



Rizzetta & Company

Greyhawk Landing Community Development District

**Board of Supervisors' Meeting
July 28, 2022**

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

www.greyhawkcdd.org

**GREYHAWK LANDING
COMMUNITY DEVELOPMENT DISTRICT**

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

Board of Supervisors	Jim Hengel Mark Bush Cheri Ady Scott Jacuk Gregory Perra	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Andrew Cohen	Persson, Cohen, Mooney, Fernandez & Jackson, 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

July 21, 2022

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

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Greyhawk Landing Community Development District will be held on **Thursday, July 28, 2022 at 6:00 p.m.** at the Greyhawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, Florida 34212. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. AUDIENCE COMMENTS**
- 3. CONTINUED BUSINESS ITEMS**
 - A. Consideration of Landscaping Proposals..... Tab 1
- 4. BUSINESS ITEMS**
 - A. Review of June Landscape Inspection Report (under separate cover)
 - B. Review and Consideration of Greyhawk Landing POA East Board of Directors Proposal Regarding Golf Carts Tab 2
- 5. STAFF REPORTS & UPDATES**
 - A. Aquatic Maintenance
 1. Review and Discussion of Crosscreek Environmental Review of Wetlands and Recommendations Tab 3
 2. Consideration of Olive Branch Proposal for Tree Trimming. Tab 4
 - B. Landscape Maintenance
 - C. Field Manager Tab 5
 - D. District Engineer
 - E. District Counsel
 - F. District Manager Tab 6
 1. Presentation of Action Item List..... Tab 7
 2. Review of Monthly Financial Statements..... Tab 8
 3. Review of June 2022 2nd Quarter Website Audit Tab 9
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on June 23, 2022 Tab 10
 - B. Consideration of the Operations and Maintenance Expenditures for the Month of June 2022..... Tab 11
 - C. Ratification of Special Assessment Revenue Bonds, Series 2021 Requisitions #13 and #14 Tab 12
- 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

Tab 1

Landscape Proposals

Proposal Number	Location/Description	Yellowstone Cost:	SSLM Cost:
217119	Upper Manatee gate viburnum replacement	\$705	\$441
217075	Remove/replace 15 wax myrtles at Buttercup	\$1,482	\$1,125
161339	4 Magnolia replacement on Mulberry	\$2,299	\$1,440
201267	Add 7 viburnum to existing hedge on Buttercup/Mulberry	\$579.00	\$492.00
149265	Baseball Field croton replacement	\$240.00	\$15-\$18 ea.
222395	Replace 17 viburnum along 117th St	\$1,463.91	\$1,071.00
217131	Remove/replace crepe myrtle on Greyhawk Blvd	\$720.06	\$618.00
Total Cost:		\$7,489	\$5,187



Proposal #217119

Date: 05/31/2022

From: David Bautista

Proposal For

Greyhawk Landing CDD

9530 Marketplace Road
Suite 206
Ft. Meyers, FL 33912

main:
mobile:

Location

12350 Mulberry Avenue
Bradenton, FL 34212

Property Name: Greyhawk Landing CDD

Sweet Viburnum 7 gal Northgate..

Terms: Net 45

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	5.00	\$45.00	\$225.00
Sweet Viburnum 7gal.	7.00	\$55.00	\$385.00
Mulch cocoa	5.00	\$8.00	\$40.00
Irrigation Labor	1.00	\$55.00	\$55.00

Client Notes

: Northgate Remove 7 declining sweet viburnum.

: Replace with 7 sweet viburnum 7gal to continue uniform look.

SUBTOTAL \$705.00

Signature

SALES TAX \$0.00

x

TOTAL \$705.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
 Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.



Proposal #217075

Date: 05/31/2022

From: David Bautista

Proposal For

Greyhawk Landing CDD

9530 Marketplace Road
Suite 206
Ft. Meyers, FL 33912

main:
mobile:

Location

12350 Mulberry Avenue
Bradenton, FL 34212

Property Name: Greyhawk Landing CDD

Wax Myrtle's Buttercup wall. #2

Terms: Net 45

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	6.00	\$45.00	\$270.00
Wax Myrtle	15.00	\$70.00	\$1,050.00
Mulch Cocoa	10.00	\$8.00	\$80.00
Irrigation Labor	1.50	\$55.00	\$82.50

Client Notes

: Remove 15, Wax Myrtle Buttercup wall.

: Replace with 15, Wax Myrtle 7gal Buttercup wall.

	SUBTOTAL	\$1,482.50
Signature	SALES TAX	\$0.00
x	TOTAL	\$1,482.50

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.



Proposal #161399

Date: 10/12/2021

From: David Bautista

Proposal For

Greyhawk Landing CDD

9530 Marketplace Road
Suite 206
Ft. Meyers, FL 33912

main:
mobile:

Location

12350 Mulberry Avenue
Bradenton, FL 34212

Property Name: Greyhawk Landing CDD

Magnolia D.D Blanchard

Terms: Net 45

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	6.00	\$45.00	\$270.00
D.D Blanchar Magnolia tree 25gal.	4.00	\$450.00	\$1,800.00
Irrigation Labor	3.00	\$55.00	\$165.00
Mulch Cocoa	8.00	\$8.00	\$64.00

Client Notes

: One Dead Magnolia tree on right hand side corner of Mulberry/Dogwood replace with 25gal D.D Blanchard Magnolia tree.

: Two Dead Magnolia trees left hand side corner of Mulberry/Dogwood replace with 25gal D.D Blanchard Magnolia tree.

: One Dead Magnolia tree corner right hand side of Mulberry/Honeyflower replace with 25gal D.D Blanchard Magnolia tree.

SUBTOTAL \$2,299.00

SALES TAX \$0.00

TOTAL \$2,299.00

Signature

x

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Assigned To

Print Name: _____

David Bautista

Title: _____

Office:

dbautista@yellowstonelandscape.com

Date: _____



Proposal #201267

Date: 04/06/2022

From: David Bautista

Proposal For

Greyhawk Landing CDD

9530 Marketplace Road
Suite 206
Ft. Meyers, FL 33912

main:
mobile:

Location

12350 Mulberry Avenue
Bradenton, FL 34212

Property Name: Greyhawk Landing CDD

Add Viburnum 7gal Mulberry Ave shrub.

Terms: Net 45

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	4.00	\$45.00	\$180.00
Sweet Viburnum 7gal	7.00	\$40.00	\$280.00
Irrigation Labor	1.00	\$55.00	\$55.00
Mulch cocoa	8.00	\$8.00	\$64.00

Client Notes

: Seven 7gal to be added to extend shrub on Mulberry Ave to help provide privacy for home owner.

	SUBTOTAL	\$579.00
Signature	SALES TAX	\$0.00
x	TOTAL	\$579.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.



Proposal #222395

Date: 06/17/2022

From: David Bautista

Proposal For

Greyhawk Landing CDD
 9530 Marketplace Road
 Suite 206
 Ft. Meyers, FL 33912

main:
 mobile:

Location

12350 Mulberry Avenue
 Bradenton, FL 34212

Property Name: Greyhawk Landing CDD

Plants re-placement 117th. Sweet Viburnum 7gal

Terms: Net 45

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	8.50	\$45.00	\$382.50
7g Sweet Viburnum	17.00	\$57.14	\$971.41
Irrigation Labor	2.00	\$55.00	\$110.00

Client Notes

Plant Replacement on 117th. Sweet Viburnum 7gal

	SUBTOTAL	\$1,463.91
Signature	SALES TAX	\$0.00
x	TOTAL	\$1,463.91

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
 Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.



Proposal #217131

Date: 05/31/2022

From: David Bautista

Proposal For

Greyhawk Landing CDD

9530 Marketplace Road
Suite 206
Ft. Meyers, FL 33912

main:
mobile:

Location

12350 Mulberry Avenue
Bradenton, FL 34212

Property Name: Greyhawk Landing CDD

Crepe Myrtle- Multi-Stem 45gal.

Terms: Net 45

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	2.50	\$45.00	\$112.50
Crepe Myrtle 45gal. Multi-Stem	1.00	\$528.56	\$528.56
Irrigation Labor	1.00	\$55.00	\$55.00
Mulch Cocoa	3.00	\$8.00	\$24.00

Client Notes

: GreyHawk blv remove dead Crepe Myrtle-Multi-Stem
: Replace with 45gal Crepe Myrtle-Multi-Stem.

