landing CDD	CD1503	CD1503	Debit Card Replenishment	\$ 847.93
Greyhawk Landing CDD	CD1501	CD1501	Debit Card Replenishment	\$ 790.40
JJ Pavement Marking Works LLC	10127	GH07122108-1	Thermoplastic Markings 07/21	\$ 550.00
Manatee County Utilities Department	10134	MCUD Summary 07/21	Garbage/Utility Services 07/21	\$ 1,648.88
Nostalgic Lampposts & Mailboxes Plus, Inc.	10146	8959	Street Lights Maintenance 08/21	\$ 1,400.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	10139	8991	Service Call 07/21	\$ 225.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2021 Through August 31, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Persson, Cohen & Mooney, P.A.	10136	907	General/Monthly Legal Services 07/21	\$ 3,676.50
Pools by Lowell, Inc.	10147	230441	Clubhouse Pool Service 08/21	\$ 1,500.00
Pools by Lowell, Inc.	10147	230442	Rec Pool Service 08/21	\$ 2,100.00
Pools by Lowell, Inc.	10147	231037	Pool Repairs 08/21	\$ 54.24
Pools by Lowell, Inc.	10147	231148	Pool Repairs 08/21	\$ 1,020.00
Pye-Barker Fire & Safety, LLC	10135	PSI540550	Service Call & Annual Fire Ext Inspection 07/21	\$ 225.00
Pye-Barker Fire & Safety, LLC	10135	PSI540571	Service Call & Annual Fire Ext Inspection 07/21	\$ 266.50
Reynolds Mowing, Inc.	10129	2021010	Mowing - Daisy Place 03/21	\$ 750.00
Rizzetta & Company, Inc.	10128	INV0000060370	District Management Fees 08/21	\$ 4,166.00
Rizzetta Technology Services, LLC	10130	INV0000007842	Email & Website Hosting Services 08/21	\$ 205.00
Schappacher Engineering, LLC	10148	1954	Engineering Services 07/21	\$ 5,500.00
Securt Holdings LLC	10125	15041	Service Call 07/21	\$ 148.20
Securt Holdings LLC	10133	39797073021	Service Call 07/21	\$ 362.74
State Alarm Inc.	10131	213820	Fire Alarm Inspection West Clubhouse 06/21	\$ 125.00
State Alarm Inc.	10149	214953	Monthly Alarm Monitoring Service 09/21	\$ 151.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2021 Through August 31, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
State Alarm Inc.	10149	214954	Fire Alarm Monitoring GHW 09/21	\$ 25.00
State Alarm Inc.	10149	214955	Burg Alarm Monitoring GHW 09/21	\$ 23.00
State Alarm Inc.	10149	215474	Service Call - Clubhouse - 08/21	\$ 2,969.13
State Alarm Inc.	10141	215503	Service Call 08/21	\$ 467.50
State Alarm Inc.	10149	215548	Service Call - Clubhouse - 08/21	\$ 660.96
TECO-Peoples Gas	ACH083121-3	0-211012697549	12350 Mulberry Ave 08/21	\$ 15.10
TFR Cleaning Services Inc.	10150	67583	Janitorial Services 08/21	\$ 759.00
Universal Protection Service, LLC	10151	11597510	Security 06/25/2021 - 07/29/2021	\$ 27,168.50
Verizon Wireless	10137	9884622247	Telephone Services 07/21	\$ 80.22
Welch Tennis Courts, Inc.	10152	63052	Replacement Sponge 08/21	\$ 76.82
Yellowstone Landscape	10153	SS 245708	Monthly Landscape Maintenance 08/21	<u>\$ 30,995.65</u>
Report Total				<u>\$ 122,992.74</u>