Signature

x

SUBTOTAL	\$720.06
SALES TAX	\$0.00
TOTAL	\$720.06

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

PROPOSAL



Page 1 of 1

Sun State Landscape Management Inc.
 8920 Erie Lane
 Parrish, FL 34219
 (941) 776-2897 office
 (941) 776-0857 fax

Design / Build Contractors
 Landscaping, Irrigation,
 Maintenance

<u>PROPOSAL SUBMITTED TO</u> GreyHawk Landing CDD - Carleen F. CDD Field Manager	<u>DATE</u> 7/11/2022
<u>STREET</u> 12350 Mulberry	<u>JOB NAME</u> GreyHawk Landing Common Area
<u>CITY, STATE, ZIP CODE</u> Bradenton, Fl 34212	<u>JOB LOCATIONS</u> Viburnums Entry Upper Manatee Rd
<u>ARCHITECT</u>	<u>DATE OF PLANS</u>

We hereby submit specifications and materials for:

Material:	SIZE	QTY	PRICE	TOTAL
Remove/Dispose dead viburnum odors	assorted	7	\$8.00	\$56.00
Install new viburnum odors in same locations (29" tall) Full	#7	7	\$47.00	\$329.00
Mulch coco brown bags	bag	7	\$8.00	\$56.00
			Total:	\$441.00

We Propose hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of

Payment to be made as follows: UPON ACCEPTANCE

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature

NOTE: This proposal may be withdrawn by us
if not accepted within 30 days

Acceptance of Proposal---- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Date of Acceptance

Signature

PROPOSAL



Page 1 of 1

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<u>PROPOSAL SUBMITTED TO</u> GreyHawk Landing CDD - Carleen F. CDD Field Manager	<u>DATE</u> 7/11/2022
<u>STREET</u> 12350 Mulberry	<u>JOB NAME</u> GreyHawk Landing Common Area
<u>CITY, STATE, ZIP CODE</u> Bradenton, FL 34212	<u>JOB LOCATIONS</u> Wax Myrtle along Buttercup Wall
<u>ARCHITECT</u>	<u>DATE OF PLANS</u>

We hereby submit specifications and materials for:

Material:	SIZE	QTY	PRICE	TOTAL
Remove/Dispose dead wax myrtles along wall	assorted	15	\$20.00	\$300.00
Install new wax myrtle in same locations (approx 30" tall)	#7	15	\$47.00	\$705.00
Mulch coco brown bags	bag	15	\$8.00	\$120.00
			Total:	\$1,125.00

We Propose hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of

Payment to be made as follows: UPON ACCEPTANCE

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

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Signature

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 Parrish, FL 34219
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Page 1 of 1

Design / Build Contractors
 Landscaping, Irrigation,
 Maintenance

<u>PROPOSAL SUBMITTED TO</u> GreyHawk Landing CDD - Carleen F. CDD Field Manager	<u>DATE</u> 3/29/2022
<u>STREET</u> 12350 Mulberry	<u>JOB NAME</u> GreyHawk Landing West CDD
<u>CITY, STATE, ZIP CODE</u> Bradenton, FL 34212	<u>JOB LOCATIONS</u> Common along Mulberry Ave
<u>ARCHITECT</u>	<u>DATE OF PLANS</u>

We hereby submit specifications and materials for:

Material:	SIZE	QTY	PRICE	TOTAL
Remove 3 dead magnolia	6'	4	\$20.00	\$80.00
Install Magnolia DD Blanchard	#30	4	\$312.00	\$1,248.00
Pinebark bags		14	\$8.00	\$112.00
Irrigation by others "No Warranty"				
			Total:	\$1,440.00

We Propose hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of

Payment to be made as follows: UPON ACCEPTANCE

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature

NOTE: This proposal may be withdrawn by us if not accepted within 30 days

Acceptance of Proposal----- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Date of Acceptance

Signature

PROPOSAL



Sun State Landscape Management Inc.
 8920 Erie Lane
 Parrish, FL 34219
 (941) 776-2897 office
 (941) 776-0857 fax

Page 1 of 1

Design / Build Contractors
 Landscaping, Irrigation,
 Maintenance

<u>PROPOSAL SUBMITTED TO</u> GreyHawk Landing CDD - Carleen F. CDD Field Manager	<u>DATE</u> 7/11/2022
<u>STREET</u> 12350 Mulberry	<u>JOB NAME</u> GreyHawk Landing Common Area
<u>CITY, STATE, ZIP CODE</u> Bradenton, Fl 34212	<u>JOB LOCATIONS</u> Viburnums along 117th
<u>ARCHITECT</u>	<u>DATE OF PLANS</u>

We hereby submit specifications and materials for:

Material:	SIZE	QTY	PRICE	TOTAL
Remove/Dispose dead viburnum odors	assorted	17	\$8.00	\$136.00
Install new viburnum odors in same locations (29" tall) Full	#7	17	\$47.00	\$799.00
Mulch coco brown bags	bag	17	\$8.00	\$136.00
			Total:	\$1,071.00

We Propose hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of

Payment to be made as follows: UPON ACCEPTANCE

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature

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if not accepted within 30 days

Acceptance of Proposal----- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Date of Acceptance

Signature

PROPOSAL



Sun State Landscape Management Inc.
 8920 Erie Lane
 Parrish, FL 34219
 (941) 776-2897 office
 (941) 776-0857 fax

Page 1 of 1

Design / Build Contractors
 Landscaping, Irrigation,
 Maintenance

<u>PROPOSAL SUBMITTED TO</u> GreyHawk Landing CDD - Carleen F. CDD Field Manager	<u>DATE</u> 7/11/2022
<u>STREET</u> 12350 Mulberry	<u>JOB NAME</u> GreyHawk Landing Common Area
<u>CITY, STATE, ZIP CODE</u> Bradenton, Fl 34212	<u>JOB LOCATIONS</u> Carleen has area
<u>ARCHITECT</u>	<u>DATE OF PLANS</u>

We hereby submit specifications and materials for:

Material:	SIZE	QTY	PRICE	TOTAL
Remove/Dispose 1 Crape Myrtle	assorted	1	\$40.00	\$40.00
Install new Natchez Crape Myrtle in same location	#45	1	\$562.00	\$562.00
Coco Brown mulch	bag	2	\$8.00	\$16.00
			Total:	\$618.00

We Propose hereby to furnish material and labor – complete in accordance with above specifications, for the sum of

Payment to be made as follows: UPON ACCEPTANCE

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Authorized
Signature

NOTE: This proposal may be withdrawn by us if not accepted within 30 days

Acceptance of Proposal---- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Date of Acceptance

Signature

Tab 2

GREYHAWK LANDING POA EAST BOARD OF DIRECTORS

Greyhawk Landing
Bradenton, FL 34212

6/13/2022

Greyhawk Landing POA Proposal for Golf Cart Enforcement

Greyhawk Landing Community Development District
Bradenton, FL 34212

Dear CDD Board of Supervisors,

It is an enjoyment to have a lanai that faces a preservation trail. But this enjoyment is easily destroyed as daily I witness golf carts passing by on the trail directly behind my home. I often do not recognize the person or more disturbing, the underage person driving them.

It is a frustration that this situation continues, and enforcement has been difficult to manage. Even though I am the President of the Property Owners Association (POA) East Board of Directors, the enforcement of the golf carts does not fall on our jurisdiction unless the golf cart is being driven around the property owner's lot. So, we are not able to own this as the POA. These golf carts are being driven everywhere except in our jurisdiction area. The property owners may store the golf cart in their garage, but until they violate Section 5.9 of the Greyhawk Declaration, the POA East Board of Directors has no jurisdiction.

Together the Community Development District (CDD) and POAs need to conquer this issue. Unfortunately, we are not the authorities and should not have to chase these violators down. But together we can enforce our declarations, policies, rules, regulations, and the state law.

I propose the CDD and POAs hold violators accountable. First, we encourage property owners to go through all the legal steps to make their golf carts recognized as low-speed vehicles. This removes liability of the CDD and POA as well as enforces higher likelihood for drivers to follow the state laws and keep them on the streets. It also decreases parents from allowing their unlicensed children from driving their insured LSV. These vehicles will have a license plate; therefore, we will know it is an LSV and not a golf cart. These are legal on our streets, so if homeowners are willing to go through this process, then I think we encourage and promote it.

Secondly, as a community we identify the violators. We will encourage all property owners to take pictures of violators and send the pictures to Carleen, Field Manager or Matt, Assistant Field Manager. These are then posted on the Greyhawk Landing Facebook pages requesting identification of the drivers or owners. Property owners can personally message Carleen or Matt with names. This allows property owners to name the violators privately. Once the violators are named, their access to the neighborhood gates will be denied for thirty (30) days. Since we are now going to the RFID tags for our cars at the gates, we use this technology to our benefit. The CDD Policies would need to be updated to include this suspension. Also, the new gates should be eliminating outside neighboring communities from inappropriately accessing Greyhawk Landing in their golf cart. Another way we are decreasing the use of golf carts in our community.

It is time that we as leaders of our community ensure that the residents/property owners are aware of the expectations and be held accountable for violations. It is time we take control of this continuous.

Thank you for your consideration.

Greyhawk Landing POA East President

Tab 3

Inspection of Wetland Buffers at Greyhawk CDD



Inspection completed by Derek Wagner, July 2022

This report contains pictures of wetland buffers around the property showing the impact of the Brazilian Pepper trees on the roads, sidewalks, walking trails, pond berms, and homeowners' property. The map categorizes the wetland buffers by the percentage of Brazilian Pepper trees within that buffer. Some areas of the buffers are high density, and some areas are much lower, so that ranking is an average across the entire buffer for that particular wetland. We have also provided a proposal to start the process of addressing the worst of all of the Wetlands (4 in total). We would recommend that an approach of addressing a handful of wetlands each year be taken, starting with the worst. Following the removal component, we will maintain those areas free and clear of Brazilian Pepper trees per the wetland contract and allow for growth of native vegetation.

Greylhawk CDD

Identification of severity of Brazilian Pepper
Tree infestation within Wetland Buffers (30 ft along edges)

























Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Estimate

Date	Estimate #
7/19/2022	9136

Name / Address
Greyhawk CDD c/o Rizzetta & Company, Inc. 9530 Marketplace Rd., Ste 206 Ft. Myers, FL 33912

Description	Qty	Rate	Total
Herbicide stump treatment & manual removal of all Brazilian Pepper trees within the 30 foot wetland buffer around the designated wetlands. All removed vegetation is to be staged in open areas and disposed of offsite. Stumps of cut trees are to be treated to prevent any re-growth. Following the removal/treatment these areas will be maintained per wetland maintenance contract and native vegetation allowed to grow.			
Wetland #6 (1.33 Acre Buffer)	1	28,300.00	28,300.00
Wetland #9 (0.56 Acre Buffer)	1	9,940.00	9,940.00
Wetland #10 (0.67 Acre Buffer)	1	12,350.00	12,350.00
Wetland #19 (0.97 Acre Buffer)	1	18,970.00	18,970.00
*** There will be a discount given in the amount of \$4,000 if proposal is signed in its entirety.			
30% deposit due prior to commencement of work. Amount to be deducted from final invoice.			
Please sign and return if accepted		Total	\$69,560.00

Tab 4



Olive Branch Tree Care
2904 45th Street East
Bradenton, FL 34208 US
941-748-5030
general@olivebranchtreecare.com
<http://www.olivebranchtreecare.com>

"...for your tree's every need."

Estimate

ADDRESS

Greyhawk Landings CDD C/o
Rizztta & Company
3434 Colwell Avenue, Suite
200
Tampa,, FL. 33614

ESTIMATE # 6443

DATE 07/21/2022

ACTIVITY	QTY	RATE	AMOUNT
Tree Trimming Brambling Court Oak trees around the pond area - raise the canopies - thin out the sucker growth - remove the deadwood greater than 2" - remove any cross branches	1	2,500.00	2,500.00
Tree Trimming Cara Cara Loop - directionally pruning oaks off home owners property and raising canopy	1	3,200.00	3,200.00
Tree Trimming Blackburn Court - raise the canopies - remove the deadwood greater than 2" - will be pruned to ensure that they are not growing into wall and homeowners property	1	5,600.00	5,600.00
Tree Trimming Petrel nature trail - directionally pruning oaks growing into palm trees - raising canopy over sidewalk - removing one leaning cabbage palm along trail	1	3,200.00	3,200.00
Tree Work Cleaning up dead fallen over tree located behind 243 Petrel, all debris will be chipped back into wet land along with all big wood	1	1,600.00	1,600.00

TOTAL

\$16,100.00

Accepted By

Accepted Date

Tab 5



GREYHAWK LANDING
GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT
FIELD MANAGER MONTHLY REPORT

Carleen FerroNyalka - July 2022

Landscaping Weekly Meetings Update:

Weekly Meetings held on: 6/22/22, 6/29/22, 7/6/22, 7/13/22, 7/20/22

Mowing on schedule and attempting to mow low-lying wet areas where possible. Buttercup Glen wall detailed and weeds pulled. Park at Buttercup and Honeyflower detailed. Weeds around the tennis court edged.

Irrigation wet check in progress week of July 11th. The irrigation controller located at the soccer field was found to be out of operation; proposal submitted for replacement.

Battery node replaced at Rosemary park with node from solar controller retrofit.

Items to be addressed by Yellowstone that are pending:

Wall along SR64 and the backside of Goldenrod wall needing to be detailed, cutback and cleaned up.

Aquatics Update

Aerator proposal approved at June CDD meeting, pending installation for August.

Quarter 2 scheduled wetland cutbacks completed around east wetlands/ponds 11, 12, 13, 19, 25, 27

Gate Update:

All gates are operating as normal.

Rosemary/117th Street camera 1 of 2 is needing replacement due to failure. Replacement quote expected for CDD meeting

CDD Facilities Update:

Operations/Maintenance Accomplishments for the month of July 2022:

1. Accessible lifts for clubhouse pool installed by G&S Pool Supply
2. Fire extinguishers and emergency lights inspected and serviced at both buildings by Pye-Barker
3. Purchased and installed a new, direct-line emergency phone on Rec Center pool deck after finding the previous phone no longer working.
4. Purchased new electrodes and battery packs for AEDs; both items are on national backorder from supplier.
5. John Deere Gator serviced for oil change and tire rotation.
6. Toyota Tacoma serviced for an ignition issue and drive belts changed.
7. Pedestrian sign added to crosswalk by front gate and another at Natureview Circle.
8. Sunshine Painting is scheduled to begin painting the east monuments on August 15th

9. Light bulbs replaced at the tennis court and one overhead light at clubhouse pool, streetlights serviced on Greyhawk Blvd, Rosemary Cir, Cara Cara Loop by Nostalgic Lamppost. Light poles cleaned of algae by maintenance.
10. Fallen pine tree on Chantilly/baseball field trail and another behind home on Peregrin Circle cut and removed.
11. The Pool Works estimate for Play & Spray engineering plans signed and approved to proceed.
12. Found and repaired a broken pressurized irrigation main line pipe east of the front SR 64 monuments. Repair completed by ANJ Excavations through District Engineer.
13. No trespassing between 11pm and 5am signs added to clubhouse parking lot
14. Cutback oak trees blocking street signs at Cara Cara Loop and on Brambling Ct.
15. Road signs cleaned of algae along Greyhawk Blvd and Mulberry Ave. Leaning signs readjusted.
16. Conservation posts cleaned around trails, common areas, and where accessible

CDD Facilities:

Accomplishments

Recreation Center	Clubhouse
Emergency phone installed on pool deck	Added fire extinguisher to pool deck
Sidewalks power-washed for staining	Sidewalks power-washed for staining
Cable replaced on Hoist weight machine	Cleaned and rearranged storage closet
Replaced speaker cover on outdoor speaker	Exterior swept for bugs and webs
Added two umbrellas to pool deck	
Plumber called for cabana toilet clog	
Outdoor fans cleaned and walls swept for webs	
Hosed down cabana walls facing courts	
Rec Center pool fence washed	

Pending Items

Recreation Center	Clubhouse
Vaulted interior ceiling to be painted, exterior atrium ceiling to be patched and painted from roof leaks	Purchase of new sitting furniture approved at June's CDD meeting.

Maintenance and Operations

Pending Projects Update:

1. Benches are scheduled to ship from Miller Recreation in September.
2. Monument painting by Sunshine Painting to begin August 15th, 2022

Recommendations for the Board of Supervisors:

Tab 6



UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 25, 2022 please note time change
- **FY 2020-2021 Audit Completion Deadline:** Audit reviewed and accepted 6-23
- **Next Election (Seats 1, 3, & 5):** November 8, 2022

District
Manager's
Report

July 18

2022

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<u>FINANCIAL SUMMARY</u>	<u>6/30/2022</u>
General Fund Cash & Investment Balance:	\$548,699
Reserve Fund Investment Balance:	\$1,399,475
Debt Service Fund Investment Balance:	\$680,812
Capital Projects Fund Investment Balance:	\$2,403,055
Total Cash and Investment Balances:	\$5,032,041
General Fund Expense Variance:	\$24,553 Over Budget

During the meeting DM will report back to the Board on the engineering fees paid year to date for the Capital Projects.



Rizzetta & Company

Stahlman England – Final as built plans received and reviewed by the Chairman. Final payment requisition processed.

MainGate Contract – Surveys were completed and received and sent to MainGate on July 5, 2022.

Pool Works Not to Exceed Proposal: The contract for the engineering plans was executed on 7/13/2022.

Crosscreek Environmental Aerator Installation Contract – The executed agreement was received on July 13, 2022. Installation expected once electrical has been installed and parts have arrived from the manufacturer.

Tab 7

GREYHAWK LANDING PENDING ITEM LIST AS OF JULY 2022

Date Entered	Category	Action Item	District Staff Responsible	Vendor Responsible	Target Date	Notes
12/17/2020	O&M	Research cost of adding steel gates	FM	TBD	TBD	<p>An RFP was issued. Proposals are due by December 8, 2021. The Board reviewed the proposals received in response to the RFP on 12-16-2021. After discussion the Board agreed not to award the RFP yet and it was agreed that Supervisor Jacuk will speak with Maingate to obtain responses to many questions asked. In addition Supervisor Jacuk asked staff to reach out to Bond Counsel to inquire regarding the possibility of bond funds being reallocated. The Board approved the proposal presented by Maingate subject to preparation of an agreement by Counsel. Revised proposal received from Maingate on 2-12-2022. District Counsel is working on the agreement. Draft agreement was prepared by District Counsel and submitted to Main Gate for review and response. Timelines and information needed was received and forwarded to Counsel and Supervisor Jacuk for review. Once the agreement is signed by the Chairman a deposit will need to be issued so that they can begin purchasing the equipment and as well as start the permitting process. Final Contract was executed on 3-29-2022. A deposit has been issued as per the agreement. Pending start date for permitting. As per Maingate all materials have been ordered and permitting is now in progress. The District Engineer is working with MainGate to obtain a survey to be submitted as part of the permit process. <u>The District Engineer submitted the surveys received to MainGar on July 5, 2022. Manigate replied on July 8th and confirmed that the final survey they need is for the main gate entrance.</u></p>
3/25/2021	O&M	Installation of Bollards for Golf Cart Traffic	FM	TBD	TBD	<p>Locations and Pricing for Bollards to prohibit Golf Cart Traffic – This item was tabled subject to pricing from Maingate to provide options for deterrents for the breach points. This item is to be added to the action item list as well. (District Management). This item is still pending.</p>

Date Entered	Category	Action Item	District Staff Responsible	Vendor Responsible	Target Date	Notes
10/27/2021	Reserves	Painting of Clubhouse interior and exterior including monuments.	FM	Elite Painting and Design	TBD	The Board approved the proposals presented at the 11/18 meeting. Interior completed exterior and monuments are still pending. Revised proposal to be discussed at the BOS Meeting on 4-28-2022. During the BOS Meeting on 4-28-2022 the Field Manager was directed to obtain another estimate for the painting. The Field Manager was asked to provide the prior pricing as well. <u>At the BOS Meeting held on 6-23-2022 the Board approved the proposal presented by Sunshine Painting. This project is set to commence on August 15th.</u>
10/27/2021	Bonds	Play and Spray	DM, FM, DC	Signet Pool	TBD	The Board of Supervisors approved the proposal from Signet Pool for a total of \$ 145, 574.00. District Counsel is to prepare an agreement for signature by the Chairman. A 40% deposit is required. DM is to be provided with an invoice and W9 so that a requisition can be sent to the trustee. The contractor also needs to make a change on the rendering so that there is no spacing between the slides. Both the FM and DM have contacted the vendor as he has concerns regarding language in the agreement. He has not responded. Proposal and rendering to be discussed at the April 28th BOS Meeting. Pool Works provided an engineering cost estimate on 5/9 for the Play and Spray Proposal. They are asking for the District to pay for the costs of engineering and then they can provide an estimate. The Board of Supervisors discussed this item in detail at the BOS Meeting held on May 26, 2022. After discussion the Board approved the proposal for the Engineering Study to be conducted. The Board also approved a NTE of \$ 195,000 for the concept. <u>A discussion was held t the BOS Meeting on 6-23-2022 regarding the Pool Play and Sprays and the Concerns raised by Pool Works regarding the not to exceed amount approved by the Board. The Board selected to move forward with the same footprint possibly lower in height. The agreement with Pool Works was executed by the Chairman on 7/13/2022 for the engineering to commence.</u>
11/18/2021	Reserves	Amenity Center Furniture and Blind Replacement	FM	TBD		The Board directed the Field Manager to obtain pricing for both the furniture and blinds to be replaced. <u>A discussion was held by the BOS on June 23, 2022 regarding the clubhouse furniture. The Board approved a not to exceed amount of \$ 3, 850 for the new furniture.</u>

Date Entered	Category	Action Item	District Staff Responsible	Vendor Responsible	Target Date	Notes
11/18/2021	Bonds	Roadway Paving	DE	TBD		The Board selected Superior Paving. The contract was executed on 11-9-2021. Pending scheduling. Bonds were received and provided to the District Manager pending scheduling. Paving began on 4/18/2022 final inspection pending. The District Engineer met with the contractor and they are scheduling work to be completed at two intersections (Greyhawk and Peregrin, and the Greyhawk and Daisy Blvd). <u>During the BOS Meeting on June 23, 2022 the District Engineer was supposed to be onsite on 6-23-2022 but had to reschedule to be onsite on 6-24-2022. This was to address items reported by the DE that required correction.</u>
12/16/2021	O&M	Purchase and installation of benches along Greyhawk Blvd.	FM	TBD	TBD	Proposal from Miller Recreation approved at BOS Meeting on 1-26-2022. Benches were ordered and are pending shipping. <u>Benches ordered delivery pending.</u>
1/26/2022	Reserves	Reserve Study	DM,FM,DC. Mark Bush	TBD	TBD	The board approved the proposal presented by Custom Reserves. District Counsel prepared an agreement which was executed on 2/9/2022. Pending scheduling of onsite visit and review. Onsite meeting scheduled for 3-23-2022. Onsite meeting was held pending first draft. Study was completed and sent to the Board for review. Review will take place at the budget workshop on 5/23/2022. DM reviewed some of the items that were removed from the reserve study with the Board at the budget workshop. The Board directed the DM to have the items add back in. After discussion with Custom Reserves both DM and the District Engineer need to discuss and review some of the items including those being paid for by the bond funds. <u>On June 30, 2022 the DE and DM reviewed the Capital Projects to date and the expenditures. During the next BOS the Board will be presented with a summary of Engineering Fees to be reimbursed back to the General Fund for projects from the Capital Projects fund.</u>

Tab 8



Rizzetta & Company

Greyhawk Landing Community Development District

**Financial Statements
(Unaudited)**

June 30, 2022

Prepared by: Rizzetta & Company, Inc.

greyhawkcdd.org
rizzetta.com

Greyhawk Landing Community Development District

Balance Sheet

As of 6/30/2022

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long Term Debt Account Group
Assets							
Cash In Bank	223,724	0	0	0	223,724	0	0
Investments	548,699	0	680,812	2,403,055	3,632,566	0	0
Investments - Reserves	0	1,399,475	0	0	1,399,475	0	0
Accounts Receivable	0	0	0	0	0	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	9,130	0	0	0	9,130	0	0
Due From Other Funds	22,143	0	673	13,215	36,030	0	0
Amount Available-Debt Service	0	0	0	0	0	0	681,485
Amount To Be Provided-Debt Service	0	0	0	0	0	0	10,931,515
Fixed Assets	0	0	0	0	0	27,797,826	0
Total Assets	803,695	1,399,475	681,485	2,416,270	5,300,925	27,797,826	11,613,000
Liabilities							
Accounts Payable	58,905	0	0	0	58,905	0	0
Sales Tax Payable	0	0	0	0	0	0	0
Accrued Expenses Payable	6,228	0	0	0	6,228	0	0
Deposits	3,750	0	0	0	3,750	0	0
Due To Other Funds	13,888	22,143	0	0	36,030	0	0
Other Current Liabilities	0	0	0	0	0	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	11,613,000
Total Liabilities	82,770	22,143	0	0	104,913	0	11,613,000
Fund Equity & Other Credits							
Beginning Fund Balance	322,045	1,265,630	645,602	3,685,756	5,919,033	27,797,826	0
Net Change in Fund Balance	398,880	111,703	35,883	(1,269,487)	(723,021)	0	0
Total Fund Equity & Other Credits	720,925	1,377,333	681,485	2,416,270	5,196,012	27,797,826	0
Total Liabilities & Fund Equity	803,695	1,399,475	681,485	2,416,270	5,300,925	27,797,826	11,613,000

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 6/30/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	242	242	0.00%
Special Assessments					
Tax Roll	1,580,514	1,580,514	1,595,929	15,415	(0.97)%
Other Miscellaneous Revenues					
Miscellaneous Revenue	0	0	10,355	10,355	0.00%
Insurance Proceeds	0	0	10,010	10,010	0.00%
Total Revenues	1,580,514	1,580,514	1,616,537	36,023	(2.28)%
Expenditures					
Legislative					
Supervisor Fees	7,200	5,400	6,000	(600)	16.66%
Financial & Administrative					
Administrative Services	4,500	3,375	3,375	0	25.00%
District Management	22,500	16,875	16,875	0	25.00%
District Engineer	35,000	26,250	67,614	(41,364)	(93.18)%
Disclosure Report	1,000	1,000	1,000	0	0.00%
Trustees Fees	7,000	7,000	2,321	4,679	66.84%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial & Revenue Collections	4,000	3,000	3,003	(3)	24.91%
Accounting Services	19,000	14,250	14,247	3	25.01%
Auditing Services	3,425	3,425	3,425	0	0.00%
Arbitrage Rebate Calculation	1,000	1,000	2,000	(1,000)	(100.00)%
Miscellaneous Mailings	100	75	0	75	100.00%
Public Officials Liability Insurance	3,256	3,256	3,108	148	4.54%
Legal Advertising	2,300	1,725	509	1,216	77.87%
Square Account Fees	0	0	161	(161)	0.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	375	100	275	80.00%
Website Hosting, Maintenance, Backup (and Email)	4,000	3,000	3,383	(383)	15.43%
Legal Counsel					
District Counsel	35,000	26,250	29,011	(2,761)	17.11%
Security Operations					
Security Services & Patrols	284,000	213,000	213,208	(208)	24.92%
Guardhouse Maintenance	3,500	2,625	0	2,625	100.00%
Heat A/C System Maintenance	500	375	0	375	100.00%
Miscellaneous Operating Supplies	500	375	0	375	100.00%
Security Camera Maintenance	2,500	1,875	2,763	(888)	(10.51)%
Security Monitoring Services	4,900	3,675	5,204	(1,529)	(6.21)%

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 6/30/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Guard & Gate Facility Maintenance	1,000	750	8,190	(7,440)	(719.00)%
Electric Utility Services					
Utility - Recreation Facilities	44,000	33,000	28,958	4,042	34.18%
Utility Services	24,000	18,000	25,332	(7,332)	(5.54)%
Street Lights	9,000	6,750	5,531	1,219	38.54%
Gas Utility Services					
Utility Services	200	150	151	(1)	24.50%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	8,500	6,375	5,692	683	33.03%
Water-Sewer Combination Services					
Utility Services	13,000	9,750	9,517	233	26.78%
Stormwater Control					
Aquatic Maintenance	54,984	41,238	32,002	9,236	41.79%
Wetland Monitoring & Maintenance	15,000	11,250	13,635	(2,385)	9.10%
Lake/Pond Bank Maintenance	7,000	5,250	535	4,715	92.35%
Midge Fly Treatments	17,500	13,125	189	12,936	98.92%
Fountain Service Repair & Maintenance	2,000	1,500	5,407	(3,907)	(170.36)%
Miscellaneous Expense	500	375	0	375	100.00%
Aquatic Plant Replacement	3,000	2,250	3,813	(1,563)	(27.10)%
Stormwater System Maintenance	1,000	750	3,150	(2,400)	(215.00)%
Maintenance of Invasive Areas	8,000	6,000	0	6,000	100.00%
Invasive Removal	17,500	13,125	0	13,125	100.00%
Other Physical Environment					
Employee - Salaries	125,052	93,789	115,102	(21,313)	7.95%
Employee - Payroll Taxes	9,682	7,261	836	6,425	91.36%
Employee - Workers' Comp	5,955	4,466	957	3,509	83.92%
Employee - Health Stipend	18,000	13,500	2,814	10,686	84.36%
Employee - ADP Fees	3,000	2,250	894	1,356	70.19%
General Liability Insurance	4,420	4,420	4,051	369	8.34%
Property Insurance	12,718	12,718	12,841	(123)	(0.96)%
Entry & Walls Maintenance	5,000	3,750	4,059	(308)	18.83%
Landscape Maintenance	371,947	278,960	282,407	(3,447)	24.07%
Irrigation Maintenance	12,000	9,000	18,564	(9,564)	(54.70)%
Tree Trimming Services	5,000	3,750	1,775	1,975	64.50%
Well Maintenance	3,000	2,250	0	2,250	100.00%
Holiday Decorations	12,000	12,000	13,200	(1,200)	(10.00)%
Annual Mulching	35,000	26,250	36,892	(10,642)	(5.40)%
Fire Ant - Top Choice	6,000	4,500	0	4,500	100.00%
Annuals	15,000	11,250	5,007	6,243	66.62%

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 6/30/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Landscape Replacement Plants, Shrubs, Trees	20,000	15,000	32,559	(17,559)	(62.79)%
Field Services	0	0	2,400	(2,400)	0.00%
Miscellaneous Expense	500	375	0	375	100.00%
Road & Street Facilities					
Street Light Decorative Light Maintenance	30,000	22,500	17,272	5,228	42.42%
Gate Facility Maintenance	17,000	12,750	5,277	7,473	68.95%
Roadway Repair & Maintenance	2,500	1,875	0	1,875	100.00%
Sidewalk Repair & Maintenance	15,000	11,250	3,150	8,100	79.00%
Parking Lot Repair & Maintenance	1,500	1,125	2,382	(1,257)	(58.78)%
Street Sign Repair & Replacement	5,000	3,750	0	3,750	100.00%
Parks & Recreation					
Maintenance & Repair	27,000	20,250	19,601	649	27.40%
Office Supplies	3,500	2,625	3,935	(1,310)	(12.43)%
Vehicle Maintenance	1,000	750	4,299	(3,549)	(329.89)%
Cable Television & Internet	13,000	9,750	10,033	(283)	22.82%
Pool Repairs	10,000	7,500	16,018	(8,518)	(60.18)%
Clubhouse - Facility Janitorial Service	10,000	7,500	6,831	669	31.69%
Fitness Equipment Maintenance & Repair	5,000	3,750	5,339	(1,589)	(6.78)%
Pool/Water Park/Fountain Maintenance	1,000	750	0	750	100.00%
Furniture Repair/Replacement	3,000	2,250	0	2,250	100.00%
Playground Equipment and Maintenance	2,000	1,500	0	1,500	100.00%
Tennis Court Maintenance & Supplies	5,000	3,750	1,153	2,597	76.94%
Basketball Court Maintenance & Supplies	3,000	2,250	1,061	1,189	64.62%
Dock Repair & Maintenance	3,000	2,250	0	2,250	100.00%
Pest Control & Termite Bond	1,000	750	831	(81)	16.89%
Athletic/Park Court/Field Repairs	1,000	750	275	475	72.50%
Lighting Replacement	2,000	1,500	0	1,500	100.00%
Pool Service Contract	43,200	32,400	32,400	0	25.00%
Facility Supplies	1,000	750	4,291	(3,541)	(329.11)%
Clubhouse Miscellaneous Expense	3,500	2,625	4,124	(1,499)	(17.83)%
Contingency					
Miscellaneous Contingency	30,000	22,500	25,220	(2,720)	15.93%

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 6/30/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
Total Expenditures	<u>1,580,514</u>	<u>1,197,884</u>	<u>1,222,437</u>	<u>(24,553)</u>	<u>22.66%</u>
Excess of Revenues Over (Under) Expenditures	0	382,630	394,100	11,470	0.00%
Other Financing Sources (Uses)					
Prior Year Credit	0	0	4,780	4,780	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	382,630	398,880	16,250	0.00%
Fund Balance- Beginning of Period	0	0	322,045	322,045	0.00%
Fund Balance - End of Period	<u>0</u>	<u>382,630</u>	<u>720,925</u>	<u>338,295</u>	<u>0.00%</u>

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2021 Through 6/30/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,537	1,537	0.00%
Special Assessments				
Tax Roll	250,000	250,000	0	0.00%
Total Revenues	<u>250,000</u>	<u>251,537</u>	<u>1,537</u>	<u>0.61%</u>
Expenditures				
Contingency				
Capital Reserves	250,000	137,930	112,070	44.82%
Total Expenditures	<u>250,000</u>	<u>137,930</u>	<u>112,070</u>	<u>44.83%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>113,607</u>	<u>113,607</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Unrealized Gain/Loss on Investments	0	(1,904)	(1,904)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>111,703</u>	<u>111,703</u>	<u>0.00%</u>
Fund Balance- Beginning of Period	0	1,265,630	1,265,630	0.00%
Fund Balance - End of Period	<u>0</u>	<u>1,377,333</u>	<u>1,377,333</u>	<u>0.00%</u>

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

Debt Service Fund-Series 2021 - 200

From 10/1/2021 Through 6/30/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	7	7	0.00%
Special Assessments				
Tax Roll	354,900	357,890	2,990	0.84%
Total Revenues	<u>354,900</u>	<u>357,897</u>	<u>2,997</u>	<u>0.84%</u>
Expenditures				
Debt Service				
Interest	72,900	75,600	(2,700)	(3.70)%
Principal	282,000	283,000	(1,000)	(0.35)%
Total Expenditures	<u>354,900</u>	<u>358,600</u>	<u>(3,700)</u>	<u>(1.04)%</u>
Excess of Revenues Over (Under) Expenditures	0	(703)	(703)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(703)	(703)	0.00%
Fund Balance- Beginning of Period	0	63,218	63,218	0.00%
Fund Balance - End of Period	<u><u>0</u></u>	<u><u>62,515</u></u>	<u><u>62,515</u></u>	<u><u>0.00%</u></u>

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

Debt Service Fund-Series 2013 - 201

From 10/1/2021 Through 6/30/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	168	168	0.00%
Special Assessments				
Tax Roll	365,332	368,409	3,078	0.84%
Total Revenues	<u>365,332</u>	<u>368,578</u>	<u>3,246</u>	<u>0.89%</u>
Expenditures				
Debt Service				
Interest	265,332	265,070	262	0.09%
Principal	100,000	100,000	0	0.00%
Total Expenditures	<u>365,332</u>	<u>365,070</u>	<u>262</u>	<u>0.07%</u>
Excess of Revenues Over (Under) Expenditures	0	3,508	3,508	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	3,508	3,508	0.00%
Fund Balance- Beginning of Period	0	565,339	565,339	0.00%
Fund Balance - End of Period	<u>0</u>	<u>568,846</u>	<u>568,846</u>	<u>0.00%</u>

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

Debt Service Fund--Series 2021 - 202

From 10/1/2021 Through 6/30/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	6	6	0.00%
Special Assessments				
Tax Roll	312,007	314,414	2,407	0.77%
Total Revenues	<u>312,007</u>	<u>314,420</u>	<u>2,413</u>	<u>0.77%</u>
Expenditures				
Debt Service				
Interest	98,007	67,342	30,665	31.28%
Principal	214,000	214,000	0	0.00%
Total Expenditures	<u>312,007</u>	<u>281,342</u>	<u>30,665</u>	<u>9.83%</u>
Excess of Revenues Over (Under) Expenditures	0	33,078	33,078	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	0	0	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	33,078	33,078	0.00%
Fund Balance- Beginning of Period	0	17,045	17,045	0.00%
Fund Balance - End of Period	<u><u>0</u></u>	<u><u>50,123</u></u>	<u><u>50,123</u></u>	<u><u>0.00%</u></u>

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

Capital Projects Fund--Series 2021 - 302

From 10/1/2021 Through 6/30/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	133	133	0.00%
Total Revenues	<u>0</u>	<u>133</u>	<u>133</u>	<u>0.00%</u>
Expenditures				
Financial & Administrative				
District Engineer	0	679	(679)	0.00%
Other Physical Environment				
Improvements Other Than Buildings	0	1,268,940	(1,268,940)	0.00%
Total Expenditures	<u>0</u>	<u>1,269,619</u>	<u>(1,269,619)</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	0	(1,269,486)	(1,269,486)	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(0)	(0)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(1,269,487)	(1,269,487)	0.00%
Fund Balance- Beginning of Period	0	3,685,756	3,685,756	0.00%
Fund Balance - End of Period	<u><u>0</u></u>	<u><u>2,416,270</u></u>	<u><u>2,416,270</u></u>	<u><u>0.00%</u></u>

Greyhawk Landing CDD
Investment Summary
June 30, 2022

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>June 30, 2022</u>
The Bank of Tampa	Money Market	\$ 3,125
The Bank of Tampa ICS Program:		
Capital Bank, National Association	Money Market	248,411
CrossFirst Bank	Money Market	64,102
First-Citizens Bank & Trust Company	Money Market	233,048
Park National Bank	Money Market	5
Union Bank & Trust	Money Market	1
Western Alliance Bank	Money Market	7
	Total General Fund Investments	\$ 548,699
FL CLASS General Fund Reserve - Enhanced Cash	FL Class General Fund Reserve - Enhanced Cash - 0.9897% Monthly	\$ 429,252
The Bank of Tampa ICS Program Capital Reserve:		
CrossFirst Bank	Money Market	2
First Republic Bank	Money Market	248,411
First-Citizens Bank & Trust Company	Money Market	15,358
Park National Bank	Money Market	13
Pinnacle Bank	Money Market	248,411
Western Alliance Bank	Money Market	248,401
The Bank of Tampa ICS Program Road Reserve:		
CrossFirst Bank	Money Market	184,295
Dime Community Bank	Money Market	25,318
First-Citizens Bank & Trust Company	Money Market	5
Park National Bank	Money Market	9
	Total Reserve Fund Investments	\$ 1,399,475
US Bank S2013 Revenue	First Amer Treasury Oblig Class Y	\$ 203,225
US Bank S2013 Prepayment	First Amer Treasury Oblig Class Y	376
US Bank S2013 Reserve	First Amer Treasury Oblig Class Y	365,007
US Bank S2021 Refunding - Revenue	US Bank Money Market Ct	61,357
US Bank S2021 Refunding - Prepayment	US Bank Money Market Ct	927
US Bank S2021 Revenue	US Bank Money Market Ct	49,920
	Total Debt Service Fund Investments	\$ 680,812
US Bank S2021 Acquisition & Construction	US Bank Money Market Ct	\$ 2,403,055
	Total Capital Projects Fund Investments	\$ 2,403,055

Greyhawk Landing Community Development District

Aged Payables by Invoice Date

Aging Date - 6/1/2022

001 - General Fund

From 6/1/2022 Through 6/30/2022

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
MCSO	6/16/2022	40605	Security/Escort/Traffic Service 06/22	1,800.00
Verizon Wireless	6/21/2022	9909386403	Telephone Services 06/22	78.19
Mark E Bush	6/23/2022	MB062322	Board of Supervisors Meeting 06/23/2022	200.00
Pools by Lowell, Inc.	6/23/2022	36166161	Pool Repair 06/22	393.35
Robert Scott Jacuk	6/23/2022	SJ062322	Board of Supervisors Meeting 06/23/2022	200.00
Gregory Perra	6/23/2022	GP062322	Board of Supervisors Meeting 06/23/2022	200.00
Fitness Logic, Inc.	6/24/2022	107825	Monthly Maintenance 06/22	125.00
Manatee County Utilities Department	6/24/2022	MCUD Summary 06/22	Garbage/Utility Services 06/22	1,768.39
Rizzetta & Company, Inc.	6/24/2022	INV0000069572	Personnel Reimbursement 06/22	6,146.22
Yellowstone Landscape	6/27/2022	SS 389168	Irrigation Maintenance 06/22	676.83
Yellowstone Landscape	6/28/2022	SS 391209	Irrigation Maintenance 06/22	818.46
G & S Pool Supply Inc,	6/29/2022	24993	Pool Repairs 06/22	15,930.00
Florida Department of Revenue	6/30/2022	Sales Tax 06/22	Sales & Use Tax 06/22	94.35
LLS Tax Solutions Inc.	6/30/2022	002718	Arbitrage Rebate Calculation Series 2013	500.00
Universal Protection Service, LLC	6/30/2022	12953975	Security 05/27/22-06/30/22	27,092.29
Persson, Cohen & Mooney, P.A.	7/6/2022	2285	General/Monthly Legal Services 06/22	2,882.00
			Total 001 - General Fund	58,905.08
Report Total				58,905.08

**GREYHAWK LANDING
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS SERIES 2021**

Construction Account Activity Through June 30, 2022

Inflows:	Debt Proceeds	\$	3,844,216.91
			3,844,216.91
	Interest Earnings		133.09
	Due From General Fund		13,215.00
		Total Inflows:	\$ 3,857,565.00

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status as of 06/30/22
08/31/21	COI	Bryant Miller - Bond Counsel	\$ (35,000.00)	Cleared
08/31/21	COI	MBS Capital - Placement Agent	(58,035.00)	Cleared
08/31/21	COI	Persson & Cohen - District Counsel	(25,000.00)	Cleared
08/31/21	COI	Rizzetta & Company - Special Assessment	(20,000.00)	Cleared
08/31/21	COI	Rizzetta & Company - District Manager	(5,000.00)	Cleared
08/31/21	COI	Squire Patton - Trustee Counsel	(5,500.00)	Cleared
09/30/21	COI	Trustee Fees	(5,825.00)	Cleared
12/13/21	CR2	Engineer Fees	(4,780.00)	Cleared
		Total COI Expenses:	(159,140.00)	
11/17/2021	1	ANJ Excavation	(12,612.50)	Cleared
12/22/2021	3	Greyhawk Landing	(51,840.00)	Cleared
1/13/2022	4	Crosscreek Environmental	(79,740.00)	Cleared
3/29/2022	5	Main Gate Enterprises, Inc.	(111,464.50)	Cleared
3/29/2022	6	ANJ Excavation LLC	(16,687.50)	Cleared
3/29/2022	7	Yellowstone Landscape	(3,495.40)	Cleared
4/6/2022	8	Main Gate Enterprises, Inc.	(111,464.50)	Cleared
4/19/2022	9	Gulf Coast Grass Inc.	(49,658.40)	Cleared
4/19/2022	10	Yellowstone Landscape	(4,176.19)	Cleared
5/31/2022	11	Stahlman-England Irrigation, Inc.	(69,991.00)	Cleared
5/31/2022	12	Superior Asphalt, Inc.	(771,025.40)	Cleared
		Total Requisitions:	(1,282,155.39)	
		Total Construction Requisitions and COI:	(1,441,295.39)	

Total Outflows: (1,441,295.39)

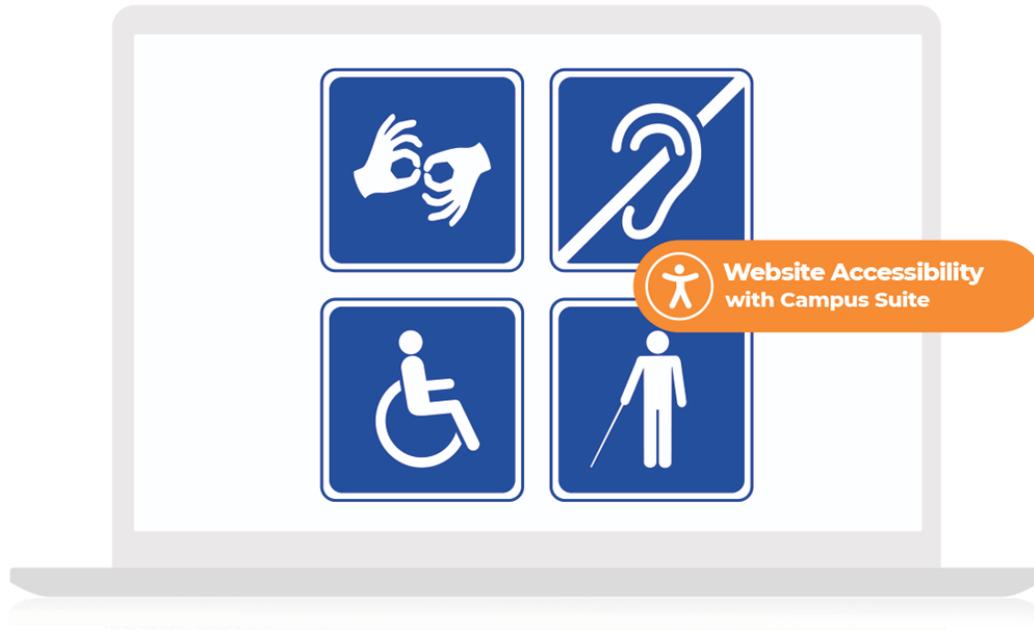
Series 2021 Construction Fund Balance at June 30, 2022 \$ 2,416,269.61

Greyhawk Landing Community Development District
Notes to Unaudited Financial Statements
June 30, 2022

Balance Sheet

1. Trust statement activity has been recorded through 06/30/22.
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 9



Quarterly Compliance Audit Report

GreyHawk Landing

Date: June 2022 - 2nd Quarter
Prepared for: Scott Brizendine
Developer: Rizzetta
Insurance agency:



Preparer:
Jason Morgan - *Campus Suite Compliance*
ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

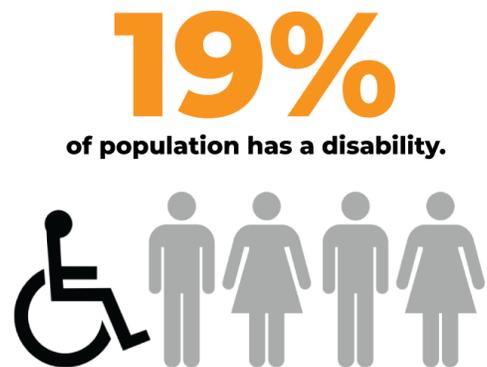
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



Sight, hearing, physical, cognitive.

The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitertools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 10

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Greyhawk Landing Community Development District was held on **Thursday, June 23, 2022 at 6:00 p.m.** at the Greyhawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, FL 34212.

Present and constituting a quorum:

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

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Andrew Cohen	District Counsel – Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Rick Schappacher	District Engineer, Schappacher Engineering
Carleen FerroNyalka	Field Manager
Andy Knott	Superior Waterways
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

The Board recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Blandon reminded the audience of the decorum of the meeting. She advised that prior to opening up for public comment, she wanted to remind all audience members of the District's procedures throughout the duration of this meeting and future meetings. She advised this is a meeting of the Board of Supervisors of the Greyhawk Landing Community Development District. The District is a small local form of government. Ms. Blandon advised this is not a meeting of an HOA. She advised that the decorum of the meeting is no different than a City Council or Public Commission Meeting. Ms. Blandon advised that at the onset of each meeting the District holds a public comments portion wherein the members of the

48 general public are provided with three minutes to provide public comments on any item and/or
49 issue. Ms. Blandon advised that the District Board does not have to respond to the comments
50 presented. She advised that all audience members are asked to adhere to the three minute
51 timeline. Ms. Blandon advised that once the public comment portion of the agenda is closed
52 the District Board will then move forward with the agenda for the meeting. She advised that
53 all audience members are asked not to speak out during discussions, not to shout out and
54 attempt to engage the Supervisors in back and forth discussions. Ms. Blandon advised that
55 the Board of Supervisors are required to conduct all business of the District within the
56 requirements of the Sunshine Laws; the Board cannot hold any discussions outside of a
57 meeting. Ms. Blandon advised that this is why the procedures set forth are in place. She
58 advised that all audience members are asked to silence their phones throughout the duration
59 of the meeting and not engage in sidebar conversations during the meeting as it is being
60 recorded. Ms. Blandon advised that public comment will only be open once closed at the
61 direction of the Board of Supervisors.

62
63 Ms. Blandon advised that she will now open the floor for public comment and she
64 reminded attendees to limit public comment to three minutes per person.

65
66 Mr. Wahlers addressed the Board regarding the road work.

67
68 Ms. Bystricky read a statement into the record related to the elected Board and
69 thanked the Board for their work.

70
71 Mr. Casino complimented everyone for the work being done and thanked the Board
72 for the work.

73
74 Ms. Brahler spoke regarding implementing capital contributions.

75
76 Mr. Wulczak spoke regarding information received from Manatee County regarding
77 public records requests as well as Sunshine Laws.

78
79 Ms. Blandon opened to public comment to the Zoom participant.

80
81 Ms. Blotner addressed the Board regarding Yellowstone Landscaping and lack of
82 edging or weed whacking.

83
84 Mr. Cohen provided clarification regarding the Sunshine Laws and the inability for the
85 Board to have discussion regarding district business outside of a noticed meeting.

86
87 **THIRD ORDER OF BUSINESS** **Discussion Regarding Play and**
88 **Spray**

89
90 Ms. Blandon advised that after the last meeting, Pool Works reached out to her with
91 concerns related to the not to exceed amount approved by the Board. Ms. FerroNyalka
92 advised that Pool Works does not believe that the layout desired by the Board can be done
93 within the \$195,000.00 budget. The Board recommended that Pool Works stay within the

94 same footprint as the existing Play and Spray and possibly make it lower but staying within
95 the \$195,000.00 budget.

96
97 **FOURTH ORDER OF BUSINESS** **Consideration of Proposals for**
98 **Monument Painting**
99

100 Ms. FerroNyalka reviewed the proposals received for monument painting and
101 responded to questions from the Board.
102

On a Motion by Ms. Ady, seconded by Mr. Hengel, with all in favor, the Board Approved the Sunshine Painting Proposal, totaling \$11,400.00, Subject to Preparation of an Agreement by Counsel, to be Paid from Reserves, for the Greyhawk Landing Community Development District.

103
104 **FIFTH ORDER OF BUSINESS** **Consideration of Pools by Lowell**
105 **Proposals for Pool Filter Grid**
106 **Replacements**
107

108 Ms. FerroNyalka reviewed the proposals as provided by Pools by Lowell for
109 replacement of the Club House and Rec Center pool filter grids.
110

On a Motion by Mr. Hengel, seconded by Mr. Perra, with all in favor, the Board Approved the Pools by Lowell Proposals for Pool Filter Grid Replacement for the Club House and Rec Center Pools, to be Paid from Reserves, for the Greyhawk Landing Community Development District.

111
112 **SIXTH ORDER OF BUSINESS** **Consideration of Proposals for**
113 **Aeration Installation on Pond 32**
114

115 Ms. Blandon reviewed the proposals received from Crosscreek Environmental
116 (\$21,140), Solitude Lake Management (\$25,786), and Superior Waterways (\$22,500). She
117 responded to questions from the Board. The Board asked that Ms. FerroNyalka get a timeline
118 for installation and advise the residents surrounding pond 32.
119

On a Motion by Mr. Hengel, seconded by Mr. Jacuk, with all in favor, the Board Approved the Crosscreek Environmental Proposal for Aeration Installation on Pond 32, Subject to Preparation of an Agreement by Counsel, for the Greyhawk Landing Community Development District.

120
121 **SEVENTH ORDER OF BUSINESS** **Consideration of Audit for Fiscal**
122 **Year End September 30, 2021, as**
123 **Prepared by Berger, Toombs, Elam,**
124 **Gaines & Frank**
125

126 Ms. Blandon provided an overview of the audit, advising that it was a clean audit with no

127 findings, and asked if there were any questions.
128

On a Motion by Mr. Perra, seconded by Mr. Jacuk, with all in favor, the Board Accepted the Audit for Fiscal Year End September 30, 2021, as Prepared by Berger, Toombs, Elam, Gaines & Frank, for the Greyhawk Landing Community Development District.

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EIGHTH ORDER OF BUSINESS

Staff Reports

- A. Aquatic Maintenance
Not present.
- B. Landscape Maintenance Update
Mr. Bautista was not present. Ms. Blandon advised that Yellowstone did respond to the Landscaping Inspection Report as included in the agenda package. Ms. Blandon advised that Yellowstone provided proposals per the report. The Board advised that they would like to table the proposals in order to obtain additional pricing.
- C. Field Manager
Ms. FerroNyalka advised that she has started looking into new furniture for the Clubhouse as the existing furniture is falling apart.

On a Motion by Mr. Hengel, seconded by Mr. Perra, with all in favor, the Board Declared the Current Furniture as Surplus, and Authorized an Expenditure of \$3,850 for New Clubhouse Furniture, for the Greyhawk Landing Community Development District.

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Ms. FerroNyalka advised that the quarter two wetland cutbacks began today. She advised that she received a request to bring in alcohol vendors as food truck vendors. Mr. Cohen advised that should the Board be interested; the insurance company would need to be asked. The Board advised they do not wish to bring in alcohol vendors. Ms. FerroNyalka advised that the black algae treatment will be conducted on the pools.

Ms. FerroNyalka responded to questions from the Board.

- D. District Engineer
Mr. Schappacher advised that the bids for pickleball were incomplete and so they are not yet available for review; he advised that value engineering may need to be reviewed. The Board asked that Mr. Schappacher put together a list of value engineering items and related cost savings for review at the next meeting.
Mr. Schappacher advised that the paving company was supposed to be onsite

164 to make two repairs; however, their plant was closed and so he will be onsite
165 tomorrow. He further advised that the reason the entrance was not included is
166 because the Board was looking to redo the entry. The Board advised they would
167 like to continue to hold off on the entry while they explore options. Mr.
168 Schappacher advised that he has prepared a bid package to replace the header
169 curb at the exit.

170
171 Mr. Schappacher advised that the surveys for the entries have been completed.

172
173 Mr. Schappacher advised that the State has required a Stormwater Needs
174 Analysis; he advised that he has submitted to the County and has not heard
175 back.

176
177 Mr. Schappacher advised that he met with Sam Rodgers regarding grading
178 concerns.

179
180 Mr. Schappacher reviewed the history of bank concerns at 319 Blackbird; he
181 recommended installing geo web for stabilization.

182
183 E. District Counsel
184 Mr. Cohen advised that Ms. FerroNyalka advised of a resident at 11717 Petunia
185 who is building a pool and needs temporary access over CDD property and so
186 his office has prepared an agreement that has been signed by the resident.

187
On a Motion by Mr. Jacuk, seconded by Ms. Ady, with all in favor, the Board Authorized Execution of the License Agreement for 11717 Petunia Terrace, for the Greyhawk Landing Community Development District.

188
189 Mr. Cohen advised that a demand letter was sent to the individual who damaged
190 the gate, and he has still not heard from the resident. Ms. Bandon advised that
191 the additional proposal from Main Gate was provided and now the District is
192 pending reimbursement from the insurance company.

193
194 F. District Manager
195 Ms. Bandon reviewed the action item list as well as the financial overview. She
196 advised that the next meeting of the Board of Supervisors' is scheduled for
197 Thursday, July 28, 2022 at 6:00 p.m.

198
199 Ms. Bandon asked to review engineering fees related to capital items. Mr.
200 Cohen advised that he spoke with Bond Counsel and has confirmed that the
201 engineering fees related specifically to bond related items can be reimbursed
202 by bond funds.

203
204 Ms. Ady inquired as to vehicle maintenance and facilities supplies line items.
205 Ms. Bandon and Ms. FerroNyalka advised of the vehicle maintenance that was

206 conducted. Ms. Blandon advised that she will look into the facilities supplies
207 and provide to the Board.

208
209 Ms. Blandon advised that the as builts were received from Stahlman and once
210 approval is received then the final requisition can be completed.

211
212 **NINTH ORDER OF BUSINESS** **Consideration of the Minutes of the**
213 **Workshop held on May 23, 2022**
214

215 Ms. Blandon presented the minutes of the Workshop held on May 23, 2022 and asked
216 if there were any questions related to the minutes. There were none.

217

On a Motion by Mr. Hengel, seconded by Mr. Jacuk, with all in favor, the Board Approved the Minutes of the Workshop held on May 23, 2022, for the Greyhawk Landing Community Development District.

218
219 **TENTH ORDER OF BUSINESS** **Consideration of the Minutes of the**
220 **Board of Supervisors' Meeting held**
221 **on May 26, 2022**
222

223 Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on May
224 26, 2022 and advised of one change to the minutes. She asked if there were any questions.
225 There were none.

226

On a Motion by Mr. Hengel, seconded by Mr. Bush, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on May 26, 2022, Subject to Corrections Noted on the Record, for the Greyhawk Landing Community Development District.

227
228 **ELEVENTH ORDER OF BUSINESS** **Ratification of Special Assessment**
229 **Revenue Bonds, Series 2021**
230 **Requisitions #11 and #12**
231

232 Ms. Blandon advised that requisitions #11 and #12 total \$841,016.40. She asked if
233 there were any questions. There were none.

234

On a Motion by Ms. Ady, seconded by Mr. Perra, with all in favor, the Board Ratified Payment of Special Assessment Revenue Bonds, Series 2021 Requisitions #11 and #12, totaling \$841,016.40, for the Greyhawk Landing Community Development District.

235
236 **TWELFTH ORDER OF BUSINESS** **Supervisor Requests**
237

238 Ms. Blandon opened the floor to Supervisor Requests.
239

240 Mr. Hengel spoke regarding the POA East letter related to golf cart use; he asked that
241 this item be added to the next agenda for discussion.

242
243 Ms. FerroNyalka advised that FHP will be in the community conducting speed
244 enforcement in July.

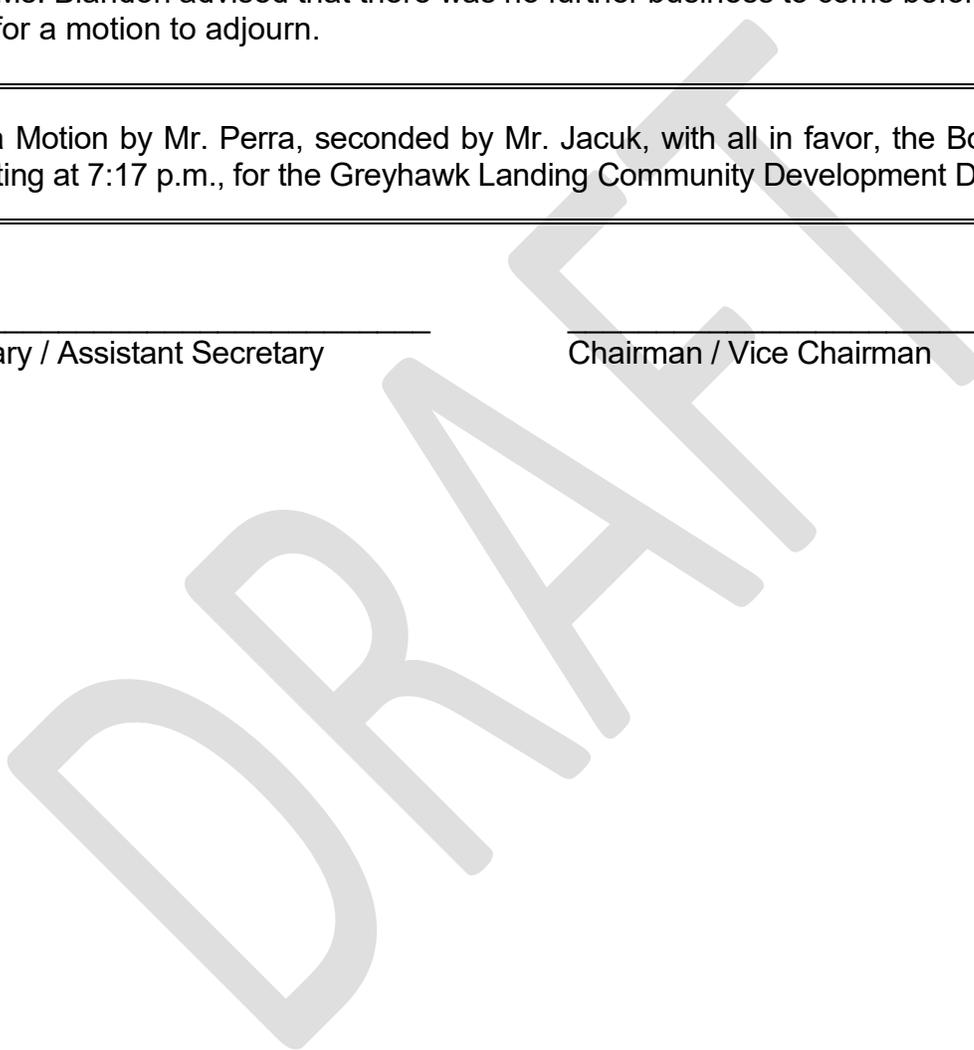
245 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**

246
247
248 Ms. Blandon advised that there was no further business to come before the Board and
249 asked for a motion to adjourn.

250

On a Motion by Mr. Perra, seconded by Mr. Jacuk, with all in favor, the Board Adjourned the Meeting at 7:17 p.m., for the Greyhawk Landing Community Development District.

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Secretary / Assistant Secretary Chairman / Vice Chairman



Tab 11

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 June 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2022 through June 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$127,361.75**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
A N J Excavation LLC	001163	27B	Greyhawk Entrance Concrete 05/22	\$ 3,150.00
A N J Excavation LLC	001180	28B	Sidewalk and Curb Repairs 06/22	\$ 8,525.00
Amy Minnick	001185	061122 Minnick	Rental Deposit Refund 06/22	\$ 250.00
Ann Marie Jones	001181	060122 Jones	Rental Deposit Refund 06/22	\$ 250.00
Berger, Toombs, Elam, Gaines & Frank, C.P.A.'s	001176	358952	Audit Services for FYE 09/30/21	\$ 3,425.00
Bright House Networks, LLC	20220630-3	0036325323-01 06/22	700 Greyhawk Blvd - Gym 06/22	\$ 21.44
Bright House Networks, LLC	20220630-1	096171201061122	700 Greyhawk Blvd 06/22	\$ 403.67
Champion Carpet & Tile Cleaning Inc.	001188	061722	Clubhouse Floors 06/22	\$ 1,000.00
Crosscreek Environmental Inc.	001182	11220	Aquatic Maintenance 06/22	\$ 3,870.00
Custom Reserves, LLC	001164	F1043.22	Reserve Study 04/22	\$ 2,200.00
Fitness Logic, Inc.	001165	107378	Monthly Maintenance and Cleaning 05/22	\$ 125.00
Fitness Logic, Inc.	001169	107499	Fitness Equipment Repair 06/22	\$ 9.99
FitRev, Inc.	001193	25561	Ellipticals (2) and Bike Final Payment 05/22	\$ 6,212.50

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	001183	FPL Electric Summary 06/22	FPL Electric Summary Bill 06/22	\$ 4,178.69
Florida Department of Revenue	001175	Sales Tax 05/22	Sales & Use Tax 05/22	\$ 120.56
Frontier Florida LLC	20220630-4	062013-5 06/22	Frontier Services 06/22	\$ 323.03
Frontier Florida LLC	20220630-4	941-708-3290-042407-5 06/22	Frontier Services 06/22	\$ 58.67
Frontier Florida LLC	20220630-4	941-750-9046-070120-5 06/22	Frontier Services 06/22	\$ 107.47
Frontier Florida LLC	20220630-2	941-745-5603-070120-5 05/22	Frontier Services 05/22	\$ 67.67
Frontier Florida LLC	20220630-2	941-745-5603-070120-5 06/22	Frontier Services 06/22	\$ 67.67
Greyhawk Landing CDD	CD1564	Debit Card Replenishment	Debit Card Replenishment	\$ 1,102.47
Greyhawk Landing CDD	CD1561	Debit Card Replenishment	Debit Card Replenishment	\$ 1,054.80
James Aristizabal dba Spartco	001189	051322 Aristizabal	Rental Deposit Refund 05/22	\$ 250.00
LaPensee Plumbing, Inc.	001170	441884	Service Call - rec center 05/22	\$ 397.32
LaPensee Plumbing, Inc.	001184	442941	Service Call - 06/22	\$ 158.69
Lee Trompke	001173	060722 Trompke	Rental Deposit Refund 06/22	\$ 250.00
Main Gate Enterprises, Inc.	001177	32772	Gate Service 06/22	\$ 4,380.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
MCSO	001171	40541	Security/Escort/Traffic Service 05/22	\$ 1,260.00
Persson, Cohen & Mooney, P.A.	001166	2178	General/Monthly Legal Services 05/22	\$ 2,758.33
Pools by Lowell, Inc.	001186	28422204	Pool Repair 03/22	\$ 148.40
Pools by Lowell, Inc.	001186	33981359	Pool Repair 06/22	\$ 619.06
Pools by Lowell, Inc.	001186	34026405	Clubhouse Pool Service 06/22	\$ 1,500.00
Pools by Lowell, Inc.	001186	34026437	Rec Pool Service 06/22	\$ 2,100.00
Reynolds Mowing, Inc.	001187	2022076	Mowing - Natureview/Daisy 06/22	\$ 650.00
Rizzetta & Company, Inc.	001167	INV0000068752	District Management Fees 06/22	\$ 4,371.70
Rizzetta & Company, Inc.	001172	INV0000068984	EE Recruiting and Cell Phone 05/22	\$ 226.85
Rizzetta & Company, Inc.	001178	INV0000069010	Personnel Reimbursement 06/22	\$ 7,204.56
Sarah Whipple	001174	060722 Whipple	Rental Deposit Refund 06/22	\$ 250.00
Schappacher Engineering, LLC	001179	2160	Engineering Services 05/22	\$ 11,014.90

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
State Alarm Inc.	001190	224376	Monthly Alarm Monitoring Service 07/22	\$ 199.00
TECO-Peoples Gas	20220630-5	211012697549 05/22	12350 Mulberry Ave 05/22	\$ 15.10
TFR Cleaning Services Inc.	001191	71979	Janitorial Services 06/22	\$ 759.00
Universal Protection Service, LLC	001168	12792588	Security 04/29/22-05/26/22	\$ 21,251.37
Verizon Wireless	20220630-6	9907068333	Telephone Services 05/22	\$ 78.19
Yellowstone Landscape	001192	SS 372229	Monthly Landscape Maintenance 06/22	<u>\$ 30,995.65</u>
Report Total				<u>\$ 127,361.75</u>

Tab 12

